

Return Address:

CITY CLERK

CITY OF NORTH BEND

920 SE CEDAR FALLS WAY

NORTH BEND, WA 98045

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Bill of Sale 2. _____
3. _____ 4. _____

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) Exactly as name(s) appear on document

1. Peak View, LLC, _____
2. _____, _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. City of North Bend, _____
2. _____, _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

PARCEL 042308-9036 – PORTION OF SW ¼ OF NW ¼ - BEGIN SW CORNER TH S 88-56-06 E ALONG S LINE 311.83 FT TO ELY MGN OF SNOQUALMIE NORTH BEND ROAD & POB TH S 88-56-06 E 710.94 FT TO WLY MGN OF MEADOWBROOK NORTH BEND ROAD TH N 30-24-10 W ALONG SAID WLY MGN 301.66 FT TAP OF TANGENT CURVE TO RIGHT RAD OF 557.09 FT TH ALONG SAID CURVE THRU C/A OF 21-29-07 TO THREAD OF GARDNER CREEK TH WLY ALONG GARDNER CREEK TO ELY MGN OF STATE HIGHWAY R/W TH S 44-09-00 E ALONG SAID ELY MGN TO POB LESS CO ROAD BEING A PORTION OF TRACT C-1 OF MAY 1965 SURVEY.

PARCEL 541870-0005 – MEADOWBROOK TRACTS PLAT BLOCK: 1 PLAT LOT: 1

PARCEL 541870-0010 – MEADOWBROOK TRACTS PLAT BLOCK: 1 PLAT LOT: 2

PARCEL 541870-0020 – MEADOWBROOK TRACTS PLAT BLOCK: 1 PLAT LOT: 4

PARCEL 541870-0025 – MEADOWBROOK TRACTS LESS CO RD PLAT BLOCK: 1 PLAT LOT: 5

PARCEL 541870-0030 – MEADOWBROOK TRACTS LESS CO RD PLAT BLOCK: 1 PLAT LOT: 6

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number **Assessor Tax # not yet assigned**
042308-9036, 541870-0005, 541870-0010, 541870-0020, 541870-0025, 541870-0030

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

UPON RECORDING RETURN TO:

City Clerk
City of North Bend
920 SE Cedar Falls Way
North Bend, WA 98045

BILL OF SALE

Reference Numbers of Related Documents: N/A

Grantor: Peak View, LLC

Grantee: City of North Bend

Legal Description: See Exhibit C

Abbreviated Legal: PARCEL 042308-9036 – PORTION OF SW 1/4 OF NW 1/4 - BEGIN SW CORNER TH S 88-56-06 E ALONG S LINE 311.83 FT TO ELY MGN OF SNOQUALMIE NORTH BEND ROAD & POB TH S 88-56-06 E 710.94 FT TO WLY MGN OF MEADOWBROOK NORTH BEND ROAD TH N 30-24-10 W ALONG SAID WLY MGN 301.66 FT TAP OF TANGENT CURVE TO RIGHT RAD OF 557.09 FT TH ALONG SAID CURVE THRU C/A OF 21-29-07 TO THREAD OF GARDNER CREEK TH WLY ALONG GARDNER CREEK TO ELY MGN OF STATE HIGHWAY R/W TH S 44-09-00 E ALONG SAID ELY MGN TO POB LESS CO ROAD BEING A PORTION OF TRACT C-1 OF MAY 1965 SURVEY.

PARCEL 541870-0005 – MEADOWBROOK TRACTS PLAT BLOCK: 1 PLAT LOT: 1

PARCEL 541870-0010 – MEADOWBROOK TRACTS PLAT BLOCK: 1 PLAT LOT: 2

PARCEL 541870-0020 – MEADOWBROOK TRACTS PLAT BLOCK : 1 PLAT LOT: 4

PARCEL 541870-0025 – MEADOWBROOK TRACTS LESS CO RD PLAT BLOCK: 1 PLAT LOT: 5

PARCEL 541870-0030 – MEADOWBROOK TRACTS LESS CO RD PLAT BLOCK: 1 PLAT LOT: 6

Tax Parcel Identification Number: 042308-9036, 541870-0005, 541870-0010, 541870-0020, 541870-0025, 541870-0030

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Dollar (\$1.00) and other good and sufficient consideration, receipt whereof is hereby acknowledged, Peak View, LLC, a Washington limited liability corporation (“Grantor”), does by these presents hereby grant, convey, set over, assign, transfer and sell to the City of North Bend, a Washington municipal corporation (“Grantee” or the “City”), the following described water distribution system, storm drainage system, curb, pedestrian, and street paving improvements (see also, Exhibit A), all of which have been constructed and installed in the existing public right-of-way, recorded easements, or within the development project commonly known as Snoqualmie Valley Athletic Center Phase 1 Improvements (“Project”) as depicted on the April 5, 2024 as-builts on file with the City of North Bend:

Water Distribution System:

Approximately 33 lineal feet of 6" diameter watermain and 116 lineal feet of 12" diameter watermain and other applicable watermain facilities and appurtenances located in Boalch Avenue NW and within public utility easement King County Recording Number 20240717000798, including water services between the watermain and the irrigation meter.

Water services beyond the irrigation meter including the RPBA and booster pump are not conveyed and shall be owned and maintained consistent with the North Bend Municipal Code and North Bend Public Works Standards.

Storm Drainage System:

Approximately 3,360 square feet of LID bioinfiltration swales, and other stormwater drainage facilities, including catch basin and piping, located within (1) the Boalch Avenue NW right-of-way road prism (for this bill of sale, a "road prism" extends from the center of an adjacent right-of-way to the outermost edge of the pavement or the back of the curb) or (2) the public utility easement King County Recording Number 20240717000799 or (3) the NW 14th Street right-of-way road prism.

Stormwater drainage facilities within the project or outside of the NW 14th Street road prism are not conveyed and shall be owned and maintained consistent with the North Bend Municipal Code and North Bend Public Works Standards.

Curb, Pedestrian, and Street Paving:

Approximately 1,170 lineal feet of vertical curb and gutter along Boalch Ave NW and NW 14th Street.

Approximately 480 square yards of street paving within the road prisms of Boalch Ave NW and NW 14th Street, and street signage and street lights within the Boalch Ave NW and NW 14th Street rights-of-way.

Approximately 850 lineal feet of 8' wide meandering asphalt pedestrian path (Public Pathway) along Boalch Avenue NW and within a variable width public easement, King County Recording Number 20210712001505.

All other sidewalks, retaining walls, landscape strips, street trees, paved paths, lighting, signage, and associated facilities and appurtenances are not conveyed and shall be owned and maintained consistent with the North Bend Municipal Code and North Bend Public Works Standards.

Grantor represents and warrants, to the City, that all water distribution system, storm drainage system, curb, pedestrian, and street paving improvements and appurtenances above were constructed and installed in accordance with North Bend Public Works Standards and warrants the labor and materials used in construction and installation for a period of two years from the date this conveyance is accepted by the City.

Grantor represents and warrants, to the City, that all expenses in connection with construction and installation of all water distribution system, storm drainage system, curb, pedestrian, and street paving improvements and appurtenances above have been fully paid and the property is free from all liens, debts, and encumbrances.

Grantor represents and warrants, to the City, that it is the sole owner of all the water distribution system, storm drainage system, curb, pedestrian, and street paving improvements and appurtenances above and has full power and authority to convey all rights herein conveyed.

Grantor agrees to defend, indemnify, and hold harmless Grantee and its successors and assigns against any and all claims which might result from execution of this document.

By accepting and recording this instrument, the City accepts and agrees to maintain only the property expressly conveyed herein, and to do so in the same manner as though it had been constructed by the City.

IN WITNESS WHEREOF the Grantor(s) has/have executed these presents this ____ day of
_____, 20____.

GRANTOR:
Peak View, LLC

By: _____
Its: _____

GRANTEE:
City of North Bend

By: _____
Its: _____

APPROVED AS TO FORM:

Kendra Rosenberg, City Attorney

STATE OF WASHINGTON))ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument on oath stated that (he/she) was authorized to execute the instrument and acknowledge it as the _____ of Peak View, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: _____

(Stamp) _____

(Print: _____)

NOTARY PUBLIC in and for the State of Washington

My appointment expires _____

STATE OF WASHINGTON))ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Mary Miller is the person who appeared before me, and said person acknowledged that she signed this instrument on oath stated that she was authorized to execute the instrument and acknowledge it as the Mayor of the City of North Bend to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED:

(Stamp) _____

(Print: _____)

NOTARY PUBLIC in and for the State of Washington

My appointment expires _____

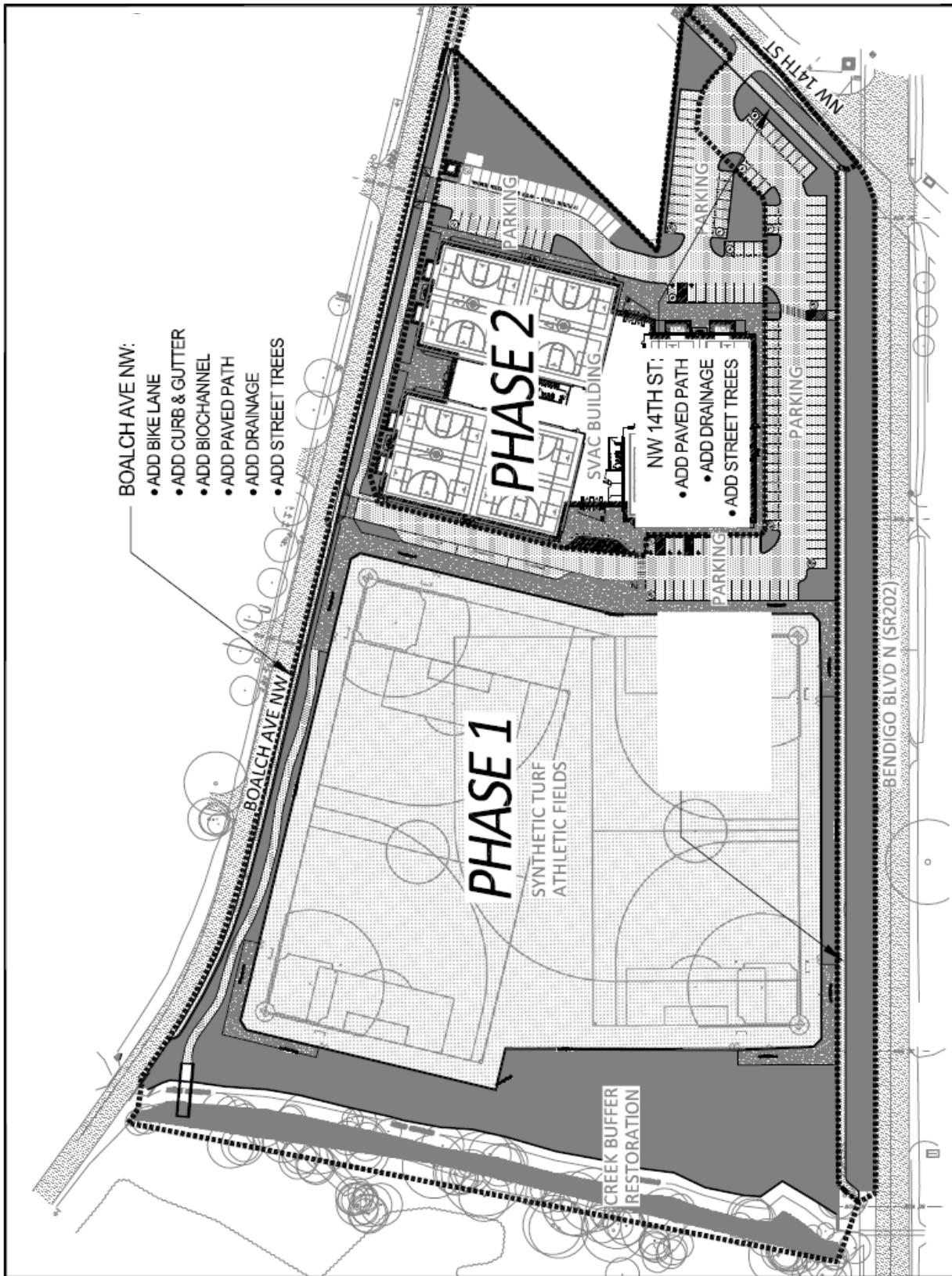
Sirius Sports Complex – Peak View, LLC
7/21/25

EXHIBIT A

Sirius Sports Complex/Peak View LLC – Bill of Sale

ITEM	DESCRIPTION	QTY	UNIT	RATE	TOTAL
Water Distribution System	Watermains	150	LF	\$ 42.19	\$ 6,328.50
Water Distribution System	Water Valves	1	Each	\$ 2,000.00	\$ 2,000.00
Water Distribution System	Tees	1	Each	\$ 200.00	\$ 200.00
Water Distribution System	Service Lines to Water Meter	30	LF	\$ 42.72	\$ 1,281.60
Water Distribution System	Fire Hydrant Assemblies	1	Each	\$99,748.00	\$ 99,748.00
(No RPBA or booster pump – those are private).				Subtotal	<u>\$ 109,558.10</u>
Storm Drainage System - Boalch Avenue NW	Catch Basins	4	Each	\$ 1,746.40	\$ 6,985.60
Storm Drainage System - Boalch Avenue NW	Piping	1200	LF	\$ 18.89	\$ 22,666.38
Storm Drainage System - Boalch Avenue NW	Rip Rap Outfalls	1	Each	\$10,000.00	\$ 10,000.00
Storm Drainage System - Boalch Avenue NW	Debris Racks	4	Each	\$ 222.98	\$ 891.92
Storm Drainage System - Boalch Avenue NW	LID Swale	3360	SF	\$ 39.91	\$ 134,090.00
				Subtotal	<u>\$ 174,633.90</u>
Storm Drainage System - NW 14th	Catch Basin	5	EA	\$ 1,746.40	\$ 8,732.00
Storm Drainage System - NW 14th	40' of 12" Diam Piping	40	LF	\$ 22.96	\$ 918.50
				Subtotal	<u>\$ 9,650.50</u>
Curbs/Gutter - Boalch	Curb/Gutter	1074	LF	\$ 32.19	\$ 34,567.32
Curbs/Gutter - Boalch	Paving/Bike Lane	480	SY	\$ 157.77	\$ 75,728.00
Curbs/Gutter - Boalch	Striping	1	Each	\$10,930.70	\$ 10,930.70
				Subtotal	<u>\$ 121,226.02</u>
Curbs/Gutter - 14th Avenue	Curb/Gutter	96	LF	\$ 32.19	\$ 3,090.24
Curbs/Gutter - 14th Avenue	Paving/Bike Lane	280	SY	\$ 58.08	\$ 16,262.00
Curbs/Gutter - 14th Avenue	Striping	1	Each	\$ 2,643.30	\$ 2,643.30
				Subtotal	<u>\$ 21,995.54</u>
Pedestrian Path Boalch Avenue	8' Wide Asphalt Pedestrian Path	4330	SY	\$ 37.29	\$ 161,467.65
				Subtotal	<u>\$ 161,467.65</u>
				Total	\$ 598,531.71

BILL OF SALE SITE PLAN - EXHIBIT B



Legal Description

EXHIBIT C

TRACTS 1,2,4,5 AND 6 IN BLOCK 1 OF MEADOWBROOK TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 29 OF PLATS AT PAGE(S) 29, IN KING COUNTY, WASHINGTON; EXCEPT THE SOUTHWESTERLY 20 FEET OF SAID TRACT 5 CONVEYED TO KING COUNTY FOR STATE ROAD NO. 2 BY DEED RECORDED UNDER RECORDING NO. 6085500. ALSO EXCEPT THE SOUTHWESTERLY 20 FEET OF SAID TRACT 6 CONVEYED TO KING COUNTY FOR STATE ROAD NO. 2 BY DEED RECORDED UNDER RECORDING NO. 6087825;

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 23 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE SOUTH 88°56'06" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 311.83 FEET TO THE EASTERLY MARGIN OF SNOQUALMIE-NORTH BEND ROAD (ALSO KNOWN AS STATE ROAD NO. 2) AS ESTABLISHED PRIOR TO 1966, AND THE TRUE POINT OF BEGINNING OF THIS PARCEL; THENCE SOUTH 88°56'06" EAST 710.94 FEET TO THE WESTERLY MARGIN OF MEADOWBROOK-NORTH BEND ROAD, THENCE NORTH 30°24'10" WEST ALONG SAID WESTERLY MARGIN A DISTANCE OF 301.66 FEET TO A POINT OF TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 557.09 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°29'07" TO THE THREAD OF GARDNER CREEK, THENCE WESTERLY ALONG SAID THREAD TO SAID EASTERLY MARGIN OF SAID STATE ROAD; THENCE SOUTH 44°90'00" EAST ALONG SAID EASTERLY MARGIN TO THE TRUE POINT OF BEGINNING, EXCEPT THE SOUTHWESTERLY 20 FEET THEREOF CONVEYED TO KING COUNTY FOR STATE ROAD NO. 2 BY DEED RECORDED UNDER RECORDING NO. 6087826;

EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 4, SAID POINT BEING ON THE EASTERLY MARGIN OF SNOQUALMIE-NORTH BEND ROAD (ALSO KNOWN AS STATE ROAD NO. 2); THENCE N 44°09'28" W ALONG SAID EASTERLY MARGIN, A DISTANCE OF 817.57 FEET TO THE POINT OF BEGINNING;
THENCE N 00°29'55" E 19.33 FEET;
THENCE N 43°30'06" E 89.05 FEET;
THENCE S 46°29'54" E 13.92 FEET;
THENCE N 46°09'18" E 208.97 FEET;
THENCE N 30°51'52" W 33.27 FEET;
THENCE N 59°19'26" E 171.39 FEET;
THENCE N 30°40'34" W 10.00 FEET;
THENCE N 59°19'26" E 75.56 FEET;
THENCE S 75°40'34" E 18.98 FEET;
THENCE S 30°40'34" E 74.56 FEET;
THENCE N 65°17'22" E 11.45 FEET TO THE WESTERLY MARGIN OF BOALCH AVENUE N.W. AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.