

KING COUNTY WATER DISTRICT NO. 90

KING COUNTY, WASHINGTON

RESOLUTION NO. 1125

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 MainVue WA, LLC for the Sumpter (Edenfield) water main extension.

WHEREAS, a Bill of Sale from MainVue WA, LLC for the Sumpter (Edenfield) main extension has been executed and tendered to the District; and

WHEREAS, the District's consulting engineers at David Evans and Associates, Inc., and the District's attorney, Patrick M. Hanis, 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, King County, Washington, 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 as recorded by the King County Auditor as it pertains to the Sumpter (Edenfield) 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 on the 17th day of January, 2023.

U.B. MA. 1-17-23
Al Materi, President

Sam Amira 1-17-23
Sam Amira, Secretary

Pete Eberle 1-17-23
Pete Eberle, Vice-President

WHEN RECORDED RETURN TO:
KING COUNTY WATER DISTRICT NO. 90
15606 SE 128TH STREET
RENTON, WA 98059

BILL OF SALE

Reference # (if applicable): _____
Grantor(s): MainVue WA LLC
Grantee: KING COUNTY WATER DISTRICT NO. 90
Legal Description: N/A
Assessor's Tax Parcel ID#: N/A

KNOW ALL MEN BY THESE PRESENTS: That, MainVue WA, 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.

Exhibit "A"
KING COUNTY WATER DISTRICT NO. 90

Edenfield (Sumpter) Short Plat
(8 lots / 2 tracts)

Water Main Extension
Base Map F-4

SIZE	ON	FROM	TO	LENGTH
8"	156 th Ave SE	The connection to the existing system (8" tapping tee) near the west plat line	The 45° degree bend near the west plat line	9 LF
8"	156 th Ave SE and Tract B (shared drive)	The 45°-degree bend near the west plat line	The 45°-degree bend on Tract B (shared drive)	55 LF
8"	Tract B (shared drive)	The 45°-degree bend on Tract B (shared drive)	The tee (to fire hydrant) on Tract B (shared drive)	347 LF
8"	Tract B (shared drive)	The tee (to fire hydrant) on Tract B (shared drive)	The 45°-degree bend in the intersection of Tract B (shared drive) and Wapato PI SE	112 LF
8"	Wapato PI SE	The 45°-degree bend in the intersection of Tract B (shared drive) and Wapato PI SE	The northern-most tee on Wapato PI SE	8 LF
8"	Wapato PI SE	The connection to the existing system (8" DI spool) near the north plat line	The northern-most 22.5°-degree bend on Wapato PI SE near the north plat line	14 LF
8"	Wapato PI SE	The northern-most 22.5°-degree bend on Wapato PI SE near the north plat line	Another 22.5°-degree bend on Wapato PI SE near the north plat line	4.5 LF
8"	Wapato PI SE	The southern-most 22.5°-degree bend on Wapato PI SE near the north plat line	The northern-most tee on Wapato PI SE	8 LF
8"	Wapato PI SE	The northern-most tee on Wapato PI SE	The middle tee on Wapato PI SE	31 LF
8"	Wapato PI SE	The middle tee on Wapato PI SE	Another 22.5°-degree bend on Wapato PI SE	79 LF
8"	Wapato PI SE	Another 22.5°-degree bend on Wapato PI SE	The southern-most 45°-degree bend on Wapato PI SE near the south plat line	68 LF
8"	Wapato PI SE	The southern-most 45°-degree bend on Wapato PI SE near the south plat line	The southern-most 22.5°-degree bend on Wapato PI SE near the south plat line	9 LF

**King County Water District #90
 Sumpter Short Plat - MainVue Homes (AKA Edenfield)
 Developer Extension Costs
 GL 2515.63 Sumpter Deposit Account**

Type	Date	Num	Memo	Includes	Ttl Inv'd Amount
Invoice	07/31/2021	4592	Sumpter Short Plat - MainVue Homes	Engineering, Permits, Inspections, Etc	1,236.96
Invoice	09/23/2021	4601	Sumpter Short Plat - MainVue Homes	Engineering, Permits, Inspections, Etc	815.76
Invoice	10/11/2021	4605	Sumpter Short Plat - MainVue Homes	Engineering, Permits, Inspections, Etc	160.99
Invoice	12/07/2021	4614	Sumpter Short Plat - MainVue Homes	Engineering, Permits, Inspections, Etc	1,182.88
Invoice	12/07/2021	4615	Sumpter Short Plat - MainVue Homes	Engineering, Permits, Inspections, Etc	421.69
Invoice	09/21/2022	4670	Sumpter Short Plat - MainVue Homes	Engineering, Permits, Inspections, Etc	10,850.00
Invoice	11/14/2022	4705	Sumpter Short Plat - MainVue Homes	Engineering, Permits, Inspections, Etc	560.00
			Sumpter Short Plat - MainVue Homes	Construction of infrastructure	182,584.34
Sumpter Short Plat - MainVue Homes					197,812.62

Total Value of BOS for Mead Plat \$ 197,800

Maintenance Guarantee - (2% of Construction Costs)	*Minimum is \$2,500	3,650.00
To be released 1/17/2025 <-----enter new date		

\\kcwd90\data\CompanyData\Engineering\Developer Extensions\DE Developments\Sumpter Plat\Close out items\[Sumpter- Total Project Costs.xlsx]Sumpter



December 12, 2022

Joshua Drummond
King County Water District #90
15606 SE 128th St
Renton, WA 98059

Dear Mr. Drummond:

Below is a breakout of the costs to install the water system at the project Sumpter (Edenfield) – KCWD00902006.

Connect to Existing - Wet Tap	1.00 LS	\$ 8,300.00	\$ 8,300.00
Connect to Existing Stub	2.00 EA	\$ 3,400.00	\$ 6,800.00
8" Class 52 RJ DI Mainline	955.00 LF	\$ 72.00	\$ 68,760.00
8" Gate Valve	6.00 EA	\$ 2,200.00	\$ 13,200.00
Fire Hydrant Assy	1.00 EA	\$ 8,500.00	\$ 8,500.00
Connect Existing Fire Hydrant /	1.00 EA	\$ 7,000.00	\$ 7,000.00
4" Blowoff	1.00 EA	\$ 6,600.00	\$ 6,600.00
1" Domestic Water Meter	8.00 EA	\$ 2,200.00	\$ 17,600.00
Raise Castings to Final Grade	8.00 EA	\$ 600.00	\$ 4,800.00
Fittings and Thrust Blocks	1.00 LS	\$ 14,700.00	\$ 14,700.00
Traffic Control	3.00 DAYS	\$ 1,600.00	\$ 4,800.00
Clean and Test	955.00 LF	\$ 5.00	\$ 4,775.00
	Subtotal		\$ 165,835.00
	Tax 10.1%		\$ 16,749.34
	Total		\$ 182,584.34

Let me know if you have any questions.

Sincerely,

Allison Rothstein
Director of Land Entitlement and Development
MainVue Homes
425-409-7805
Allison.rothstein@mainvuehomes.com