

**KING COUNTY WATER DISTRICT NO. 90  
KING COUNTY, WASHINGTON  
RESOLUTION NO. 1000**

A **RESOLUTION** of the Board of Commissioners of King County Water District No. 90, King County, Washington, approving and accepting a Bill of Sale from Conner Homes at Pipers Bluff, LLC for the Pipers Bluff water main extension.

**WHEREAS**, a Bill of Sale from Conner Homes at Pipers Bluff, LLC for the Pipers Bluff water main extension has been executed and tendered to the District; and

**WHEREAS**, the District's consulting engineers at Stantec Consulting Services, Inc., and the District's attorney, Jack H. Leininger, have approved the Bill of Sale as to form and content.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF KING COUNTY WATER DISTRICT NO. 90 AS FOLLOWS:**

Section 1: That the Bill of Sale attached hereto and incorporated herein by this reference as Exhibit "A" is hereby approved and accepted by King County Water District No. 90 as executed and as recorded by the King County Auditor as it pertains to the Pipers Bluff water main extension.

**ADOPTED** by the Board of Commissioners of King County Water District No. 90, King County, Washington, at a regular, open public meeting thereof held on the 19<sup>th</sup> day of January, 2016.

GRV Gudner 2-2-16  
Ann Ayala 2/2/16  
By D. In 02/04/16

WHEN RECORDED RETURN TO:  
KING COUNTY WATER DISTRICT NO. 90  
15606 SE 128<sup>th</sup> Street  
Renton WA 98059

**BILL OF SALE**

Reference # (if applicable) \_\_\_\_\_  
Grantor(s) Conner Homes At Pipers Bluff, LLC  
Grantee(s) KING COUNTY WATER DISTRICT NO. 90

Legal Description: N/A  
Assessor's Tax Parcel ID#: N/A

**KNOW ALL MEN BY THESE PRESENTS:** That, CONNER HOMES AT PIPERS BLUFF, LLC, a Washington limited liability company, referred to as the party of the first part, for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (\$10.00), receipt of which is hereby acknowledged, does by these presents grant, bargain, sell, and deliver unto the said party of the second part, KING COUNTY WATER DISTRICT NO. 90, a Washington municipal corporation, the following described property located in King County, State of Washington, to wit:

SEE ATTACHED EXHIBIT "A"

**TO HAVE AND TO HOLD** the same to the said party of the second part, its heirs, executors, administrators and assigns forever. And the said party of the first part, for its heirs, executors, and administrators, covenants and agrees to and with the said party of the second part, its executors, administrators and assigns, that said party of

the first part is the owner of the said property, goods and chattel, and has good right and full authority to sell the same, and that it will warrant and defend the sale hereby made unto the said party of the second part, its executors, administrators and assigns, against all and every person or persons, whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and official seal this 4<sup>th</sup> day of January, 2016.

CONNER HOMES at PIPERS BLUFF, LLC

By:

Alan Boeker  
Alan Boeker  
Title: Authorized Representative

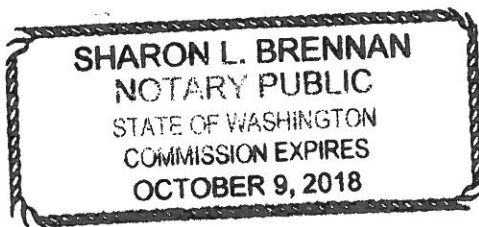
STATE OF WASHINGTON)

)ss.

COUNTY OF KING )

On this day personally appeared before me, Alan Boeker, to me known to be the Authorized Representative of CONNER HOMES AT PIPERS BLUFF, LLC, a Washington limited liability company, and who acknowledged to me that he is authorized to execute the within and foregoing instrument and did execute the within and foregoing instrument as the free and voluntary act and deed of said company, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5<sup>th</sup> day of January, 2016.



Sharon L. Brennan  
NOTARY PUBLIC in and for the State of  
Washington, residing at Bellevue.  
My Commission Expires: 10/9/18.

**Exhibit "A"**  
**WATER DISTRICT NO. 90**

**Piper's Bluff DE**  
(28 Lots / 4 Tracts)

**Water Main Extension**  
Base Map C-2 / Drawing No. C2.018

SIZE	ON	FROM	TO	LENGTH
8 "	NE 11 <sup>th</sup> Place	The connection to the existing system at the intersection of Hoquiam Ave NE and NE 11 <sup>th</sup> Place	The tee at the intersection of NE 11 <sup>th</sup> Place and Ilwaco Place NE	480 L.F.
8 "	Ilwaco Place NE	The tee at the intersection of NE 11 <sup>th</sup> Place and Ilwaco Place NE	The tee at the intersection of Ilwaco Place NE and NE 12 <sup>th</sup> Street	219 L.F.
8 "	NE 12 <sup>th</sup> Street	The tee at the intersection of Ilwaco Place NE and NE 12 <sup>th</sup> Street	The connection to the existing system at the intersection of Hoquiam Ave NE and NE 12 <sup>th</sup> Street	468 L.F.
8 "	Easement 10-23-5-84	The tee at the intersection of Ilwaco Place NE and NE 12 <sup>th</sup> Street	The blow off at the east property line on 20' wide easement.	184 L.F.
8 "	"Tract D" & Easement Provision No. 8 on final plat	The tee at the intersection of NE 11 <sup>th</sup> Place and Ilwaco Place NE	The blow off at the south property line on 15' wide easement.	281 L.F.
Total 8"				1,632 L.F.

TOGETHER WITH valves, fire hydrants, services and appurtenances.

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**Piper's Bluff DE**  
(28 Lots / 4 Tracts)

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Total 8"				1,632 L.F.

TOGETHER WITH valves, fire hydrants, services and appurtenances.

**King County Water District #90  
Pipers Bluff/Conner Homes  
Developer Extension Costs  
2515.38**

Type	Date	Num	Memo	Includes	Other Revenue Accounts	BOS Amount	Ttl Inv'd Amount
Credit	03/18/2014	3/18/14	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	-1.00		-1.00
Invoice	02/28/2013	3342	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	22.05	110.24	132.29
Invoice	03/20/2013	3353	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	304.54	1,522.71	1,827.25
Invoice	04/29/2013	3385	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	8.23	41.17	49.40
Invoice	05/29/2013	3404	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	150.72	753.60	904.32
Invoice	06/27/2013	3417	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	74.85	374.24	449.09
Invoice	06/27/2013	3418	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	174.68		174.68
Invoice	07/29/2013	3445	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	333.59	1,667.95	2,001.54
Invoice	07/31/2013	3478	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	290.00		290.00
Invoice	09/30/2013	3486	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	924.05	4,620.23	5,544.28
Invoice	09/30/2013	3493	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	481.78		481.78
Invoice	09/30/2013	3494	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	1,186.60		1,186.60
Invoice	10/28/2013	3497	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	735.00		735.00
Invoice	10/28/2013	3499	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	49.28	246.41	295.69
Invoice	11/30/2013	3515	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	105.00		105.00
Invoice	12/31/2013	3532	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	52.50		52.50
Invoice	02/28/2014	3546	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	52.50		52.50
Invoice	03/21/2014	3549	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	52.50		52.50
Invoice	06/26/2014	3590	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	1,470.00		1,470.00
Invoice	06/26/2014	3591	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	89.50		89.50
Invoice	06/26/2014	3596	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	32.69	163.47	196.16
Invoice	07/29/2014	3607	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	525.00		525.00
Invoice	07/29/2014	3608	Pipers Bluff/ Westpac Development, LLC	Engineering, Permits, Inspections, etc	68.68	343.41	412.09
Invoice	08/31/2014	3634	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	650.15		650.15
Invoice	08/31/2014	3637	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	435.63		435.63
Invoice	09/30/2014	3656	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	1,013.01		1,013.01
Invoice	09/30/2014	3667	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	139.00	694.98	833.98
Invoice	10/31/2014	3683	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	403.53	2,017.65	2,421.18
Invoice	10/31/2014	3684	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	641.46		641.46
Invoice	11/26/2014	3706	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	555.79	2,778.94	3,334.73
Invoice	11/26/2014	3711	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	160.00		160.00
Invoice	12/23/2014	3714	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	651.59	3,257.93	3,909.52
Invoice	12/23/2014	3715	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	233.44		233.44
Invoice	03/31/2015	3763	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	227.49	1,137.47	1,364.96
Invoice	03/31/2015	3764	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	420.00		420.00
Invoice	05/01/2015	3776	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	126.77	633.85	760.62
Invoice	05/01/2015	3777	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	213.26		213.26
Invoice	10/31/2015	3879	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	303.04		303.04
Invoice	10/31/2015	3880	Pipers Bluff/Conner Homes	Engineering, Permits, Inspections, etc	6.51	32.56	39.07

Costs for Water Dist System from DE: 149,314 149,314.00

**Pipers Bluff** - 169,710.81 183,074.22

**Total Value of BOS for Pipers Bluff** 169,710.00

**Maintenance Guarantee - (2% of Construction Costs)** 149,310.00 2,990.00  
**To be released**

\\KCWD90.LOCAL\Data\CompanyData\Engineering\Developer Extensions\Closeout Docs\[Pipers Bluff.xlsx]Pipers Bluff Conner Homes





Anne Paige  
Water District 90  
15606 SE 128<sup>th</sup> Street  
Renton, WA 98059-8522

December 14, 2015

Anne,

Below is the information you requested.

Legal Company name:

Conner Homes @ Piper's Bluff, LLC

Legal signer and their title:

Charles F. Conner

Authorized Representative

12600 SE 38<sup>th</sup> Street Suite 250  
Bellevue, WA 98006

The list of addresses is attached.

Cost of Construction:

Conner homes started this project in partnership with another developer who managed the initial site development and utility construction. As such we do not have an itemized list of construction costs for the water system. We paid the site development contractor at lump sum price for the work. The lump sum cost to construct the water system was \$149,314.

Please feel free to call me if you need more information or have any questions.



*Jim Berger*

Director, Land Development

Cell: 206.849.7057

Email: [jimb@connerhomes.com](mailto:jimb@connerhomes.com) | Web: [Connerhomes.com](http://Connerhomes.com)

## CERTIFICATE OF COST FOR WATER DISTRIBUTION SYSTEM

DEVELOPMENT NAME Piper's Bluff DEVELOPER Conner Homes at Piper's Bluff, LLC

<u>Item</u>	<u>Size/Description</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Amount</u>
1.	Pipe w/Polywrap	LF	\$ _____	\$ _____
2.	Pipe w/Polywrap	LF	\$ _____	\$ _____
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7.	Gate Valve and Box	Ea.	\$ _____	\$ _____
8.	Gate Valve and Box	Ea.	\$ _____	\$ _____
9.	Gate Valve and Box	Ea.	\$ _____	\$ _____
10.	Fire Hydrant Assembly	Ea.	\$ _____	\$ _____
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12.	2" Blow-Off Assembly	Ea.	\$ _____	\$ _____
13.	Ductile Iron Fittings	Lbs.	\$ _____	\$ _____
14.	Paving Restoration	LS	\$ _____	\$ _____
	Subtotal			\$ _____
	Sales Tax, _____%			\$ _____
	TOTAL CONSTRUCTION COST			\$ _____
16.	Water Design Cost			\$ _____
17.	Water Staking Cost			\$ _____
18.	Water Inspection Cost			\$ _____
19.	Other (Identify and Attach)			\$ _____
	*TOTAL PROJECT COST			\$ <u>149,314</u>

\*Attach all supporting documents, invoices, etc.

Certified by Developer – Sign and Print Name

*Compsum*  
Tim BECKER, DIRECTOR, LAND DEVELOPMENT  
*Tim Becker 12/14/15*



CONNOR HOMES AT PIPER'S BLUFF, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

ISOLA CAPITAL MANAGEMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY (AS LENDER ONLY)

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

## ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
COUNTY OF KING )

ON THIS DAY OF 2014, BEFORE ME, THE UNDERSIGNED  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, PERSONALLY APPEARED  
CONNOR HOMES AT PIPER'S BLUFF, LLC, A WASHINGTON LIMITED LIABILITY COMPANY,  
TO ME KNOWN TO BE \_\_\_\_\_ OF  
THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO  
BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY FOR THE USES AND  
PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT \_\_\_\_\_ WAS AUTHORIZED  
TO EXECUTE SAID INSTRUMENT.  
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL  
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF WASHINGTON )  
COUNTY OF KING )

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NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

\\ESM\ENGR\ESW-JOB5\258\045\013\SURVEY PLOTS\FP-01.DWG

## RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE CITY OF RENTON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ A.D., AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_  
O'CLOCK, OF THE COUNTY OF KING COUNTY, WASHINGTON. RECORDS  
DIVISION OF RECORDS AND ELECTIONS

MANAGER \_\_\_\_\_ SUPERINTENDENT OF RECORDS \_\_\_\_\_

RECORDING NO. \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "PIPER'S BLUFF" IS BASED UPON A  
SURVEY OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., THAT ALL  
CORNERS AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE  
MONUMENTS WILL BE SET AND THE LOT CORNERS WILL BE STAKED CORRECTLY  
ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY  
COMPLIED WITH THE PROVISIONS OF THE PLATING REGULATIONS.

ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 44925

DATE

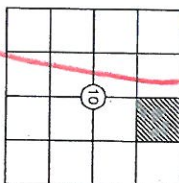
11/12/14

## ADDRESS TABLE

ALL ADDRESSES ARE RENTON, WA 98059

LOT	ADDRESS
1	5105 NE 12TH STREET
2	5111 NE 12TH STREET
3	5119 NE 12TH STREET
4	5125 NE 12TH STREET
5	5131 NE 12TH STREET
6	5203 NE 12TH STREET
7	5209 NE 12TH STREET
8	1163 LUMACO PLACE NE
9	1167 LUMACO PLACE NE
10	1151 LUMACO PLACE NE
11	5208 NE 11TH PLACE
12	5202 NE 11TH PLACE
13	5124 NE 11TH PLACE
14	5118 NE 11TH PLACE
15	5112 NE 11TH PLACE
16	5106 NE 11TH PLACE
17	5100 NE 11TH PLACE
18	5101 NE 11TH PLACE
19	5107 NE 11TH PLACE
20	5113 NE 11TH PLACE
21	5119 NE 11TH PLACE
22	5127 NE 11TH PLACE
23	5205 NE 11TH PLACE
24	5211 NE 11TH PLACE
25	5217 NE 11TH PLACE
26	5223 NE 11TH PLACE
27	5303 NE 11TH PLACE
28	5309 NE 11TH PLACE

NO ADDRESSES ASSIGNED TO TRACTS



NW 1/4 OF NE 1/4 OF  
SECTION 10, TOWNSHIP 23 NORTH,  
RANGE 5 EAST, W.M.



VOL./Pg.

**ESM**  
CONSULTING ENGINEERS LLC  
33400 8th Avenue S.  
Suite 205  
Federal Way, WA 98003  
www.esmcivil.com  
FEDERAL WAY (253) 826-6113  
EVANET (425) 297-9900

Civil Engineering  
Public Works  
Job NO. 258-045-014-0002  
DRAWN: CWF/RFG

Land Surveying  
Project Management  
DATE: 2014-11-12  
SHEET 1 OF 5

Land Planning  
Landscape Architecture



Anne Paige  
Water District 90  
15606 SE 128<sup>th</sup> Street  
Renton, WA 98059-8522

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Authorized Representative

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Please feel free to call me if you need more information or have any questions.



*Jim Berger*

Director, Land Development

Cell: 206.849.7057

Email: [jimb@connerhomes.com](mailto:jimb@connerhomes.com) | Web: [Connerhomes.com](http://Connerhomes.com)

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\*TOTAL PROJECT COST

*Compsum*

\$ *149,314*

\*Attach all supporting documents, invoices, etc.

*Jim BECKER, DIRECTOR, LAND DEVELOPMENT*

Certified by Developer – Sign and Print Name

*Jim Becker 12/14/15*



CONNER HOMES AT PIPERS BLUFF, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY : \_\_\_\_\_ TITLE : \_\_\_\_\_

ISOLA CAPITAL MANAGEMENT LLC, A WASHINGTON LIMITED LIABILITY COMPANY (AS LENDER ONLY)

BY : \_\_\_\_\_ TITLE : \_\_\_\_\_

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COUNTY OF KING )

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NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES : \_\_\_\_\_

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WASHINGTON, RESIDING AT \_\_\_\_\_

MY COMMISSION EXPIRES : \_\_\_\_\_

\\ESM\ENGR\ESM-JOB\258\045\013\SURVEY PLOTS\FP-01.DWG

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FILED FOR RECORD AT THE REQUEST OF THE CITY OF RENTON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2014, A.D., AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_  
AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, PAGES \_\_\_\_\_, RECORDS  
OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER \_\_\_\_\_ SUPERINTENDENT OF RECORDS \_\_\_\_\_

RECORDING NO. \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "PIPER'S BLUFF" IS BASED UPON A  
SURVEY OF SECTION 10, TOWNSHIP 23 NORTH, RANGE 5 EAST, W.M., THAT ALL  
COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE  
MONUMENTS WILL BE SET AND THE LOT CORNERS WILL BE MARKED CORRECTLY  
ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY  
COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.

ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 44925

DATE

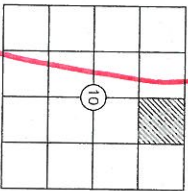
11/12/14

## ADDRESS TABLE

ALL ADDRESSES ARE RENTON, WA 98059

LOT	ADDRESS
1	5105 NE 12TH STREET
2	5111 NE 12TH STREET
3	5119 NE 12TH STREET
4	5125 NE 12TH STREET
5	5131 NE 12TH STREET
6	5203 NE 12TH STREET
7	5209 NE 12TH STREET
8	1163 LUMACO PLACE NE
9	1157 LUMACO PLACE NE
10	1151 LUMACO PLACE NE
11	5208 NE 11TH PLACE
12	5202 NE 11TH PLACE
13	5124 NE 11TH PLACE
14	5118 NE 11TH PLACE
15	5112 NE 11TH PLACE
16	5106 NE 11TH PLACE
17	5100 NE 11TH PLACE
18	5101 NE 11TH PLACE
19	5107 NE 11TH PLACE
20	5113 NE 11TH PLACE
21	5119 NE 11TH PLACE
22	5127 NE 11TH PLACE
23	5205 NE 11TH PLACE
24	5211 NE 11TH PLACE
25	5217 NE 11TH PLACE
26	5223 NE 11TH PLACE
27	5303 NE 11TH PLACE
28	5309 NE 11TH PLACE

NO ADDRESSES ASSIGNED TO TRACTS



NW 1/4 OF NE 1/4 OF  
SECTION 10, TOWNSHIP 23 NORTH,  
RANGE 5 EAST, W.M.



VOL./PG.



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DRAWN: CBF/RFG

DATE: 2014-11-12

SHEET 1 OF 5

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EVERETT (425) 297-5900