

**HIGHLINE WATER DISTRICT  
King County, Washington**

**RESOLUTION 19-5-15A**

**RESOLUTION ACCEPTING AN EXTENSION TO THE WATER DISTRICT SYSTEM  
DES MOINES CREEK NORTH - S 206XXTH ST AND 24TH AVE S, DES MOINES, 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 04/30/19 and executed by Scott Taylor, a Managing Director, 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 **15th** day of **May 2019**.

**BOARD OF COMMISSIONERS**

  
\_\_\_\_\_  
**Kathleen Quong-Vermeire**, President

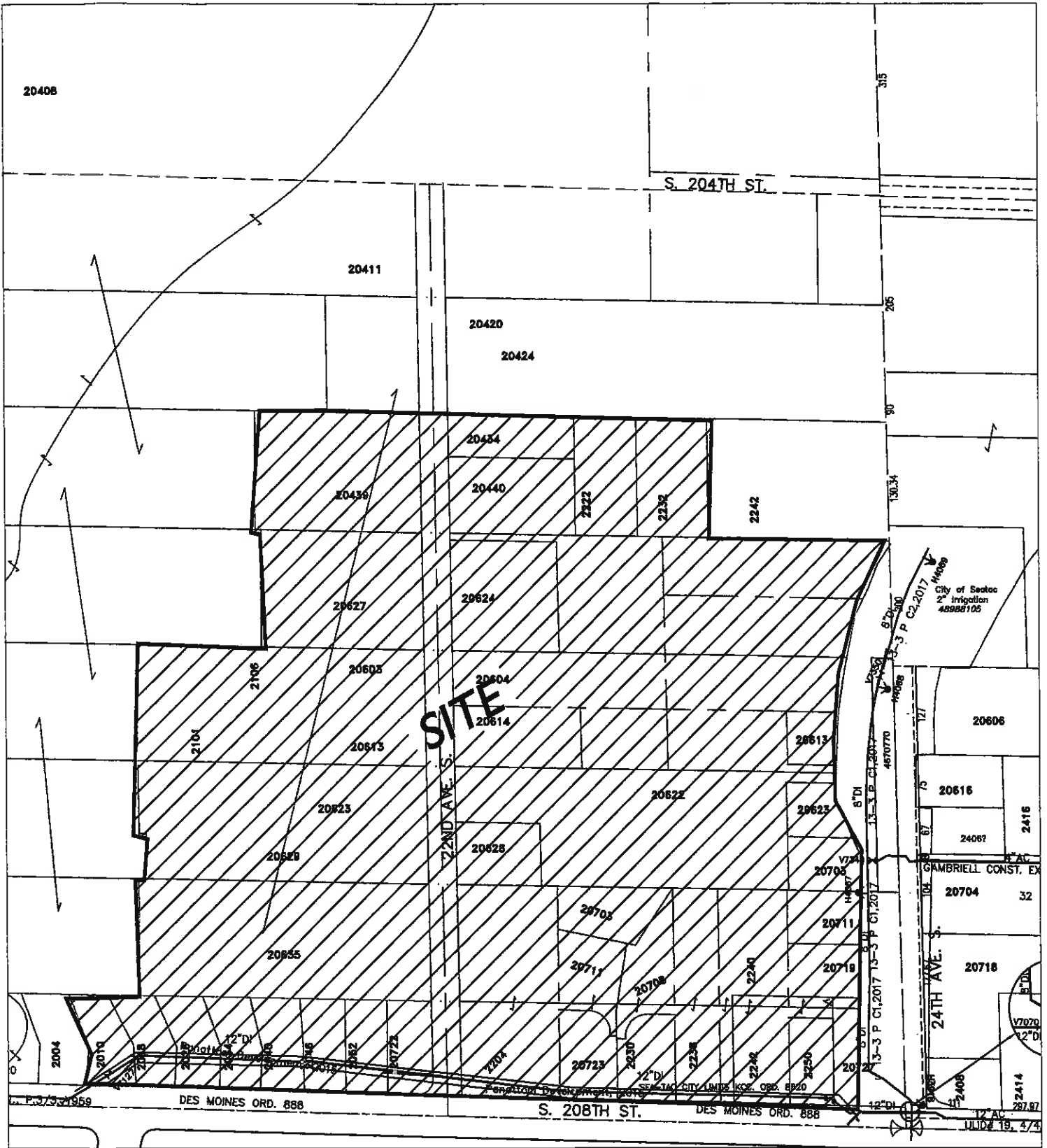
  
\_\_\_\_\_  
**Vince Koester**, Secretary

  
\_\_\_\_\_  
**Todd Fultz**, Commissioner

  
\_\_\_\_\_  
**Daniel Johnson**, Commissioner

  
\_\_\_\_\_  
**George Landon**, Commissioner

# ATTACHMENT I



**Des Moines Creek North**  
**Install Approx. 4,900 LF 12" & 8"**  
**Water main, 2 services**  
**and appurtenances**

5/21/18

Legend	
	Hydrants
	Water meters
	Valves
	Water Main

# HIGHLINE WATER DISTRICT

EXHIBIT A

## 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.

IAC DES MOINES CREEK NORTH 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:** 20529 24th Avenue South, SeaTac, WA 98198

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

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

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

## DESCRIBED WATER MAINS & APPURTENANCES

Appurtenance	Size/Type	Amount Installed	Unit Cost	Total Cost
Ductile Iron	6"	215	\$ 30.83	\$ 6,628.91
Ductile Iron	8"	3420	\$ 37.95	\$ 129,779.49
Ductile Iron	12"	1495	\$ 47.43	\$ 70,913.87
Locking Gaskets	6"	52	\$ 64.04	\$ 3,329.87
Locking Gaskets	8"	139	\$ 81.82	\$ 11,373.49
Locking Gaskets	12"	92	\$ 120.96	\$ 11,128.02
Hydrant Assemblies	6"	12	\$ 6,640.76	\$ 79,689.16
Gate Valves	8"	8	\$ 1,423.02	\$ 11,384.17
Gate Valves	12"	3	\$ 3,142.50	\$ 9,427.51
Fittings (Bend)	8"	8	\$ 355.76	\$ 2,846.07
Fittings (Bend)	12"	9	\$ 539.63	\$ 4,802.70
Fittings (Teas)	8x6	9	\$ 1,126.56	\$ 10,139.02
Fittings (Teas)	8x8	3	\$ 1,126.56	\$ 3,379.67
Fittings (Teas)	12x6	2	\$ 1,126.56	\$ 2,253.12
Fittings (Teas)	12x12	2	\$ 1,126.56	\$ 2,253.12
Gravel Bedding (TNS)	Bank Run	1069	\$ 30.83	\$ 32,959.53
<b>Total Cost of Water Improvements</b>				<b>\$ \$ 392,287.72</b>

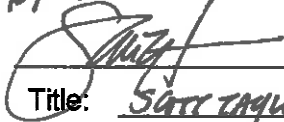
The said Grantor hereby certifies that it is the sole owner of all of the property above described; that it has full power to convey the same and that it will defend the said title of said water district against any and all persons lawfully making claim thereto. The total cost of installing the above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

Three hundred ninety-two thousand two hundred eighty-seven and 72/100 Dollars (\$ 392,287.72 )

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

IN WITNESS WHEREOF, the Grantor(s) has (have) executed these presents this 30<sup>th</sup>  
day of APRIL, 2019.

BY: INTERNATIONAL AIRPORT CENTERS L.L.C. (d/b/a IAC PROPERTIES), ITS MANAGER

  
Title: SATT TAYLOR, A MANAGING DIRECTOR Title: \_\_\_\_\_

**CORPORATION ACKNOWLEDGEMENT**

STATE OF ILLINOIS            )  
                                          )   SS  
COUNTY OF LAKE            )

On this 30 day of April, 2019, before me the undersigned, a Notary Public, personally appeared Scott Taylor, 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.



Rachel Zawadzki  
Signature of Notary  
Rachel Zawadzki  
Print or stamp name of Notary

Notary Public for the State of Illinois  
residing at Waukegan, IL  
My appointment expires 07/09/2019

# Highline Water District

Name of Project: Des Moines Creek North

## Maintenance Bond

Bond No. 2855795

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 MAY 22, 2018, with IAC DES MOINES CREEK NORTH LLC, hereinafter designated as "*the developer*", providing for construction of a new warehouse building, 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 Great American Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of Ohio 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 <sup>One Hundred Seventy One Thousand Six Hundred</sup> ~~Seventy Five and No/100~~ Dollars (\$ 171,675.00 ) for the payment of which we do jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns by these presents.

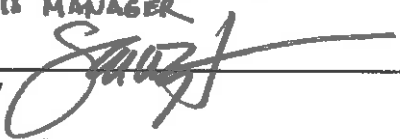
The conditions of this obligation are such that the Developer, his heirs, representatives or successors or assigns shall well and truly keep and observe all of the covenants, conditions and agreements in said contract, and contract documents, and shall faithfully perform all of the provisions of the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

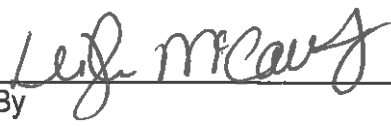
No change, extension of time, alteration or addition to the work to be performed under this contract shall in any way affect the Developer's or Surety's obligation on this bond,

& 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 2nd day of January \_\_\_\_\_, 2019.

IAC DES MOINES CREEK NORTH LLC  
Developer  
BY: INTERNATIONAL AIRPORT CENTERS L.L.C.,  
ITS MANAGER  
By   
SCOTT TAYLOR, A MANAGING  
Title DIRECTOR

Great American Insurance Company  
Surety  
By   
Leigh McCarthy, Attorney-in-Fact  
Title

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

**GREAT AMERICAN INSURANCE COMPANY®**

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by this power of attorney is not more than **ELEVEN**

No. 0 21074

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

	Name	Address	Limit of Power
DEBORAH NEICHTER	SHERYON QUINN	ALL OF	ALL
JILL KEMP	THERESA PICKERRELL	LOUISVILLE KENTUCKY	\$100,000,000
BARBARA DUNCAN	AMY MEREDITH		
MARK A. GUIDRY	MARGIE M. LOWRY		
SANDRA L. FUSINETTI	LEIGH MCCARTHY		
LYNNETTE LONG			

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 20TH day of AUGUST 2018

Attest

GREAT AMERICAN INSURANCE COMPANY



*Atty L C B*

Assistant Secretary

*Mark V Vicario*

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

On this 20TH day of AUGUST, 2018, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



Susan A. Kohorst  
Notary Public, State of Ohio  
My Commission Expires 05-18-2020

*Susan A Kohorst*

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

**RESOLVED:** That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

**RESOLVED FURTHER:** That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

**CERTIFICATION**

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 2nd day of January, 2019.



*Atty L C B*

Assistant Secretary





**INCREASE RIDER**

To be attached to and form a part of Bond Number 2855795  
issued by Great American Insurance Company  
on behalf of IAC DES MOINES CREEK NORTH LLC  
as Principal in favor of Highline Water District, King County, Washington  
as Obligee, effective January 2, 2019

IT IS HEREBY UNDERSTOOD AND AGREED, that,

The penal sum of this bond is increased from One Hundred Seventy One Thousand Six Hundred Seventy Five  
and No/100----- Dollars (\$ 171,675.00 )  
to One Hundred Ninety Six Thousand One Hundred Forty Three and 86/100-----  
Dollars (\$ 196,143.86 ) effective the 2nd day of January, 2019

Signed, sealed and dated May 1, 2019

IAC DES MOINES CREEK NORTH LLC  
BY: INTERNATIONAL AIRPORT CENTERS L.L.C., Principal  
ITS MANAGER

By [Signature]  
SCOTT TAYLOR, A MANAGING DIRECTOR

Great American Insurance Company  
Surety

By [Signature]  
Leigh McCarthy Attorney-in-Fact

**GREAT AMERICAN INSURANCE COMPANY®**

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by this power of attorney is not more than **ELEVEN**

No. 0 21074

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
DEBORAH NEICHTER	ALL OF	ALL
JILL KEMP	LOUISVILLE, KENTUCKY	\$100,000,000
BARBARA DUNCAN		
MARK A. GUIDRY		
SANDRA L. FUSINETTI		
LYNNETTE LONG		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 21ST day of JANUARY 2019

Attest

GREAT AMERICAN INSURANCE COMPANY



*Stephen C. Beraha*  
Assistant Secretary

*Mark Vicario*  
Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 21ST day of JANUARY, 2019

, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



Susan A. Kohorst  
Notary Public, State of Ohio  
My Commission Expires 05-16-2020

*Susan A. Kohorst*

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

**RESOLVED:** That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

**RESOLVED FURTHER:** That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

**CERTIFICATION**

I, STEPHEN C. BERHAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 1st day of May, 2019.



*Stephen C. Beraha*  
Assistant Secretary

**Agenda Item No.:** 3.1  
**Agenda Date:** 05/15/19  
**Reviewed By:** JD

**Subject:** Developer Extension – Accept Project as Complete  
Des Moines Creek Business Park - North

**ATTACHMENTS:**

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

**BACKGROUND:**

**Name of DE:** Des Moines Creek - North

**Name of Developer:** IAC DES MOINES CREEK NORTH, LLC

**Plat or Subdivision:** Des Moines Creek Business Park

**Scope of Work:** Provide and install approx. 4,900 LF 12" DI AND 8" DI water main, one 1" domestic service; one 1" irrigation service, one 8" DDCVA, AND related appurtenances necessary to provide domestic water service, irrigation and fire suppression to the new warehouse facility.

**Resolution # Authorize DE:** 18-5-22B

**General Location of DE:** S 206XXth St and 24th Ave S., Des Moines, WA 98198

**Bill of Sale Dated:** April 30, 2019

**Signed by:** Scott Taylor, a Managing Director

**Requesting Latecomers**

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

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

**Amt. of Deposit:** \$12,500

**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.