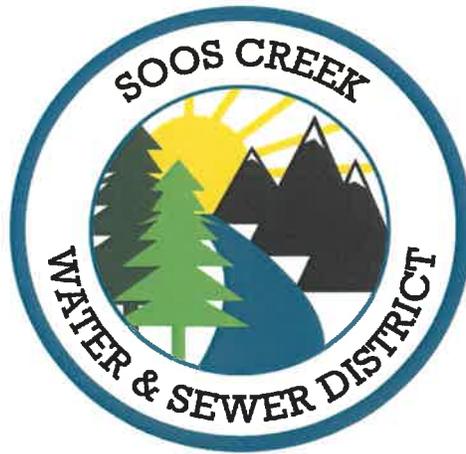


**FOLLOWING ARE EXAMPLES OF FORMS YOU MAY
NEED DURING YOUR PROJECT**

THESE FORMS ARE ONLY EXAMPLES

**YOU WILL BE SENT FORMS SPECIFIC FOR YOUR
PROJECT AS THEY ARE NEEDED**





SOOS CREEK WATER & SEWER DISTRICT

14616 SE 192nd St. Renton, WA 98058 • www.sooscreek.com • (253) 630-9900

DEVELOPER EXTENSION RENEWAL AGREEMENT

AGREEMENT MADE this _____ day of _____.

Name of Plat/Project _____

Developer _____

Date/Original Agreement _____

Extension Type Water Sewer

1st Renewal Fee \$0.00 \$ 0.00 **Total due:** _____

2nd & 3rd Developer renewals will incur a cost of 4% of the original agreement amount for each additional renewal. Your total renewal cost is: \$ _____

The undersigned ("the Developer") and Soos Creek Water and Sewer District ("the District"), hereby agree to renewal of that certain Developer Extension Agreement described hereinabove. The terms of such Renewal Agreement are as follows:

1. PAYMENT OF FEES, CHARGES AND DEPOSITS

In consideration of the renewal of the above-described Developer Extension Agreement, the Developer shall pay the indicated Renewal Fee, as well as all additional engineering fees, attorneys fees, and District costs not heretofore paid by the Developer. Additionally, any fees payable under the original Developer Extension Agreement that have not yet been paid will be paid at the current rates prevailing under District Resolutions at the time of payment, unless said Resolutions provide otherwise. Developers who have heretofore paid general facilities connection charges may be required to pay additional sums for such charges in the event that the current rates for such charges are greater than those heretofore paid by the Developer, unless District Resolutions provide otherwise. Payment of any and all other fees, charges, and deposits shall be made in accordance with current District Resolutions and policies at the time of such payment.

2. DURATION OF RENEWAL - LIMITATION FOR PERIOD OF ACCEPTANCE

This Renewal Agreement shall be for the same number of months as the duration of the original Developer Extension Agreement, as specified in Section 3.b. thereof; and shall be from the date of expiration of the original Agreement without regard to the date of application or consent to renewal. The Developer agrees that the construction of the extension and improvements shall be completed and ready for acceptance within that time. If the Developer

Developer Extension
Renewal Agreement – continued

has executed a performance bond or a set-aside letter, and has not completed the improvements within said period, the District may order the work done, or any remaining portion thereof, and all costs and expenses incurred, shall be reimbursed to the District from the bond company or financial institution holding the funds as provided in the bond or set-aside letter; provided, however, that the amount of such reimbursement available shall not be deemed to limit the Developer's obligation to pay the total cost attributable to the work. If the work is completed beyond the period of this renewal, reimbursement should also include the cost of any further renewal of this Agreement as described below.

If the extension is not completed and ready for acceptance within the renewal period, the Developer's rights under this Agreement shall cease and no additional administrative, engineering, or legal services will be provided by the District unless and until the Developer makes a new application, or until the Developer and District agree to the renewal of the expired Agreement. The District reserves the right to deny any further renewal of the Agreement, and reserves the right to place additional conditions and fees upon any further renewal. If the District consents to the renewal of the Agreement, and in consideration thereof, the District's actual costs incurred to the date of renewal shall be accounted, and if they exceed the amount of fees collected by the District to the date of renewal, the Developer shall pay the difference. In addition, the Developer shall pay all administrative, legal, engineering, and inspection costs attributable to the renewal.

3. INCORPORATION OF OTHER TERMS OF DEVELOPER EXTENSION AGREEMENT

The Developer shall be responsible for meeting the standards and criteria of any and all District policies and Resolutions passed since the date of the original Developer Extension Agreement referred to hereinabove. All other matters set forth in the original Developer Extension Agreement, other than modifications made herein, shall remain a valid and enforceable part of this Agreement, and are herein incorporated by this reference.

Dated this _____ day of _____, 20____.

DEVELOPER - Authorized Signature

DEVELOPER – First and Last Name, Print

SIGNATURE OF GENERAL MANAGER
Approving Renewal Agreement

Date _____, 20____

**SOOS CREEK WATER AND SEWER DISTRICT
KING COUNTY, WASHINGTON
ASSIGNMENT AND COVENANT TO PERFORM
DEVELOPER EXTENSION AGREEMENT**

AGREEMENT MADE this _____ day of _____, 20_____.

Name of Plat/Project _____

Assignor Developer _____

Assignee Developer _____

ADDRESS _____

PHONE _____ FAX _____ EMAIL _____

Date/Original Agreement _____

Extension Type Water _____ Sewer _____

The undersigned ("the Developer") has heretofore entered into a Developer Extension Agreement with Soos Creek Water Sewer District ("the District") for the extension of District facilities. The Developer now desires to assign all right, title, interest, and responsibility under said Developer Extension Agreement to the Assignee Developer ("the Assignee"), including all fees and deposits heretofore paid to the District. The Assignee agrees to undertake all responsibilities of the Developer under the above-referenced Developer Extension Agreement, including, but not limited to payment of all fees not heretofore paid, completion of construction of the facilities within the time required by the original Developer Extension Agreement, and performance of all other responsibilities and undertakings of the Developer in said Developer Extension Agreement.

1. ASSIGNMENT

The Developer hereby assigns to the Assignee all of its right, title, and interest, including fees and deposits heretofore paid to Soos Creek Water and Sewer District, under that certain Developer Extension Agreement described hereinabove between Developer and the District.

2. COVENANT TO PERFORM

The Assignee hereby assumes and covenants to perform all of the duties and responsibilities of the Developer under said Developer Extension Agreement, to pay all fees and deposits required by said Agreement, and shall be bound by said Agreement for all intents and purposes as if it had signed the original Developer Extension Agreement with Soos Creek Water and Sewer District.

Dated this _____ day of _____, 20_____.

DEVELOPER - Authorized Signature

ASSIGNEE DEVELOPER - Authorized Signature

3. DISTRICT'S CONSENT TO ASSIGNMENT

I, Ron Speer, certify that I am the District Manager of Soos Creek Water and Sewer District, and that I have authority on behalf of the District to approve assignments of rights and duties under developer extension agreements. By my signature below, Soos Creek Water and Sewer District hereby approves and accepts the foregoing assignment.

SIGNATURE OF DISTRICT MANAGER
approving Renewal Agreement

Date _____, 20_____

CONTRACTOR BID SHEET - SEWER

Project : _____
 Developer/Owner: _____
 Engineer: _____
 Contractor: _____

Design Costs directly related to the sewer system including permit application work and fees and easement preparation costs: \$ _____

Sewer Survey work \$ _____

Fees Paid to Soos Creek Water and Sewer District \$ Soos Creek to Complete _____

SEWER SYSTEM COMPONENTS	QTY	UNIT	UNIT PRICE	TOTAL AMOUNT
MAINLINE COSTS:				
6" PVC		L.F.		
8" PVC mainline		L.F.		
8" D.I. mainline		L.F.		
C900 mainline		L.F.		
Std manhole 48" to 8' deep		EA		
Manhole - Extra Depth		V.F.		
Trench Shoring		EA		
Connection to Existing Manhole		EA		
Manhole Adjustment		EA		
Safety Grate for Manhole # _____		EA		
Foundation Gravel		Ton		
Bank Run Gravel		Ton		
5/8" Crushed Gravel		Ton		
1 1/4 " Crushed Surfacing		Ton		
Compaction Testing		Lump Sum		
Surface Restoration		Lump Sum		
OTHER COSTS:				
Other- Specify:				
Other- Specify:				
Other- Specify:				
			Tax- rate _____	
			Mainline Construction Total	
STUB COSTS:				
6" PVC stub services		L.F.		
Side sewer services to lots		EA		
Remove/abandon existing sewer stubs		EA		
Foundation Gravel		Ton		
Bank Run Gravel		Ton		
5/8" Crushed Gravel		Ton		
1 1/4 " Crushed Surfacing		Ton		
Compaction Testing		Lump Sum		
Surface Restoration		Lump Sum		
Connect lot/home:		EA		
Connect lot/home:		EA		
Connect lot/home:		EA		
			Stub Services Sub Total	
			Tax- rate _____	
			Stub Services Construction Total	
TOTAL:				
			All Construction Sub Total	
			Tax- rate _____	
			All Construction Total	

Note: Back up invoices must be provided to the District for all costs listed above, in order to be included in the Value of Systems and any Latecomers that you may be entitled to as a result of the above project. If the District does not receive itemized costs for the project, the bill of sale and permits may be withheld until the District receives an itemized breakdown. In addition, no latecomers will be calculated unless all costs are documented and the Project's Value of Systems is accepted by the District.

I hereby certify that the information provided herein is true and correct to the best of my knowledge.

DATED THIS _____ day of _____, 20_____.

Signature: _____ By (print) _____

Title: _____ Company: _____

CONTRACTOR BID SHEET - WATER

Project : _____
 Developer/Owner: _____
 Engineer: _____
 Contractor: _____

Design Costs directly related to the water system including permit application work and fees and easement preparation costs: \$ _____

Water Survey work \$ _____

Fees Paid to Soos Creek Water and Sewer District \$ Soos Creek to complete _____

WATER SYSTEM COMPONENTS	QTY	UNIT	UNIT PRICE	TOTAL AMOUNT
MAINLINE COSTS:				
4" D.I. Pipe		L.F.		
6" D.I. Pipe		L.F.		
8" D.I. Pipe		L.F.		
10" D. I. Pipe		L.F.		
12" D.I. Pipe		L.F.		
4 " Gate Valve		EA		
6 " Gate Valve		EA		
8 " Gate Valve		EA		
10 " Gate Valve		EA		
12 " Gate Valve		EA		
Wet Tap incl. tapping tee & valve		EA		
Fittings		EA		
Thrust Blocking		EA		
Blow Off Assembly: size _____		EA		
Connection to main at _____		EA		
Connection to main at _____		EA		
Connect to Blow off		EA		
Connect to Blow off		EA		
Controlled Density Fill- Pipe Abandonment		Lump Sum		
Controlled Density Fill- Backfill		Ton		
Surface Restoration		Lump Sum		
OTHER COSTS:				
Other- Specify:				
Other- Specify:				
Other- Specify:				
			Mainline Sub Total	
			Tax- rate _____	
			Mainline Construction Total	
SERVICES COSTS:				
Water line services to lots		EA		
Remove existing water meter		EA		
Connect lot/home:		EA		
			Services Sub Total	
			Tax- rate _____	
			Services Construction Total	
HYDRANT COSTS:				
Fire Hydrant Assembly		EA		
Wet Tap incl. tapping tee & valve		EA		
4" D.I. Pipe		L.F.		
6" D.I. Pipe		L.F.		
4 " Gate Valve		EA		
6 " Gate Valve		EA		
Connection to main at _____		EA		
Connection to main at _____		EA		
Connect to Blow off		EA		
Connect to Blow off		EA		
			Hydrant Sub Total	
			Tax- rate _____	
			Hydrant Construction Total	
TOTAL:				
			All Construction Sub Total	
			Tax- rate _____	
			All Construction Total	

Note: Back up invoices must be provided to the District for all costs listed above, in order to be included in the Value of Systems and any Latecomers that you may be entitled to as a result of the above project. If the District does not receive itemized costs for the project, the bill of sale and permits may be withheld until the District receives an itemized breakdown. In addition, no latecomers will be calculated unless all costs are documented and the Project's Value of Systems is accepted by the District.

I hereby certify that the information provided herein is true and correct to the best of my knowledge.
 DATED THIS _____ day of _____, 20_____.

Signature: _____ By (print) _____

Title: _____ Company: _____

FORM OF CERTIFICATION FOR
LOCAL PUBLIC AND PRIVATE SEWERAGE
FACILITY CONNECTION/EXTENSION

REPLACE HIGHLIGHTED TEXT WITH PROJECT SPECIFIC INFORMATION

IT IS HEREBY CERTIFIED BY Soos Creek Water & Sewer District that local public sewerage facilities proposed to be constructed by **Project Name**, generally as described on the attached Exhibit A, shall be constructed and developed in compliance with King County Wastewater Treatment Division Rules and Regulations and with applicable local state and federal laws, regulations and plans (except where otherwise noted) including, but not limited to, the following:

A. Local:

(i.e., local agency/county zoning codes, sewer utility plan and system ordinances, noise control ordinances, etc.)

B. State:

(i.e., State Environmental Policy Act, Noise Control Act, Pollution Disclosure Act, Water Rights Act, etc.)

C. Federal:

(i.e., National Environmental Policy Act, Rivers and Harbors Act, Federal Water Pollution Control Act, Flood Control Act, etc.)

Any inconsistencies between the proposed local public sewerage facilities and the above-referenced laws, regulations, and plans are described on the attached Exhibit A.

DATED this _____ day of _____, 20_____.

By: _____

Title: _____

Exhibit A

APPLICATION FORM FOR LOCAL PUBLIC
AND PRIVATE SEWERAGE FACILITY CONSTRUCTION/EXTENSION

A. Description of the Proposed Project, its Location and the Timing of Connection:

Development of (number of lots) lot(s) in the vicinity of (nearest intersection). Connection of residences to the system will occur in 20.

B. Explanation of How the Proposed Facility is in Accordance with Comprehensive Planning and Zoning, Designated Agriculture and Open-Space Zones, and How the Project Relates to the Soil Conservation Drainage Project and the Corps of Engineers Permits Pursuant to Section 404 of the Federal Water Pollution Control Act Amendments:

The facility will serve property that has been previously zoned residential and is within the comprehensive planning area of Soos Creek Water and Sewer District. This comprehensive plan has been approved by King County. The project is not within a designated agriculture and open space zone and is outside the SCS drainage plan for the Green River watershed. No Corps of Engineers permit is required for the project. The proposed sewer service extension is within the Urban Growth Boundary shown on the Land Use Map page 1-16 in Chapter One of the 2008 King County Comprehensive Plan Amendment as adopted by Ordinance No. 16263 through 16266 on October 6, 2008.

SCWSD Pre-Construction Meeting Agenda



Project _____

Date _____

This meeting is being recorded for future reference. Please speak into the microphone so your comments can be heard in the recording. A copy of the recording will be made available upon request.

The below information is intended to be a brief synopsis of construction and closing procedures relevant to the above-referenced project. Please refer to the project Developer Extension Agreement for the entirety of Soos Creek Water and Sewer District contractual obligations.

Introductions

Soos Creek Project Contacts:

Tom Marshall, BHC, Construction Observation

P: (206) 900-6739

E: Tom.Marshall@bhccconsultants.com

Keely Hogan, Soos Creek Development, Contract Management

P: (253) 630-9900 ext. 107

E: KHogan@sooscreek.com

Lynn Ramsey, Soos Creek Development, Project Closing

Traci Haley, Soos Creek Development, Permitting

Project Overview and Pre-Construction Checklist

See Attached

Construction Requirements

- SCWSD must be **notified immediately** of changes to the contractor, onsite foreman or contact information
- Approved water and/or sewer plans must be **onsite at all times** and available for referencing
- Contact Tom Marshall to schedule onsite testing, connections, and inspections

Compaction test results must be received by SCWSD prior to scheduling a TV Inspection

Closing

During the final stages of construction, the developer will be contacted by SCWSD to provide closing documents required for SCWSD to take ownership of new installations and services. Closing for construction includes:

- Completion of preliminary punch list and final inspection
- Paving deposits (as needed for manholes, valves, hydrants, blow offs, vaults & cleanouts)
- Permitting required for side sewer and tap connections; permits cannot be issued until closing

General Facilities Charges (GFCs)

GFC's are due during Closing for commercial and multi-family projects and at Permitting for residential connections. GFC calculations are based on current year's rates and are subject to change without notice. Project GFC Quotes may be provided to the developer upon request.

One Year Inspection

Soos Creek will provide an inspection 1 year post closing. The developer and developer's contractor are responsible to rectify any issues that may be uncovered during this inspection.

The below signature acknowledges notification of communicated construction requirements and agrees to comply with the requests of Soos Creek Water and Sewer District and the District's representatives during the installation of utility services for the above-referenced project.

Signature of Contractor or Onsite Foreman

Date

PRE-CONSTRUCTION CHECKLIST

PreCon Date: _____ PROJECT: _____ Developer: _____

Plans Approved: _____ S W Sewer L.F.= _____ Water L.F.= _____

Contractor: _____

Foreman Name: _____ Cell Phone: _____

Site Surveyor: _____

Suppliers for Materials _____ Manholes: _____

Schedule: Start Date: _____ Hours: _____ Weekends? Y N

WATER SPECS:

- | | |
|---|--|
| <input type="checkbox"/> Tie-in / shut down notification (48hrs) | <input type="checkbox"/> Purities/ Injection only |
| <input type="checkbox"/> Blocking/ Details Provided | <input type="checkbox"/> Meter Size/ Setters required |
| <input type="checkbox"/> Hydrants w/Mega Lug/Field lock | <input type="checkbox"/> Final Inspection - punch list review |
| <input type="checkbox"/> Services/ <u>Sand</u> bedding w/ tracer wire | <input type="checkbox"/> Remove or Abandon AC pipe? |
| <input type="checkbox"/> Cubing/ Cubes provided | <input type="checkbox"/> Services to Abandon? |
| <input type="checkbox"/> Compaction Tests- <i>required before purities can be done!</i> | <input type="checkbox"/> Wells decommissioned? |
| <input type="checkbox"/> Pressure test/ 250psi | <input type="checkbox"/> Paving Deposits- Blow offs, valves and hydrants |

NOTES:

SEWER SPECS:

- | | |
|---|--|
| <input type="checkbox"/> Inspect tie-in manhole | <input type="checkbox"/> Channel Work |
| <input type="checkbox"/> Bedding: 4" under/ 6" over, pea gravel or 5/8 crushed compacted | <input type="checkbox"/> We survey 1st run of laid pipe |
| <input type="checkbox"/> MH Tie-in / Rubber boot only | <input type="checkbox"/> Air Testing - 4lb pressure |
| <input type="checkbox"/> Sections grouted inside and out - Sand & cement only! No fast mix | <input type="checkbox"/> Compaction Tests - <i>required before TV Inspection</i> |
| <input type="checkbox"/> Neck length : 20" max ~1 ring min | <input type="checkbox"/> TV Inspections by SCWSD |
| <input type="checkbox"/> Backfill around manhole necks with crushed rock only, <i>no concrete</i> | <input type="checkbox"/> Final Inspection - punch list review |
| <input type="checkbox"/> Casting lock down bolt position | <input type="checkbox"/> Side Sewer Permit Requirements |
| <input type="checkbox"/> Casting anchor ring | <input type="checkbox"/> Septic Tanks or Grinder Pumps? |
| | <input type="checkbox"/> Paving Deposits- manholes and anchors |

NOTES:

WATER DIVISION _____

SEWER DIVISION _____

NAME OF PLAT/PROJECT _____

DEVELOPER/OWNER _____

ADDRESS _____

PERFORMANCE BOND

KNOW ALL, MEN BY THESE PRESENTS: That we, _____
_____, as Principal; and _____
_____, authorized to transact business in the State of Washington,
as Surety, having its principal office and place of business at _____,
are held and firmly bound unto Soos Creek Water and Sewer District, King County, Washington, as
obligee, in the sum of _____ (\$_____) Dollars,
lawful money of the United States of America, for which payment we and each of us bind ourselves, our
heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

The conditions of the above obligation are such that:

WHEREAS, the above named Principal has entered into a Developer's Extension Agreement in writing with Soos Creek Water & Sewer District for the installation of water and/or sanitary sewer improvements dated the _____ day of _____, 20____, as more fully described in such Agreement, a copy of which Principal and Surety acknowledge having in their presence and knowing the conditions thereof and the terms being incorporated herein, including conditions, covenants, promises, designs that were made a part of said Developer's Extension Agreement; and

AND, that said Developer Extension Agreement contains provision for construction of portions of the District's water and/or sewer system on real property not owned by the Principal, hereinafter referred to as "off-site" portions of the system;

AND/OR, that the Developer Extension Agreement provides for construction by the Principal of on-site portions of the District's water or sewer system which are contained in and are a part of the Comprehensive Plan of Soos Creek Water and Sewer District or are General Facilities of the District;

AND, that said off-site and/or on-site portions of the extension shall be constructed within _____ months of the date of the signing of such extension agreement, unless extended as herein provided;

AND, that it is understood and made a part of the consideration for this obligation that the District shall have the right to sue on this bond in its own name to recover for any loss, injury, damage, or liability whatsoever sustained or incurred by it by reason of any breach of the Developer Extension Agreement related to the above-referenced portions of the extension, or any failure by the Principal to complete said portions of the extension in accordance with District standards and the Developer Extension Agreement;

AND, it is understood and made a part of the consideration for this obligation that the District shall have the further right to sue on this Bond in its own name to recover for any loss, injury, damage, or liability whatsoever sustained or incurred by it by reason of the failure of the Principal to pay all contractors, laborers, mechanics, sub-contractors, agents, materialmen, and all persons who shall supply such Principal and/or its Contractor, any subcontractors, or agents, with provisions or supplies for completion of those portions of the Developer Extension referenced herein.

NOW, THEREFORE, it is understood and agreed that this obligation shall continue in effect until released in writing by Soos Creek Water and Sewer District, King County, Washington;

AND, if the Principal shall well, truly, and faithfully perform all provisions of the Developer Extension Agreement related to off-site construction performed pursuant to this Agreement, or onsite construction of portions of the water or sewer system which are portions of the Comprehensive Plan of the District, or General Facilities thereof, and fulfill all of the undertakings, covenants, terms, conditions, and agreements of said Developer Extension Agreement related to those portions of the extension, and any amendments and extensions thereof that may be granted by the District, with or without notice to the Surety;

AND, if the Principal shall pay all contractors, laborers, mechanics, sub-contractors, agents, materialmen, and all persons who shall supply such Principal, its Contractors, sub-contractors, or agents with provisions or supplies for construction of those portions of the developer extension, then this obligation shall be void and promptly released by Soos Creek Water and Sewer District, otherwise to remain in full force and effect;

AND, the Surety hereby waives notices of any alteration or extension of time made by the District.

IT IS FURTHER DECLARED AND AGREED that nothing of any kind or nature whatsoever that will not discharge the Principal shall operate as a discharge or release of liability of the Surety, any law, rule of equity, or usage relating to the liability of sureties to the contrary notwithstanding.

If any provision of this bond is held invalid, it shall not affect the remaining provisions contained herein.

SIGNED, SEALED, AND DATED this _____ day of _____, 20_____.

Principal

By: _____
(Print)

SEAL

Signature: _____

Title: _____

Surety

By: _____
(Print)

SEAL

Signature: _____

Title: _____

Address: _____

FINAL COSTS - VALUE OF SYSTEMS - WATER

Project : _____
 Developer/Owner: _____
 Engineer: _____
 Contractor: _____

Design Costs directly related to the water system including permit application work and fees and easement preparation costs: \$ _____

Water Survey work \$ _____

Fees Paid to Soos Creek Water and Sewer District \$ Soos Creek to complete _____

WATER SYSTEM COMPONENTS	QTY	UNIT	UNIT PRICE	TOTAL AMOUNT
MAINLINE COSTS:				
4" D.I. Pipe		L.F.		
6" D.I. Pipe		L.F.		
8" D.I. Pipe		L.F.		
10" D. I. Pipe		L.F.		
12" D.I. Pipe		L.F.		
4 " Gate Valve		EA		
6 " Gate Valve		EA		
8 " Gate Valve		EA		
10 " Gate Valve		EA		
12 " Gate Valve		EA		
Wet Tap incl. tapping tee & valve		EA		
Fittings		EA		
Thrust Blocking		EA		
Blow Off Assembly: size _____		EA		
Connection to main at _____		EA		
Connection to main at _____		EA		
Connect to Blow off		EA		
Connect to Blow off		EA		
Controlled Density Fill- Pipe Abandonment		Lump Sum		
Controlled Density Fill- Backfill		Ton		
Surface Restoration		Lump Sum		
OTHER COSTS:				
Other- Specify: _____				
Other- Specify: _____				
Other- Specify: _____				
			Mainline Sub Total	
			Tax- rate _____	
			Mainline Construction Total	
SERVICES COSTS:				
Water line services to lots		EA		
Remove existing water meter		EA		
Connect lot/home:		EA		
			Services Sub Total	
			Tax- rate _____	
			Services Construction Total	
HYDRANT COSTS:				
Fire Hydrant Assembly		EA		
Wet Tap incl. tapping tee & valve		EA		
4" D.I. Pipe		L.F.		
6" D.I. Pipe		L.F.		
4 " Gate Valve		EA		
6 " Gate Valve		EA		
Connection to main at _____		EA		
Connection to main at _____		EA		
Connect to Blow off		EA		
Connect to Blow off		EA		
			Hydrant Sub Total	
			Tax- rate _____	
			Hydrant Construction Total	
TOTAL:				
			All Construction Sub Total	
			Tax- rate _____	
			All Construction Total	

Note: Back up invoices must be provided to the District for all costs listed above, in order to be included in the Value of Systems and any Latecomers that you may be entitled to as a result of the above project. If the District does not receive itemized costs for the project, the bill of sale and permits may be withheld until the District receives an itemized breakdown. In addition, no latecomers will be calculated unless all costs are documented and the Project's Value of Systems is accepted by the District.

I hereby certify that the information provided herein is true and correct to the best of my knowledge.

DATED THIS _____ day of _____, 20_____.

Signature: _____ By (print) _____

Title: _____ Company: _____

FINAL COSTS - VALUE OF SYSTEMS - SEWER

Project : _____
 Developer/Owner: _____
 Engineer: _____
 Contractor: _____

Design Costs directly related to the sewer system including permit application work and fees and easement preparation costs: \$ _____

Sewer Survey work \$ _____

Fees Paid to Soos Creek Water and Sewer District \$ Soos Creek to Complete _____

SEWER SYSTEM COMPONENTS	QTY	UNIT	UNIT PRICE	TOTAL AMOUNT
MAINLINE COSTS:				
6" PVC		L.F.		
8" PVC mainline		L.F.		
8" D.I. mainline		L.F.		
C900 mainline		L.F.		
Std manhole 48" to 8' deep		EA		
Manhole - Extra Depth		V.F.		
Trench Shoring		EA		
Connection to Existing Manhole		EA		
Manhole Adjustment		EA		
Safety Grate for Manhole # _____		EA		
Foundation Gravel		Ton		
Bank Run Gravel		Ton		
5/8" Crushed Gravel		Ton		
1 1/4 " Crushed Surfacing		Ton		
Compaction Testing		Lump Sum		
Surface Restoration		Lump Sum		
OTHER COSTS:				
Other- Specify:				
Other- Specify:				
Other- Specify:				
			Tax- rate _____	
			Mainline Construction Total	
STUB COSTS:				
6" PVC stub services		L.F.		
Side sewer services to lots		EA		
Remove/abandon existing sewer stubs		EA		
Foundation Gravel		Ton		
Bank Run Gravel		Ton		
5/8" Crushed Gravel		Ton		
1 1/4 " Crushed Surfacing		Ton		
Compaction Testing		Lump Sum		
Surface Restoration		Lump Sum		
Connect lot/home:		EA		
Connect lot/home:		EA		
Connect lot/home:		EA		
			Stub Services Sub Total	
			Tax- rate _____	
			Stub Services Construction Total	
TOTAL:				
			All Construction Sub Total	
			Tax- rate _____	
			All Construction Total	

Note: Back up invoices must be provided to the District for all costs listed above, in order to be included in the Value of Systems and any Latecomers that you may be entitled to as a result of the above project. If the District does not receive itemized costs for the project, the bill of sale and permits may be withheld until the District receives an itemized breakdown. In addition, no latecomers will be calculated unless all costs are documented and the Project's Value of Systems is accepted by the District.

I hereby certify that the information provided herein is true and correct to the best of my knowledge.

DATED THIS _____ day of _____, 20_____.

Signature: _____ By (print) _____

Title: _____ Company: _____

Return Address:

**SOOS CREEK WATER AND SEWER DISTRICT
PO BOX 58039
RENTON, WA 98058-1039**

BILL OF SALE

GRANTOR: _____

GRANTEE: SOOS CREEK WATER AND SEWER DISTRICT

PROJECT: _____

WATER SYSTEM SEWER SYSTEM

PARCEL #: _____; and LEGAL DESCRIPTION:

The plat of _____, according to the plat thereof recorded in
Volume _____ of Plats, Page _____, Records of King County, Washington, to wit:

SEE ATTACHMENTS "A" and "B"

KNOW ALL MEN BY THESE PRESENTS that GRANTOR, for and in consideration of GRANTEE's assumption of full rights and ownership and maintenance of the hereinafter described personal property as a portion of its water distribution and/or sewer collection system, and other valuable consideration, does hereby grant, bargain, sell, transfer and deliver unto Grantee the following described property as now placed and situated in the property legally described above:

together with all necessary valves, fire hydrants, fittings, services, manholes, controls, and/or miscellaneous appurtenances.

TO HAVE AND TO HOLD the same to the said Grantee, its successors and assigns. Grantor hereby covenants that it is the lawful owner of said property; that the same is free from all encumbrances; that all bills for labor and material have been paid; that it has the right to sell property; and that Grantor will warrant and defend title to the same against the lawful claims and demands of any persons whomsoever; and that Grantor will indemnify Grantee for any costs, expenses, or losses suffered by Grantee in defending any claims or liens against said personal property by any persons whomsoever.

This Bill of Sale is given in consideration of the agreement by Grantee, for itself, its successors and assigns, to incorporate said property into its water distribution and/or sewer collection system, and to maintain it at its sole cost and expense on the terms and conditions

Filed for Record at the request of:
SOOS CREEK WATER
AND SEWER DISTRICT
14616 SE 192nd Street
Renton, Washington 98058

Easement No.: _____

Project: _____

Tax Parcel ID#: _____

Abbreviated Legal _____

Grantor(s):

Grantee: SOOS CREEK WATER AND SEWER DISTRICT

AGREEMENT FOR EASEMENT

This easement template was developed in November 2021.

THIS AGREEMENT, made this _____ day of _____, 20____, by and between Soos Creek Water and Sewer District, a municipal corporation of King County, Washington, hereinafter termed the "District", and **[property owner names], hereinafter termed "Grantor,"

WHEREAS, Grantor is the owner of land at approximately 11061 SE 192nd ST, legally described as follows:

"See above legal description"

WHEREAS, the District requires an easement for buried pipelines, buried structures, buried appurtenances, and above grade appurtenances, on the Grantor's property at a location more specifically described hereinbelow; and

WHEREAS, Grantor has title to said real property and is authorized to grant and convey this easement to the District.

NOW, THEREFORE, in consideration of \$10.00 and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, and in consideration of the performance by the District of the covenants, terms and conditions hereinafter set forth, Grantor hereby grants, conveys and quitclaims to the District the following easement:

A. For pipelines that are at depth of eight feet or less as measured from the top of the buried pipeline to finished grade: A five-foot-wide easement on either side of the centerline of the pipeline where it exists, plus a five-foot-wide easement on all sides of above ground appurtenances, plus a five-foot-wide easement from the edges of all buried appurtenances such as vaults, manholes or other buried structures, where they exist, OR,

B. For pipelines that are at depth of more than eight feet as measured from the top of the buried pipeline to finished grade: A ten-foot-wide easement on either side of the centerline of the pipeline where it exists, plus a ten-foot-wide easement on all sides of above ground appurtenances, plus a ten-foot-wide easement wide easement from the edges of all buried appurtenances such as vaults, manholes or other buried structures, where they exist.

1. DISTRICT'S USE OF PROPERTY. Said easement is for the purpose of installing, constructing, operating, inspecting, maintaining, removing, repairing, replacing and using sanitary sewer lines, manholes, and appurtenances thereto, and/or water lines and appurtenances thereto (the "facilities"), together with the nonexclusive right of ingress to and egress from said portion of Grantor's property for the foregoing purposes.

2. USE OF PROPERTY BY GRANTOR. Grantor shall retain the right to use the surface of the easement if such use does not interfere with installation or maintenance of the facilities. Grantor

shall not erect buildings or structures of a permanent nature, or any other improvements including trees or large shrubbery which might affect access to the easement. Any fences installed must include an access gate wide enough to allow District maintenance vehicle access to the easement. No change to the surface may be made in any manner which would unreasonably interfere with ingress, egress and access by the District for installation and/or normal maintenance of the facilities. Any such buildings, structures or improvements will be deemed an encroachment upon the District's rights, and Grantor shall be obligated to remove such encroachments at Grantor's expense.

3. TREES. The maintenance of the District's facilities within an easement may require removal of tree roots within the easement. The District is not responsible for any resulting damage to trees, or subsequent damage to structures or other property caused by trees, as a result of the District's removal of tree roots within an easement.

4. RESTORATION AFTER MAINTENANCE. If common landscape including sod, groundcover, bark and small shrubbery on the easement of Grantor's property is disturbed by the maintenance, removal, repair, or replacement of the facilities, the District shall restore the easement area to a condition as good as or better than it was prior to entry for such purpose by the District.

5. ATTORNEY'S FEES. In case suit or action is commenced by either party, or their successors and/or assigns, to enforce any rights under this easement, or regarding an encroachment on the easement, in addition to costs provided by statute, the substantially prevailing party shall be entitled to an award of attorney's fees in such sum as the Court may adjudge just and reasonable.

6. EASEMENT TO BIND SUCCESSORS. This easement is permanent and shall terminate only upon agreement of the parties hereto, their successors and/or assigns. This easement, during its existence, shall be a covenant running with the land and shall be binding on the successors, heirs and assigns of the parties hereto.

7. EXEMPTION FROM EXCISE TAX. The District is a municipal corporation with powers of eminent domain. This easement is granted for a public purpose. The District shall hold Grantor harmless from the imposition or payment of any excise tax based upon the conveyance of this easement.

8. INDEMNIFICATION AND HOLD HARMLESS. The District will indemnify, defend and hold harmless Grantor, and its successors and assigns, from claims for injury to person or property as a result of the negligence of Grantee, its agents and employees in the construction, operation or maintenance of the Facilities.

IN WITNESS WHEREOF, we have set our hands and seals this _____ day of _____, _____.

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this _____ day of _____, _____, before me personally appeared _____ (and) _____ to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Grantor, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year above written.

NOTARY PUBLIC in and for the State of
Washington, residing at _____.
My Commission expires _____.

Filed for Record at
the request of
SOOS CREEK WATER
AND SEWER DISTRICT
14616 S.E. 192nd Street
Renton, Washington 98058

Relinquishment of Easement No.: **

Reference Number to Release:

Project: **

Tax Parcel ID#: **

Abbreviated Legal: **

Grantor(s): SOOS CREEK WATER AND SEWER DISTRICT

Grantee: **[name]
Address

EASEMENT RELINQUISHMENT

THIS RELINQUISHMENT OF EASEMENT is made this _____ day of _____, _____, by and between Soos Creek Water and Sewer District, a municipal corporation of King County, Washington, hereinafter termed the "District", and **[property owner names], hereinafter termed "Grantee",

WHEREAS, Grantee is the owner of land at approximately **[street address or location general description]; and

WHEREAS, the District has an easement for (check those that apply)

- Sanitary sewer line and appurtenances
- Water main and appurtenances

across Grantee's property at a location more specifically described hereinbelow; and

WHEREAS, the easement was granted to the District in furtherance of a specific plan of development of Grantee's property or of neighboring or adjoining property; and

WHEREAS, the plan for development has changed, and no longer requires the easement; and

WHEREAS, except in furtherance of the former plan of development, the easement was and is of no value or benefit to the District.

NOW, THEREFORE, in consideration of release of the District from all obligations of maintenance, responsibility and liability for the easement, the District hereby relinquishes, conveys and quit claims to Grantee any and all interest the District has in the following described easement:

****[easement legal description]**

IN WITNESS WHEREOF, we have set our hands and seals this _____ day of _____, _____.

Soos Creek Water and Sewer District

President of Board of Commissioners

Secretary of Board of Commissioners

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this _____ day of _____, _____, before me personally appeared _____ and _____ to me known to be the President and Secretary, respectively, of Soos Creek Water and Sewer District, the Municipal Corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said Municipal Corporation, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year above written.

NOTARY PUBLIC in and for the State of
Washington, residing at _____.
My Commission expires _____.

WHEN RECORDED RETURN TO:

Soos Creek Water & Sewer District
14616 SE 192ND St.
Renton, Washington 98058-1039

MEMORANDUM OF DEVELOPER EXTENSION REIMBURSEMENT AGREEMENT

Grantor: _____

Grantee: SOOS CREEK WATER AND SEWER DISTRICT

Legal Description:

Assessor's Tax Parcel No. : _____

LATECOMER AGREEMENT NO: _____ **Dated** _____

PROJECT: _____

Water Total Latecomer \$ _____

Sewer Total Latecomer \$ _____

Resolution No. _____ **Termination Date** _____

WHEREAS, Property Owner has installed water or sewer mains and/or facilities pursuant to a Developer Extension Agreement to provide service to properties within the service area of the District, and the District has accepted a Bill of Sale for such facilities; and

WHEREAS, in accordance with R.C.W. 57.22 the District has by Resolution provided in its Developer Extension Agreements for the reimbursement to owners from - other property owners who connect to or use such facilities within 15 years; and

WHEREAS, by this Memorandum, which shall be recorded, the District hereby gives notice of the reimbursement terms contained in the Developer Extension Agreement.

NOW, THEREFORE, IT IS AGREED:

1. Reimbursement. That Property Owner shall be entitled to reimbursement from connection charges described herein within 15 years from the ____ day of _____, _____, the date of the District's acceptance of the Bill of Sale for the facilities.

2. Amount of Reimbursement to Property Owner. The Latecomer total is the amount which has been determined by the District to be the Property Owner's reasonable costs of construction of the facilities for which it is entitled to reimbursement, plus 10% for the District's reasonable costs of establishing and administering the Agreement. The District shall retain such additional 10%, and shall deduct 10% from the remainder as the Owner's share of the District's reasonable costs of establishing and administering the Agreement.

3. Developer Extension Agreement. That the terms of the Developer Extension Agreement between the parties regarding Latecomer Reimbursement are incorporated herein by this reference. A copy is on file at the District.

4. Facilities. That the facilities subject to this Agreement are described as follows:

See Exhibit "A"

5. Reimbursement Area. That the reimbursement area subject to this Agreement is legally described as follows:

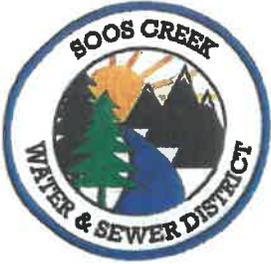
See Exhibit "B"

6. Required Bi-Annual Notice. That pursuant to RCW 57.22.020 (3), every two years from the date this contract is executed Property Owner is required to provide the District with information regarding its current contact name, address, and telephone number. If Property Owner fails to comply with this notification requirement within sixty (60) days of the specified time, then the District may collect any reimbursement funds owed to Property Owner under the Agreement, and the District's obligation to reimburse Property Owner from such funds will end. For purposes of this provision, the date of the contract's execution shall be the date first indicated above.

SOOS CREEK WATER AND SEWER DISTRICT

By:

Jane Vandenberg, General Manager



SOOS CREEK WATER AND SEWER DISTRICT

KING COUNTY, WASHINGTON

RESOLUTION NO. _____

A RESOLUTION of the Board of Commissioners of Soos Creek Water and Sewer District, King County, Washington, approving and accepting one sewer easement and one sewer Bill of Sale pertaining to the _____ Project.

WHEREAS, one sewer easement that is necessary for use by Soos Creek Water and Sewer District and the development of the _____ Project has been tendered to the District; and

WHEREAS, the District's Engineer, BHC Consultants, LLC, and the District's Attorney, Hanis Irvine Prothero, PLLC, have reviewed and approved said easement as to form and content; and

WHEREAS, _____, has tendered to the District a sewer Bill of Sale of certain described sewer lines, manholes, and appurtenances; and

WHEREAS, the District's Engineer and Attorney have reviewed and approved said Bill of Sale as to form and content; and

WHEREAS, said Bill of Sale complies with the plans, specifications, and procedures of Soos Creek Water and Sewer District and of the _____ Project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Soos Creek Water and Sewer District as follows:

SECTION 1: That the Commissioners of Soos Creek Water and Sewer District do hereby approve, accept, and affirm that certain Bill of Sale tendered to the District by _____ Said Bill of Sale pertains to the _____ Project. A copy is on file at the District office.

RESOLUTION NO. _____

SUBJECT: Approving and Accepting Bill of Sale and Easement

SECTION 2: That Easement No. _____, the Grantor being _____, is hereby approved and accepted by Soos Creek Water and Sewer District. Said easement pertains to the _____ Project and is necessary and in accordance with public use. A copy is on file at the District office.

SECTION 3: That the easement shall be recorded with King County by District staff.

ADOPTED by the Board of Commissioners of Soos Creek Water and Sewer District, King County, Washington, at a regular open public meeting thereof on the ___ day of _____, 2023.

LOGAN WALLACE, President

DAROLD STROUD, Secretary

ALAN EADES, Commissioner

GARY CLINE, Commissioner

ALICE MARSHALL, Commissioner

RESOLUTION NO. 3795-S

SUBJECT: Approving and Accepting Bill of Sale and Easement

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