

**KING COUNTY WATER DISTRICT NO. 90**

**KING COUNTY, WASHINGTON**

**RESOLUTION NO. 1136**

**A RESOLUTION** of the Board of Commissioners of King County Water District No. 90, King County, Washington, approving and accepting a Bill of Sale from SSHI, LLC dba DR Horton ("Developer"), for the Maple Highlands/Skyhorse Short Plat water main extension.

**WHEREAS**, a Bill of Sale from Developer for the Maple Highlands and Skyhorse water main extension has been executed and tendered to the District; and

**WHEREAS**, the District's consulting engineers at David Evans and Associates, Inc., and the District's attorney, Patrick M. Hanis, have approved the Bill of Sale as to form and content.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of King County Water District No. 90, King County, Washington, as follows:

**SECTION 1:** That the Bill of Sale attached hereto and incorporated herein by this reference as Exhibit "A" is hereby approved and accepted by King County Water District No. 90 as executed and to be recorded by the King County Recorder as it pertains to the Maple Highlands/Skyhorse water main extension.

**ADOPTED** by the Board of Commissioners of King County Water District No. 90, King County, Washington, at a regular open public meeting thereof on the 17th day of December, 2024.

\_\_\_\_\_  
**Pete Eberle, President**

*Sam Amira* 12/17/24  
\_\_\_\_\_  
**Sam Amira, Vice-President**

*U.B. Materi* 12/17/24  
\_\_\_\_\_  
**Al Materi, Secretary**

**RESOLUTION NO. 1136**

**SUBJECT:** Accepting Bill of Sale- Maple Highlands/Skyhorse

**PAGE - 1**

WHEN RECORDED RETURN TO:  
KING COUNTY WATER DISTRICT NO. 90  
15606 SE 128<sup>TH</sup> STREET  
RENTON, WA 98059

**BILL OF SALE**

Reference #

Grantor(s): SSHI LLC, a Delaware Limited Liability Co. dba D.R. Horton,

Grantee: KING COUNTY WATER DISTRICT NO. 90

Legal Description: N/A


Assessor's Tax Parcel ID#: N/A

**KNOW ALL MEN BY THESE PRESENTS:** That SSHI, LLC, dba D.R. Horton, referred to as the party of the first part, for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (\$10.00), receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and deliver unto the said party of the second part, KING COUNTY WATER DISTRICT NO. 90, a Washington municipal corporation, the following described property located in King County, State of Washington, to wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same to the said party of the second part, its heirs, executors, administrators and assigns forever. And the said party of the first part, for its heirs, executors, and administrators, covenants and agrees to and with the said party of the second part, its executors, administrators and assigns, that said party of the first part is the owner of the said property, goods and chattel, and has good right and full authority to sell the same, and that it will warrant and defend the sale hereby made unto the said party of the second part, its executors, administrators and assigns, against all and every person or persons, whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and official seal this 6<sup>th</sup> day of JUNE 2024

By: 

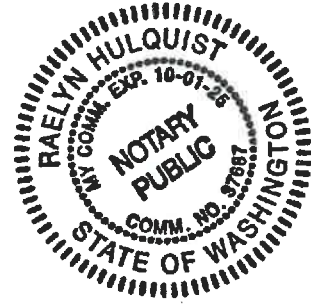
Print Name: CLINT B. LUCAS

Title: DIVISION V.P. OF LAND DEV.

STATE OF WASHINGTON )  
  )SS.  
COUNTY OF KING         )

On this day personally appeared before me, Clint B. Lucas, to me known to be the Div. VP of Land Dev (position) of SSHI LLC, a Delaware Limited Liability Co. dba D.R. Horton, and who acknowledged to me that he is authorized to execute the within and foregoing instrument and did execute the within and foregoing instrument as the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6<sup>th</sup> day of June, 2024.



Raelyn Hulquist  
NOTARY PUBLIC in and for the State of  
Washington, Residing at Everett  
My Commission expires: 10.01.2025

**Exhibit "A"**  
**KING COUNTY WATER DISTRICT NO. 90**

**Maple Highlands Water Main DE**  
(13 lots/ 1 original parcel)

**Developer:** SSHI LLC, a Delaware Limited Liability Company dba D.R. Horton

**Contractor:** Pacific Civil & Infrastructure (PCI)

**Water Main Extension**  
Base Map E-4

<b>SIZE</b>	<b>ON</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH</b>
8" DI	162 <sup>nd</sup> Ave SE & SE 134 <sup>th</sup> St	The connection to the existing system (8" cut-in tee) heading north	The first 8" tee	165 LF
8" DI	162 <sup>nd</sup> Ave SE & Road A	The first 8" tee heading north	The 4" blow-off	172 LF
8" DI	Road A	The first 8" tee heading east	The first fire hydrant	175 LF
8" DI	Road A	The first fire hydrant heading east	The second fire hydrant	280 LF
8" DI	Road A	The second fire hydrant heading east	The second 8" tee	183 LF
8" DI	164 <sup>th</sup> Ave SE & Road A	The second 8" tee heading north	The second 4" blow-off	140 LF
8" DI	164 <sup>th</sup> Ave SE & Road A	The second 8" tee heading south	The first 8" bend	187 LF
8" DI	164 <sup>th</sup> Ave SE	The first 8" bend heading southwest	The second 8" bend	29 LF
8" DI	164 <sup>th</sup> Ave SE	The second 8" bend heading south	The 2" blow-off assembly and connection to the existing system (8" DI water main)	13 LF
			<b>Total 8" Ductile Iron (DI)</b>	<b>1344 LF</b>

TOGETHER WITH valves, fire hydrants, services, and appurtenances

WHEN RECORDED RETURN TO:  
KING COUNTY WATER DISTRICT NO. 90  
15606 SE 128<sup>TH</sup> STREET  
RENTON, WA 98059

**BILL OF SALE**

Reference #

Grantor(s): SSHI LLC, a Delaware Limited Liability Co. dba D.R. Horton,

Grantee: KING COUNTY WATER DISTRICT NO. 90

Legal Description: N/A

Assessor's Tax Parcel ID#: N/A

**KNOW ALL MEN BY THESE PRESENTS:** That SSHI, LLC, dba D.R. Horton, referred to as the party of the first part, for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION (\$10.00), receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and deliver unto the said party of the second part, KING COUNTY WATER DISTRICT NO. 90, a Washington municipal corporation, the following described property located in King County, State of Washington, to wit:

**SEE ATTACHED EXHIBITS "A" & "B"**

**TO HAVE AND TO HOLD** the same to the said party of the second part, its heirs, executors, administrators and assigns forever. And the said party of the first part, for its heirs, executors, and administrators, covenants and agrees to and with the said party of the second part, its executors, administrators and assigns, that said party of the first part is the owner of the said property, goods and chattel, and has good right and full authority to sell the same, and that it will warrant and defend the sale hereby made unto the said party of the second part, its executors, administrators and assigns, against all and every person or persons, whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and official seal this 17<sup>th</sup> day of DECEMBER, 2024.

By: [Signature]

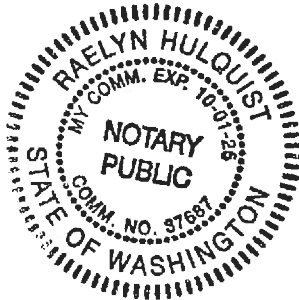
Print Name: CLINT LUCAS

Title: V.P. of LAND DEVELOPMENT

STATE OF WASHINGTON )  
)SS.  
COUNTY OF KING )

On this day personally appeared before me, Clint Lucas, to me known to be the V.P. of Land Development of SSHI LLC, a Delaware Limited Liability Co. dba D.R. Horton, and who acknowledged to me that he is authorized to execute the within and foregoing instrument and did execute the within and foregoing instrument as the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17<sup>th</sup> day of December, 2024.



[Signature]

NOTARY PUBLIC in and for the State of Washington, Residing at Everett  
My Commission expires: 10.01.2025

**Exhibit "B"**  
**KING COUNTY WATER DISTRICT NO. 90**

**Skyhorse Water Main DE**  
(8 Lots/2 Original Parcels)

**Developer:** SSHI LLC, a Delaware Limited Liability Company dba D.R. Horton

**Contractor:** Pacific Civil & Infrastructure (PCI)

**Water Main Extension**

<b>SIZE</b>	<b>ON</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH</b>
8" D.I.	SE 132 <sup>ND</sup> STREET	The connection to the existing system in 162 <sup>ND</sup> AVE SE (8" tee) heading east	The 8" cross at 164 <sup>TH</sup> AVE SE	619 LF
8" D.I.	164 <sup>TH</sup> AVE SE	The 8" cross heading north	Reconnection to the existing 6" system	12 LF
8" D.I.	164 <sup>TH</sup> AVE SE	The 8" cross heading south	The fire hydrant	283 LF
8" D.I.	164 <sup>TH</sup> AVE SE	The fire hydrant	The connection to the Maple Highlands system in 164 <sup>TH</sup> AVE SE	42 LF
			<b>Total 8" Ductile Iron (DI)</b>	<b>956 LF</b>

TOGETHER WITH valves, fire hydrants, services, and appurtenances

**Exhibit "A"**  
**KING COUNTY WATER DISTRICT NO. 90**

**Skyhorse Water Main DE**  
 (8 lots / 2 original parcels)

**Developer:** SSHI LLC, a Delaware Limited Liability Company dba D.R. Horton

**Contractor:** Pacific Civil & Infrastructure (PCI)

**Water Main Extension**  
 Base Map E-4 & E-5

<b>SIZE</b>	<b>ON</b>	<b>FROM</b>	<b>TO</b>	<b>LENGTH</b>
8" DI	162 <sup>nd</sup> Ave SE & SE 132 <sup>nd</sup> Street	The connection to the existing system (the first 8" tee) heading east	The first 8" cross	390 LF
8" DI	164 <sup>th</sup> Ave SE and SE 132 <sup>nd</sup> Street	The connection to the existing system (the first 8" bend) heading southeast	The second 8" bend	11 LF
8" DI	164 <sup>th</sup> Ave SE	The first 8" cross heading south	The connection to the Maple Highlands Water Main DE	329 LF
			<b>Total 8" Ductile Iron (DI)</b>	<b>730 LF</b>

TOGETHER WITH valves, fire hydrants, services, and appurtenances





-----Electronic Transmittal via Email-----

December 17, 2024

Darcey Peterson  
General Manager,  
King County Water District #90

Re: Maple Highlands / Skyhorse DE – On-site Water System Cost Breakdown

Darcey,

Please see below for the cost breakdown:

On-site Water System Breakdown:

**Water System Onsite**

23000	Connection to Existing (Including Thrust Blocks, Bends and Valves )	1	EA	\$	2,565.00	\$	2,565.00
23000	8" DI RJ (Including Thrust Blocks, Bends and Valves )	1,303	LF	\$	74.90	\$	97,594.70
23030	Install Fire Hydrant Assembly	3	EA	\$	5,730.00	\$	17,190.00
23000	Install 1" Water Service	20	EA	\$	2,090.00	\$	41,800.00
23000	Install 1" Irrigation Service	2	EA	\$	2,285.00	\$	4,570.00
23000	Install 2" Sch 40 sleeves for Water Service under Sidewalk	100	LF	\$	23.80	\$	2,380.00
23000	Install 4" Sch 40 Irrigation sleeve	900	LF	\$	26.80	\$	24,120.00
23000	Install Air Vac Assembly	1	EA	\$	6,055.00	\$	6,055.00
23000	Adjust Valve to ATB Grade	6	EA	\$	500.00	\$	3,000.00
23000	Adjust Valves to Final Asphalt Grade	6	EA	\$	500.00	\$	3,000.00
23000	Flush & Test Water System	1	LS	\$	4,778.00	\$	4,778.00
						<b>Total</b>	<b>\$ 207,052.70</b>
						<b>WSST 10.1%</b>	<b>\$ 20,912.32</b>
						<b>Total</b>	<b>\$ 227,965.02</b>

Thank you,

**Brandon**

Brandon Anderson  
Project Manager

*per Brandon  
Maple Highlands = 45% = 148,177.26  
Skyhorse = 35% = 79,787.76*

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## Darcey Peterson

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**Subject:** FW: WD90 \_ Maple Highlands and Skyhorse CLOSEOUT & BOS

**From:** Brandon Edward Anderson <BEAnderson@drhorton.com>  
**Sent:** Tuesday, December 17, 2024 3:50 PM  
**To:** Darcey Peterson <darceyp@kcwd90.com>; Joshua Drummond <jdrummond@kcwd90.com>  
**Subject:** RE: WD90 \_ Maple Highlands and Skyhorse CLOSEOUT & BOS

Hi Darcey, yes, it is for both – the breakdown shows 20 service connections, which accounts for both plats.

Maple = 65%  
Skyhorse = 35%



**BRANDON ANDERSON**  
**Project Manager**

**D.R. HORTON – Seattle Division**  
11241 Slater Ave NE Suite 200, Kirkland, WA 98033  
C: 425.248-7553 m 425-821-3400

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**From:** Darcey Peterson <darceyp@kcwd90.com>  
**Sent:** Tuesday, December 17, 2024 3:38 PM  
**To:** Joshua Drummond <jdrummond@kcwd90.com>  
**Cc:** Brandon Edward Anderson <BEAnderson@drhorton.com>  
**Subject:** RE: WD90 \_ Maple Highlands and Skyhorse CLOSEOUT & BOS

[External]

Brandon,  
This is the same cost information that I got back in July.  
Can you confirm this is for both Maple Highlands AND Skyhorse?

If it is for both, can you give me a percentage of how much is for which part of the project.

Thank you,  
Darcey Peterson  
General Manager  
King County Water District #90  
425-255-9600 (W)

*New Office Hours*  
*Monday - Thursday*  
*7:30 am to 5:00 pm*  
*Office closed on Friday*

KING COUNTY WATER DISTRICT NO. 90  
DEA ATTACHMENT C - ADDENDUM TO DEVELOPER EXTENSION AGREEMENT

PROOF OF CONTRACTOR PAYMENT  
(TO BE COMPLETED WHEN CONSTRUCTION HAS BEEN COMPLETED)

ANDREW ALBRECHT - PCI  
CONTRACTOR'S NAME

MAPLE HIGHLANDS AND SKYHORSE  
PROJECT NAME

The undersigned CONTRACTOR does hereby certify and acknowledge that it has been fully paid and/or does fully release, transfer, assign and set over to KING COUNTY WATER DISTRICT NO. 90, all of its rights, title and interest in those certain improvements commonly referred to as:

ALL WATER MAINS, FIRE HYDRANTS AND APPURTENANCES IN THE  
MAPLE HIGHLANDS AND SKYHORSE DEVELOPMENT(←).

The undersigned CONTRACTOR does hereby waive any claim, right or title to said improvements, and further does hereby bargain, sell, transfer and set over to KING COUNTY WATER DISTRICT NO. 90 any ownership rights it may have therein on consideration of the acceptance by KING COUNTY WATER DISTRICT NO. 90 of a Bill of Sale from the Developer described above.

DATED this 17<sup>th</sup> day of DECEMBER, 2024.

Contractor's Signature: *Andrew Albrecht*

Company Name: PACIFIC CIVIL & INFRASTRUCTURE

STATE OF WASHINGTON)

)ss.

COUNTY OF KING )

I hereby verify that I know or have satisfactory evidence that before me, and said person acknowledged that  he \_\_\_ she signed this instrument and ( acknowledged it to be the  his \_\_\_ her free and voluntary act for the uses and purposes mentioned in this instrument; or ( on oath stated that  he \_\_\_ she is authorized to execute the instrument and acknowledged it as the President (title) of Pacific Civil & Infrastructure Inc to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 12/17/2024

*Trina R O'Rourke*  
NOTARY PUBLIC in and for the State of Washington,

Residing at King county, WA

My Commission Expires: 8/30/2026

