

**HIGHLINE WATER DISTRICT  
King County, Washington**

**RESOLUTION 13-8-21A**

**RESOLUTION AUTHORIZING DEVELOPER EXTENSION AGREEMENT  
NORMANDY PARK MARKET – 19805 1ST AVE S, NORMANDY PARK, WA**

**Be It Resolved by the Board of Commissioners of Highline Water District:**

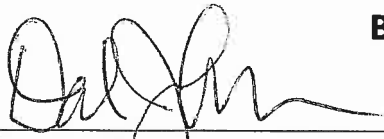
1. The District has received the application, plans and specifications for an extension to the Water District's system, subject to compliance with the District's standards and procedures for developer extensions.
2. The extension hereinafter described is an addition and betterment to the water system of the District and is hereby authorized.

Name of Extension: **NORMANDY PARK MARKET**

Name of Developer: **MEDINA FUND FOUR, LLC**

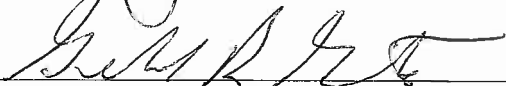
**ADOPTED BY THE BOARD OF COMMISSIONERS** of Highline Water District, King County, Washington, at an open public meeting held this **21st** day of **August 2013**.

**BOARD OF COMMISSIONERS**



---

**Daniel Johnson**, President



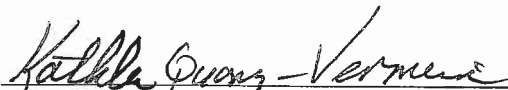
---

**Gerald R. Guite**, Commissioner



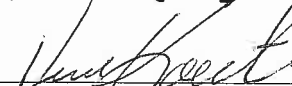
---

**George Landon**, Commissioner



---

**Kathleen Quong-Vermeire**, Secretary



---

**Vince Koester**, Commissioner

## **HIGHLINE WATER DISTRICT DEVELOPER EXTENSION CONTRACT**

THIS CONTRACT entered into as of this 13th day of August, 2013, is between Highline Water District, a municipal corporation of King County, Washington (herein referred to as "District") and Medina Fund Four, LLC, A Washington limited liability corporation ("Developer").

Developer is the owner of and desires to develop the following described real property situated in King County, Washington:

Lots 1, 2 and 3 of City of Normandy Park Lot Line Adjustment No. NP08-04, recorded October 24, 2008 under recording no. 20081024900008, records of King County, Washington.

("Property").

In the course of the development, the Developer desires to install water mains and appurtenances (herein referred to as "Developer Extension" or "Extension"), and connect them to the main lines of the District, all in accordance with plans which have been reviewed and authorized by the District.

NOW THEREFORE, in consideration of the benefits each party shall derive from this Agreement, it is agreed between the District and the Developer as follows:

1. The Developer shall construct the Developer Extension in accordance with all District requirements. Any variations from the District's standards must be corrected prior to the District's acceptance of the Developer Extension.
2. All permits required at any time for prosecution of the Developer Extension or any portion thereof, whether or not obtained by the District, shall be at the Developer's expense, and copies of all such permits obtained by the Developer shall be delivered to the District.

### **FEES**

3. In consideration of services provided by the District in conjunction with this agreement the Developer shall submit a deposit of \$4,000 to the District. Costs incurred by the District in administering the terms of this agreement shall be charged against the deposit during the term of the project. District costs shall be based on the actual time and expenses expended by the District or its consultant.

**HIGHLINE WATER DISTRICT  
DEVELOPER EXTENSION CONTRACT**

32. The originals of the Extension plans and design ("Plans") shall be delivered to the District in the form required by the District upon completion of the Plans and shall become the property of the District. Neither the Developer nor the Developer's engineer shall have any rights of ownership, copyright, trademark or patent in the Plans.

IN WITNESS WHEREOF the parties have entered into this contract the date first above written.

**HIGHLINE WATER DISTRICT**

**MEDINA FUND FOUR, LLC**

By: \_\_\_\_\_  
Its General Manager

23828 30th Ave S  
Kent, WA 98032  
Phone: 206-824-0375  
Fax: 206-824-0806

By:   
Its Manager 

P. O. Box 20399  
Seattle, WA 98102  
(206) 236-6200  
\_\_\_\_\_  
\_\_\_\_\_

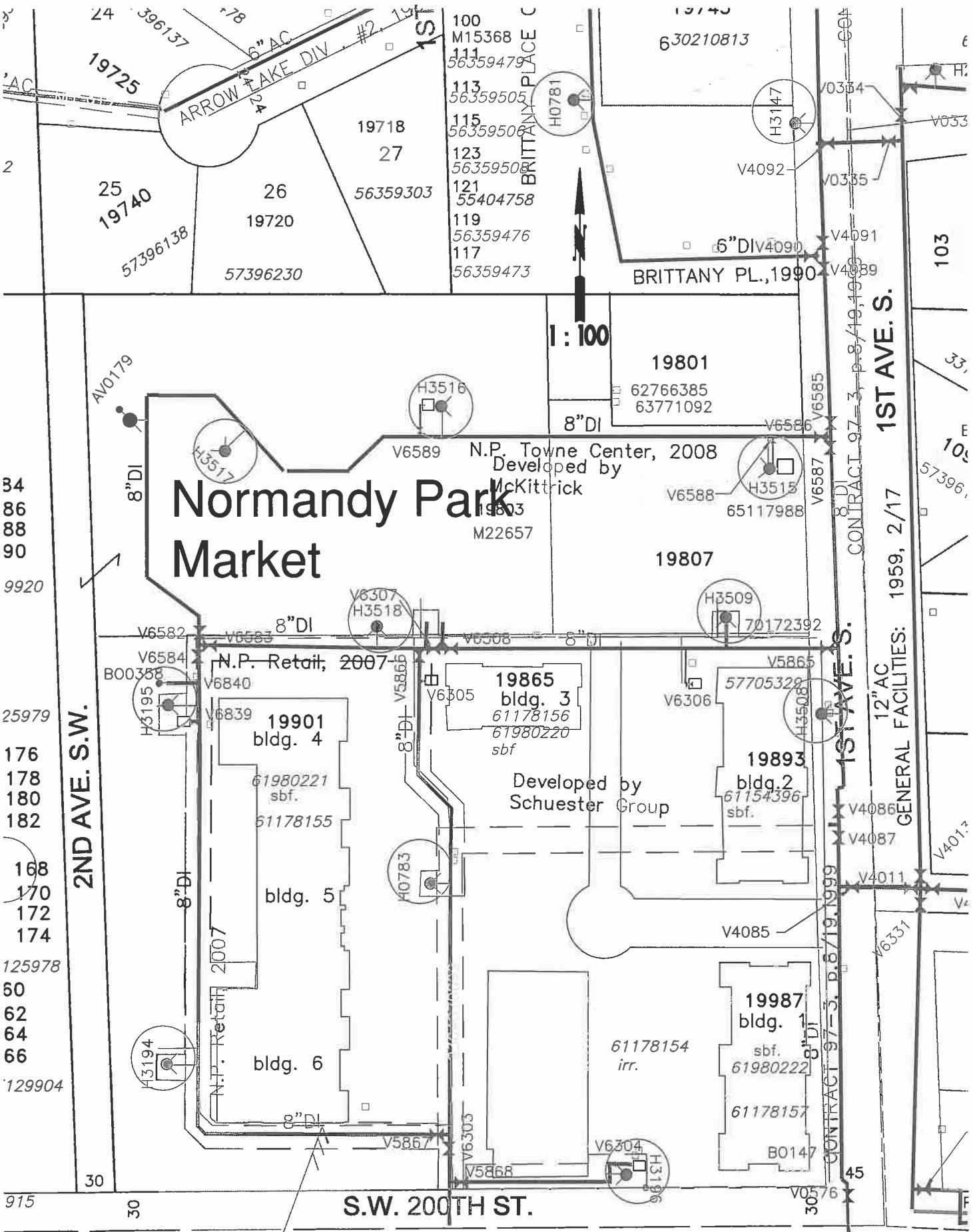
## Normandy Park Market

### Legal Description

19805 1<sup>st</sup> Avenue S., Normandy Park, WA 98148

Parcel Number: 6115400140

NORMANDY PARK FIVE ACRE TRACTS UNRECORDED PORTION OF N HALF SE QTR SE QTR NE QTR STR 06-22-04 DAF: COMMENCING AT NE CORNER OF W 150 FT OF E 195 FT OF SAID SUBDIVISION TH N89-55-48W ALONG N LINE OF SAID SUBDIVISION 276.75 FT TO TPOB TH CONTINUING ALONG SAID N LINE N89-55-48W 318.35 FT TH S02-08-07E ALONG W LINE OF SAID SUBDIVISION 703.72 FT TO POINT ON N LINE OF S 30 FT OF SAID SUBDIVISION TH N89-39-04E 30.01 FT TH N02-08-07W 436.80 FT TH N89-51-41E 162.94 FT TH N02-08-07W 91.13 FT TH N 45-00-00E 102.81 FT TH N90-00-00E 46.15 FT TH N00-00-00E 102.00 FT TO SAID N LINE OF SAID SUBDIVISION & TPOB (AKA REVISED LOT 2 DESCRIBED & DELINEATED PER CITY OF NORMANDY PARK LOT LINE ADJUSTMENT NO NP08-04 RECORDING NO 20081024900008)



Agenda Item No.: 5.1

Agenda Date: 08/21/2013

Reviewed By: 

**Subject:** Developer Extension – Authorize Developer Extension Agreement  
Normandy Park Market

**ATTACHMENTS:**

- 1. Resolution
- 2. Contract
- 3. Legal Description
- 4. Map

**BACKGROUND:**

**Name of DE:** Normandy Park Market  
**Name of Developer:** Medina Fund Four, LLC  
**Plat or Subdivision:** Normandy Park Towne Center  
**Scope of Work:** Provide and install approx. 301 lf 8" DI water main, 2 fire hydrants, one 1 ½" domestic water service, one 1 ½" irrigation water meter, one 8" fire device, five 8" valves and related appurtenances necessary to provide domestic water service, irrigation and fire suppression to the new Normandy Park Market.

**GENERAL LOCATION OF DE:** 19805 1st Ave S., Normandy Park, WA 98148

**Bill of Sale Dated:**

**Signed by:**

**Requesting Latecomers**

No

**Payback Agreement?:**

Yes

No

N/A

**Deposit Paid?:**

Yes

No

N/A

**Amt. of Deposit:** \$4,000

**Explanation:**