

**HIGHLINE WATER DISTRICT
King County, Washington**

RESOLUTION 16-12-7A

**RESOLUTION ACCEPTING AN EXTENSION TO THE WATER DISTRICT SYSTEM
RIDGEVIEW TOWNHOMES – 210XX 39TH AVE S, SEATAC, WA**

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 October 13, 2016 and executed by Ron Bowen, Authorized Agent, Polygon WLH, LLC, is hereby accepted and attached as Exhibit A, along with system map.

ADOPTED BY THE BOARD OF COMMISSIONERS of Highline Water District, King County, Washington, at an open public meeting held this **7th** day of **December 2016**.

BOARD OF COMMISSIONERS



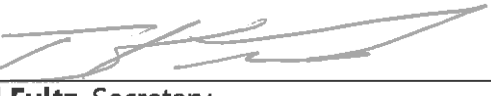
Vince Koester, President



Daniel Johnson, Commissioner



Kathleen Quong-Vermeire, Commissioner



Todd Fultz, Secretary



George Landon, Commissioner

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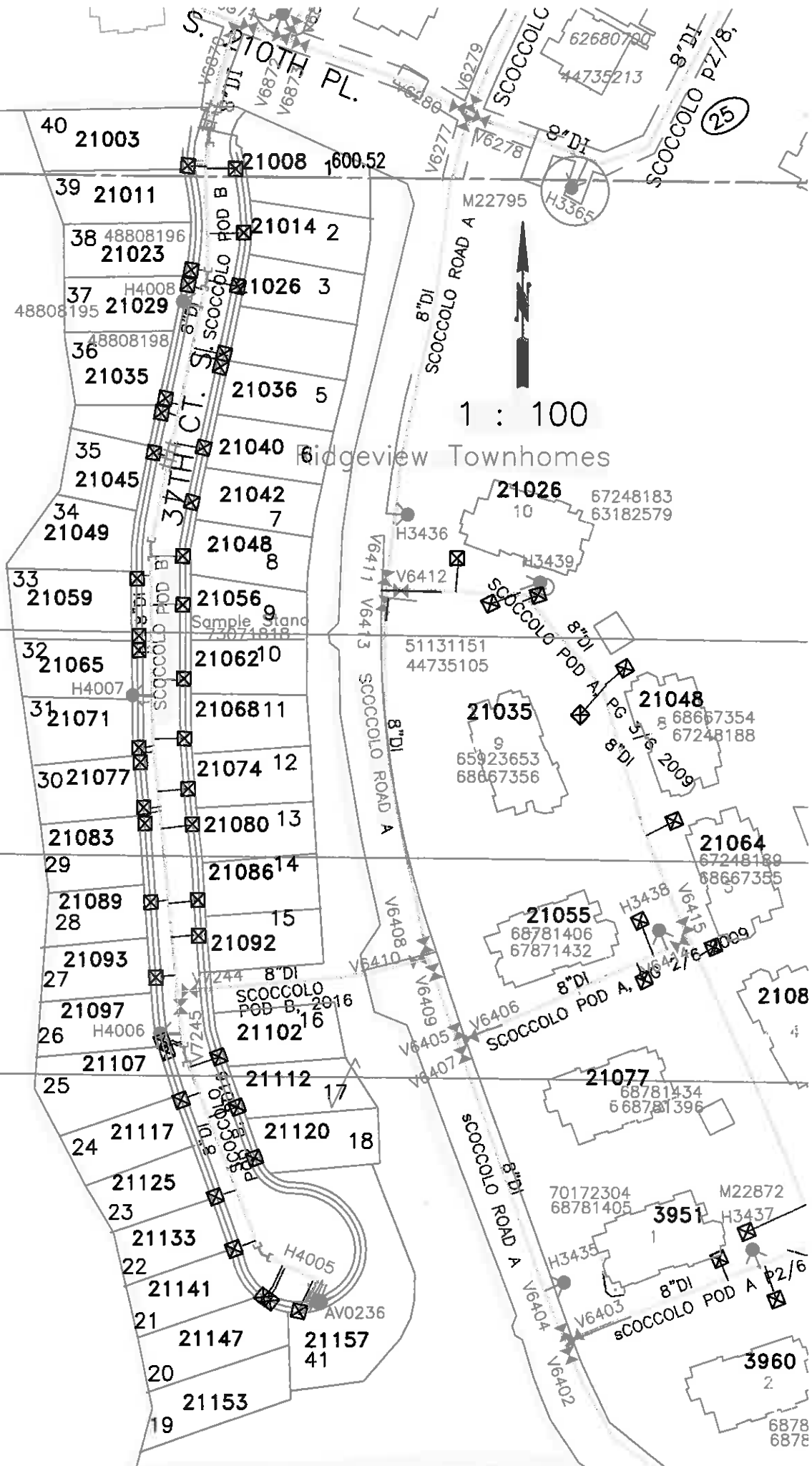
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Ridgeview Townhomes

21026 67248183 63182579

51131151 44735105

21035 65923653 68667356

21048 68667354 67248188

21064 67248189 68667355

21055 68781406 67871432

2108

21077 68781434 66871396

70172304 68781405

3951

3960

6878 687E

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.

Polygon WLH, 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: Scoccolo Pod B

ALONG: 37th Court S. **FROM:** STA 2 + 00 **TO:** STA 11 + 00

ALONG: 39th Way S. to 37th Court S. **FROM:** STA 17 + 80 **TO:** STA 8 + 44

ALONG: _____ **FROM:** _____ **TO:** _____

DESCRIBED WATER MAINS & APPURTENANCES

Appurtenance	Size/Type	Amount Installed	Unit Cost	Total Cost
See attached for complete list of appurtenances			\$	\$
			\$	\$
			\$	\$
			\$	\$
			\$	\$
			\$	\$
			\$	\$
			\$	\$
Total Cost of Water Improvements				\$ 141,881.00

CORPORATION ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On this 13th day of October, 2016, before me the undersigned, a Notary Public, personally appeared Ron Bowen, 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.



David Arenell
Signature of Notary

David Arenell
Print or stamp name of Notary

Notary Public for the State of Washington,
residing at Seattle

My appointment expires 8/27/2017

Onsite Water Lines				
Description	Amount	unit	\$/unit	Total
6" DI water line	65	LF	\$ 55.00	\$ 3,575.00
8" DI water line	1267	LF	\$ 43.00	\$ 54,481.00
10" DI water line		LF		\$ -
Fire Hydrants	4	EA	\$ 3,500.00	\$ 14,000.00
2" Air Valve/Blow Off	1	EA	\$ 3,000.00	\$ 3,000.00
1.5" Irrigation Service	1	EA	\$ 1,500.00	\$ 1,500.00
1" Water Service - Irrigation	1	EA	\$ 1,275.00	\$ 1,275.00
1" Water Service	40	EA	\$ 1,275.00	\$ 51,000.00
12" Gate Valve		EA		\$ -
8" Gate Valve	2	EA	\$ 1,275.00	\$ 2,550.00
6" Gate Valve	4	EA	\$ 875.00	\$ 3,500.00
4" Gate Valve		EA		\$ -
Fittings and Blocking	1	LS	\$ 7,000.00	\$ 7,000.00
Relocate hydrant		LS		\$ -
Water Hook-up		EA		\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
			Section Total	\$ 141,881.00

Highline Water District

Name of Project: Scoccolo Pod B

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 November 28, 2016, with Polygon WLH, LLC, hereinafter designated as "*the developer*", providing for construction of Water Improvements, 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 Philadelphia Indemnity Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Pennsylvania 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 Seventy Thousand Nine Hundred Forty and 50/100 Dollars (\$ 70,940.50) for the payment of which we do jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns by these presents.

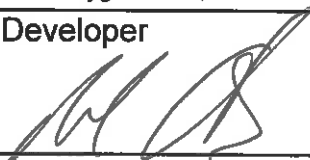
The conditions of this obligation are such that the Developer, his heirs, representatives or successors or assigns shall well and truly keep and observe all of the covenants, conditions and agreements in said contract, and contract documents, and shall faithfully perform all of the provisions of the 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 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 22nd day of November, 2016.

Polygon WLH, LLC
Developer

By
Nick Abdelnour
Title
Authorized Agent

Philadelphia Indemnity Insurance Company
Surety

By
Janina Monroe, Attorney-in-Fact
Title

PHILADELPHIA INDEMNITY INSURANCE COMPANY
231 St. Asaph's Rd., Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: that PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint: JANINA MONROE, THOMAS G. MCCALL, TIMOTHY J. NOONAN AND MICHELLE HAASE OF LOCKTON COMPANIES, LLC

Its true and lawful Attorney(s) in fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$25,000,000.00

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY at a meeting duly called the 1st day of July, 2011.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company to: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with the respect to any bond or undertaking to which it is attached.

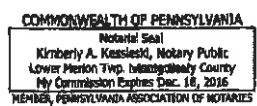
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 7TH DAY OF FEBRUARY 2013.



Robert D. O'Leary Jr.

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 10th day of June 2013, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.



Notary Public: *[Signature]*
residing at: Bala Cynwyd, PA
My commission expires: December 18, 2016

(Notary Seal)

I, Craig P. Keller, Executive Vice President, Chief Financial Officer and Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and this Power of Attorney issued pursuant thereto are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY,

NOV 22 2016

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this _____ day of _____, 20_____.



[Signature]
Craig P. Keller, Executive Vice President, Chief Financial Officer & Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On NOV 22 2016 before me, Gina L Garner, Notary Public
(Here insert name and title of the officer)

personally appeared Janina Monroe
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

_____ (Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

Agenda Item No.: 3.1

Agenda Date: 12/07/16

Reviewed By: M.E.

SD

Subject: Developer Extension – Ridgeview Townhomes- Accept Project as Complete

ATTACHMENTS:

1. Resolution
2. Map
3. Bill of Sale
4. Maintenance Bond

BACKGROUND:

Name of DE: Ridgeview Townhomes

Name of Developer: Ridgeview Townhomes, LLC

Plat or Subdivision: (Scoccolo Pod B)

Scope of Work: Provide and install approx. 1,041 lf 8" DI, water main, 4 fire hydrants, forty 1" water meters/services, two 1 ½" irrigation meters, and related appurtenances necessary to provide domestic water service, irrigation, and fire suppression to forty new single family residents/townhomes.

Resolution # Authorize DE: 15-9-16B

General Location of DE: 210XX 39th Ave S., Seatac, WA 98188

Bill of Sale Dated: October 13, 2016

Signed by: Ron Bowen, Authorized Agent, Polygon WLH, LLC

Requesting Latecomers Payback Agreement?: Yes No N/A

Deposit Paid?: Yes No N/A

Amt. of Deposit: \$6,000

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.