

**HIGHLINE WATER DISTRICT  
King County, Washington**

**RESOLUTION 23-7-19A**

**RESOLUTION ACCEPTING AN EXTENSION TO THE WATER DISTRICT SYSTEM  
STAR LAKE CROSSING**

**WHEREAS**, the Board of Commissioners of Highline Water District has heretofore approved an application for the above-titled extension; and

**WHEREAS**, said extension has been found to have been constructed in accordance with the District's standards; and

**WHEREAS**, pressure, bacteriological and other tests have been made and the results have proven satisfactory. The General Manager agrees with the recommendation for acceptance of said extension.

**NOW, THEREFORE, BE IT RESOLVED:**

1. The above-entitled extension to the District's system is hereby accepted by the District, subject to the guarantee and other provisions of the Developer Extension Agreement on file at the District's office.
2. The Bill of Sale, notarized on 5/9/2023 and executed by Kurt Wilson, is hereby accepted and attached as Exhibit A.

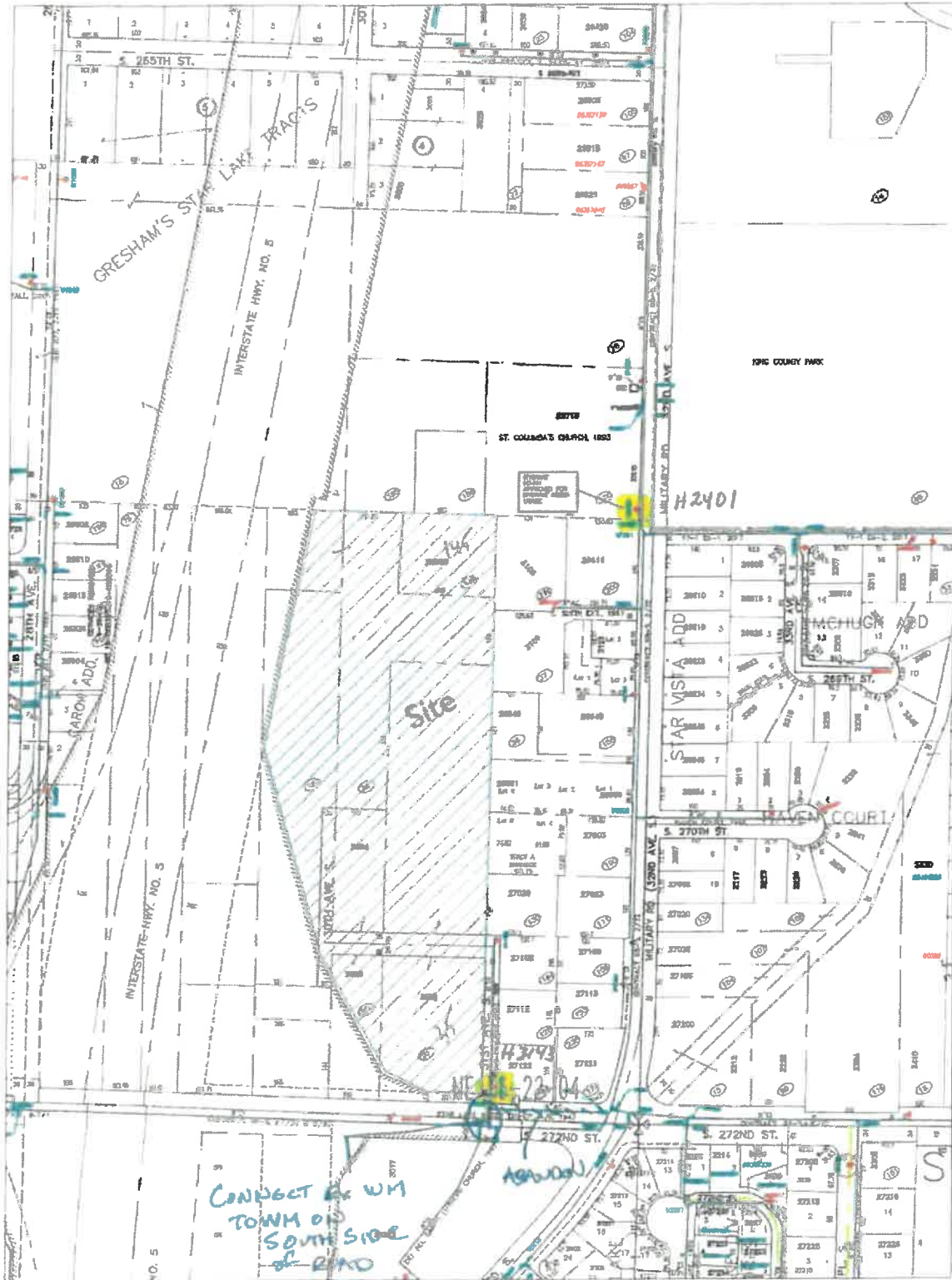
**ADOPTED BY THE BOARD OF COMMISSIONERS** of Highline Water District, King County, Washington, at an open public meeting held this **19th** day of **July 2023**.

**BOARD OF COMMISSIONERS**

DocuSigned by:  
*Daniel Johnson*  
8E7D4C07088F4C7...  
**Daniel Johnson**, President  
DocuSigned by:  
*Polly Daigle*  
78D0B6D0748D34ED...  
**Polly Daigle**, Commissioner  
DocuSigned by:  
*Vince Koester*  
362D4CB9A36F421...  
**Vince Koester**, Commissioner

DocuSigned by:  
*Kathleen Quong-Vermeire*  
46FCA32C4556410...  
**Kathleen Quong-Vermeire**, Secretary  
DocuSigned by:  
*Todd Fultz*  
8728B370F2E3446D...  
**Todd Fultz**, Commissioner

ATTACHMENT I



**Water Availability Site Map**  
 Parcel 282204-9035, 9257, 9145, 9248, 9039  
 26809 Military Rd & 3032 S 271st St

9/10/19

1"=200'

Legend	
	Hydrants
	Water meters
	Valves
	560 Zone



Bond #LICX1215942

## Highline Water District

Name of Project: Star Lake Crossing

### Maintenance Bond

KNOW ALL MEN BY THESE PRESENTS that whereas Highline Water District, King County, Washington, a Washington municipal corporation, hereinafter designated as "*the District*" has entered into a contract dated December 4th, 2020, with Copper Ridge, LLC, hereinafter designated as "*the developer*", providing for construction of Star Lake Crossing, which contract is on file at the District offices and by this reference is made a part hereof.

**Whereas** said contract and the "*contract documents*" composing it are on file at the water district office and are incorporated herein by reference, and made a part hereof as though fully set forth; and

**Whereas** said Developer is required under the terms of said contract to furnish a Maintenance Bond for 50% of the actual and total documented costs for the installation of water main and related appurtenances and faithful performance thereof for a period of two (2) years, or until the District inspects and releases said project.

**Now Therefore** we, the undersigned Developer, as principal, and Lexon Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Texas and duly authorized to do a surety business in the State of Washington, as surety, are held and firmly bound unto said water district in the sum of Ninety Seven Thousand Three Hundred Thirty Dollars (\$ 97,330.00) for the payment of which we do jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns by these presents.

The conditions of this obligation are such that the Developer, his heirs, representatives or successors or assigns shall well and truly keep and observe all of the covenants, conditions and agreements in said contract, and contract documents, and shall faithfully perform all of the provisions of the said contract and contract documents, and pay all contractors, laborers, mechanics, sub-contractors and material men and all persons who shall supply such person or subcontractors with provisions and supplies for carrying on such work, and shall pay all obligations arising under the said contract, including taxes, and shall indemnify and save harmless the District, its officers and agents, from any pecuniary loss, including legal fees and expense, resulting from the breach of any of the covenants, conditions or agreements to be performed by the developer.

No change, extension of time, alteration or addition to the work to be performed under

Bond #LICX1215942

this contract shall in any way affect the Developer's or Surety's obligation on this bond, & Surety does hereby waive notice of any change, extension of time, alteration or additions to the work.

This bond is furnished in pursuance of the requirements of the said contract and contract documents, and is in accord with the provisions of Section 39.08.010 et. seq. of the Revised Code of Washington (RCW), and in addition to the other obligations herein contained, is made, executed and delivered by the Developer and Surety to the Owner for the laborers, mechanics, sub-contractors and material men, and all persons who supply such person(s) with provisions and supplies for the carrying on of the work covered by the said contract and contract documents.

IN WITNESS WHEREOF the said Developer and the said Surety caused this bond to be signed and sealed by their duly authorized officers or agents this 24 day of May, 2023.

Copper Ridge, LLC  
Developer

[Signature]  
By

Manager  
Title

\_\_\_\_\_  
Attorney-in-fact

Lexon Insurance Company  
Surety

[Signature]  
By

\_\_\_\_\_  
Atty-in-fact  
Title





# POWER OF ATTORNEY

3471

KNOW ALL BY THESE PRESENTS, that Endurance Assurance Corporation, a Delaware corporation, Endurance American Insurance Company, a Delaware corporation, Lexon Insurance Company, a Texas corporation, and/or Bond Safeguard Insurance Company, a South Dakota corporation, each, a "Company" and collectively, "Sompo International," do hereby constitute and appoint: Carmen Lampman, Stacey Coe, Tricia Taylor, Cindy Ramsey as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of ONE HUNDRED MILLION Dollars (\$100,000,000.00).

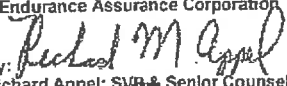

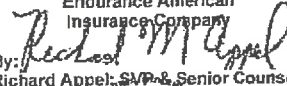

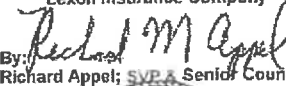



Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15<sup>th</sup> day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15<sup>th</sup> day of June, 2019 and said resolution has not since been revoked, amended or repealed:

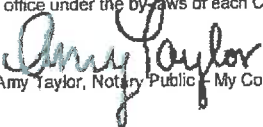
RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15<sup>th</sup> day of June, 2019.

<p>Endurance Assurance Corporation By:  Richard Appel; SVP &amp; Senior Counsel</p> 	<p>Endurance American Insurance Company By:  Richard Appel; SVP &amp; Senior Counsel</p> 	<p>Lexon Insurance Company By:  Richard Appel; SVP &amp; Senior Counsel</p> 	<p>Bond Safeguard Insurance Company By:  Richard Appel; SVP &amp; Senior Counsel</p> 
---	--	---	--

### ACKNOWLEDGEMENT

On this 15<sup>th</sup> day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By:   
Amy Taylor, Notary Public - My Commission Expires 5/9/23

### CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

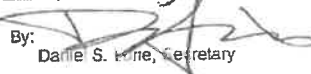
- That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
- The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

\*RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARIANNE L. WILBERT  
; and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company.\*

- The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 24 day of May, 2023.

By:   
Darlie S. White, Secretary

### NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - <https://www.treasury.gov/ofac/targets/sanctions/sanctions-list>

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: [LexonClaimsAdministration@sompo-intl.com](mailto:LexonClaimsAdministration@sompo-intl.com)

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

**HIGHLINE WATER DISTRICT**

**BILL OF SALE**

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, the undersigned grantor.

Copper Ridge, LLC does by the presents hereby convey, set over, assign, transfer and sell to HIGHLINE WATER DISTRICT, King County, Washington, a municipal corporation, the following described water mains and all appurtenances thereto, situated in King County, Washington.

**LOCATION:** 26809 Military Road S Kent, Wa

**ALONG:** \_\_\_\_\_ **FROM:** \_\_\_\_\_ **TO:** \_\_\_\_\_

**ALONG:** \_\_\_\_\_ **FROM:** \_\_\_\_\_ **TO:** \_\_\_\_\_

**ALONG:** \_\_\_\_\_ **FROM:** \_\_\_\_\_ **TO:** \_\_\_\_\_

**DESCRIBED WATER MAINS & APPURTENANCES**

Appurtenance	Size/Type	Amount Installed	Unit Cost	Total Cost
Offsite Water Main	8" DIP	167 LF	\$ 93.00 LF	\$ 15,531
Offsite Water Main	4" DIP	128 LF	\$ 79.50 LF	\$ 10,176
Water Main RJ	8" DIP	75 LF	\$ 67.00 LF	\$ 5,025
Water Main	8" DIP	1,206 LF	\$ 55.00 LF	\$ 66,330
Water Main	4" DIP	168 LF	\$ 51.00 LF	\$ 8,568
Water Services	1" Copper	49 EA	\$ 1,250 EA	\$ 61,250
Irr. Service	1" Copper	2 EA	\$ 3,100 EA	\$ 6,200
Fire Hydrant	6" DIP	2 EA	\$ 7,775 EA	\$ 15,550
Gate Valve	4"	1 EA	\$ 1,650	\$ 1,650
Gate Valve	8"	2 EA	\$ 2,190	\$ 4,380
<b>Total Cost of Water Improvements</b>				<b>\$ 194,660</b>

**Bill of Sale Date:** 10.25.22

The said Grantor hereby certifies that it is the sole owner of all of the property above described; that it has full power to convey the same and that it will defend the said title of said water district against any and all persons lawfully making claim thereto. The total cost of installing the above described extension to the present water district system, including labor and materials is:

One Hundred Ninety Four Thousand Six Hundred Sixty Dollars (\$ 194,660 )

The Developer's Maintenance Bond will be for 50% of this amount.

**IN WITNESS WHEREOF**, the Grantor(s) has (have) executed these presents this 9<sup>th</sup> day of May, 2023

[Signature]  
Title: Manager Title: \_\_\_\_\_

**INDIVIDUAL ACKNOWLEDGEMENT**

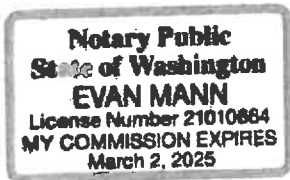
STATE OF WASHINGTON )  
 ) SS  
COUNTY OF KING )

On this 9<sup>th</sup> day of May, 2023 before me the undersigned, a Notary Public, personally appeared Luci Wilson to me known to be the individual or individuals described in and who executed the within and foregoing instrument, and acknowledged that it was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal the day and year first above written.

[Signature]  
Signature of Notary

EVAN MANN  
Print or stamp name of Notary



Notary Public for the State of Washington, residing at Perth

My appointment expires 3/2/25

**CORPORATION ACKNOWLEDGEMENT**

STATE OF WASHINGTON     )  
  )  SS  
COUNTY OF KING         )

On this 9<sup>th</sup> day of May, 2023, before me the undersigned, a Notary Public, personally appeared Kurt Wilson to me known to be the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he (she or they) was (were) authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

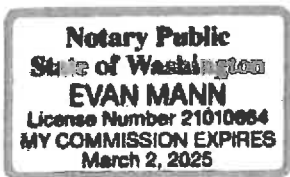
**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal the day and year first above written.



*Signature of Notary*

EVAN MANN

*Print or stamp name of Notary*



Notary Public for the State of Washington,  
residing at Pe. o. bus

My appointment expires 3/2/25



**Agenda Item No.:** 3.1  
**Agenda Date:** 07/19/2023  
**Reviewed By:** 

**Subject:** Developer Extension – Accept Project as Complete  
Star Lake Crossing

**ATTACHMENTS:**

- 1. Resolution #23-7-19A
- 2. Map
- 3. Maintenance Bond
- 4. Bill of Sale

**BACKGROUND:**

**Name of DE:** Star Lake Crossing  
**Name of Developer:** Copper Ridge, LLC  
**Plat or Subdivision:** Subdivision  
**Scope of Work:** Provide and Install approximately 1038 LF 8" DI, 295 LF 4" DI, Forty-Seven ¾" domestic meters, and two ¾" irrigation meters.

**Resolution # Authorize DE:** 22-1-19B

**GENERAL LOCATION OF DE:** 26809 Military Road S, Kent, WA 98032

**Bill of Sale Dated:** 05-09-2023

**Signed by:** Kurt Wilson

**Requesting Latecomers:** No

**Payback Agreement?:** Yes  No  N/A

**Deposit Paid?:** Yes  No  N/A

**Amt. of Deposit:** \$10,000.00

**Explanation:** This is the final step in the developer extension process. This resolution authorizes acceptance of the developer extension, and staff has verified that it is complete in accordance with the District's standards.