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 Bultz, Commissioner

Daniel Johnson, Commissioner

George Landon, Commissioner
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

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 & APPURTENNANCES

<table>
<thead>
<tr>
<th>Appurtenance</th>
<th>Size/Type</th>
<th>Amount Installed</th>
<th>Unit Cost</th>
<th>Total Cost</th>
</tr>
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<tbody>
<tr>
<td>Ductile Iron</td>
<td>6&quot;</td>
<td>215</td>
<td>$30.83</td>
<td>$6,628.91</td>
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<td>Ductile Iron</td>
<td>8&quot;</td>
<td>3420</td>
<td>$37.95</td>
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<tr>
<td>Ductile Iron</td>
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<td>$47.43</td>
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<td>$64.04</td>
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<tr>
<td>Locking Gaskets</td>
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<td>92</td>
<td>$120.96</td>
<td>$11,128.02</td>
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<td>Hydrant Assemblies</td>
<td>6&quot;</td>
<td>12</td>
<td>$6,640.76</td>
<td>$79,689.16</td>
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<tr>
<td>Gate Valves</td>
<td>8&quot;</td>
<td>8</td>
<td>$1,429.02</td>
<td>$11,384.17</td>
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<td>3</td>
<td>$3,142.50</td>
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<td>Fittings (Bend)</td>
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<td>$355.76</td>
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<td>Fittings (Tees)</td>
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<td>$1,126.56</td>
<td>$10,139.02</td>
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<td>Fittings (Tees)</td>
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<td>$1,126.56</td>
<td>$3,379.67</td>
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<tr>
<td>Fittings (Tees)</td>
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<td>3</td>
<td>$1,126.56</td>
<td>$2,539.12</td>
</tr>
<tr>
<td>Fittings (Tees)</td>
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<td>2</td>
<td>$1,126.56</td>
<td>$2,539.12</td>
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<tr>
<td>Gravel Bedding (TNS)</td>
<td>Bank Run</td>
<td>1069</td>
<td>$30.83</td>
<td>$32,959.53</td>
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Total Cost of Water improvements $392,287.72
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 30th day of APRIL 2019.

By: [Signature]

Title: [Name of Grantor(s)]

[Signature]

Title: [Name of Grantor(s)]
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.

[Signature]
Signature of Notary

[Print or stamp name]
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 Seventy-Five and 00/100 Dollars ($75,000.00) 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

Great American Insurance Company
Surety
By

Leigh McCarthy, Attorney-in-Fact
Title

Scott Taylor, Managing Director
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 or 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  SHERRY QUINN  ALL OF  ALL  $100,000,000
JILL KEMP  THERESA PICKERRELL
BARBARA DUNCAN  AMY MEREDITH  LOUISVILLE KENTUCKY
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.

GREAT AMERICAN INSURANCE COMPANY

STATE OF OHIO, COUNTY OF HAMILTON - ss:

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.

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, he 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.
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)

and No/100--------------------------------------------- Dollars ($ 196,143.86)

to One Hundred Ninety Six Thousand One Hundred Forty Three and 86/100---------------------------------------------

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

By: Scott Taylor, A Managing Director

Great American Insurance Company

By: Leigh McCarthy, Attorney-in-Fact

COM-A:INCREASE.RID
000812 1203
POWER OF ATTORNEY

NOW 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       ALL OF                   ALL
MARK A. GUIDRY       MARGIE M. LOWRY     ALL OF                   ALL
SANDRA L. FUSINETTI  LEIGH MCCARTHY      ALL OF                   ALL
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

GREAT AMERICAN INSURANCE COMPANY

Attest

[Signature]

Assistant Secretary

[Name]

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.

[Signature]

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

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. BEHAGA, 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

[Signature]
Assistant Secretary

[Signature]

June 9, 2018
Agenda Item No.: 3.1  
Agenda Date: 05/15/19  
Reviewed By: 

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 [x]  
- N/A []  

Deposit Paid?:  
- Yes [x]  
- 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.