

WATER SYSTEM EXTENSION AGREEMENT

THIS AGREEMENT is entered into this 14 day of March, 2013, between RAINIER VIEW WATER CO., INC., a corporation organized under the laws of the State of Washington, hereinafter referred to as the "Owner," and BENDUCKY, LLC, , a limited liability company organized under the laws of the State of Washington, hereinafter referred to as "Developer."

RECITALS

1. The Developer has proposed to install a water distribution main and related operating equipment and appurtenances to Owner's standards and specifications.

2. Owner owns and operates a public water system, and is willing to provide water service to Developer and own and operate the water distribution main and related operating equipment and appurtenances if constructed to Owner's standards and specifications.

NOW, THEREFORE, in consideration of the mutual promises and benefits to be derived, it is agreed as follows:

AGREEMENT

1. In order to obtain service to its Property (defined below) Developer shall install a water distribution main and related operating equipment for a road crossing constituting a twelve inch ductile iron, class 52, main. The construction shall be to Owner's Conditions and Standards, a copy of which is attached hereto as Exhibit "A," and by this reference incorporated herein. The details of the System Extension and the Property are described on Drawing No. 1, attached hereto as Exhibit "B" and by this reference incorporated herein. The construction estimate for the road crossing, using an existing conduit, is approximately \$60,000. Developer shall hire and retain a construction firm to perform such work. Such work is subject to passing inspection by Owner as further described herein. Upon acceptance of the System Extension, such System Extension

shall be conveyed by Developer to Owner as set forth in paragraph 8 below. In addition to the construction of the road crossing as set forth in this Agreement, Developer is purchasing one ERU of domestic service and one ERU of irrigation service from Owner pursuant to the terms and conditions of Owner's tariff.

2. Developer shall provide a construction performance and maintenance bond which holds Owner harmless from the negligence of Developer, its agents, liens, third-party liability, and defective materials or equipment, a copy of said bond is attached hereto as Exhibit "C" and by this reference incorporated herein.

3. Developer shall procure and maintain for the period of the contract up to the Date of Acceptance, as defined herein, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Developer, its agents, representatives, employees or subcontractors. The insurance required shall include the specific coverages and be written for not less than the limits of liability and coverages listed below or required by law, whichever is greater.

Workers Compensation, etc., shall have the following minimum limits:

A. State	Statutory
B. Applicable Federal (e.g., longshoremens')	Statutory
C. Employer's Liability	\$1,000,000

Comprehensive General Liability shall have the following minimum limits:

A. Bodily injury (including completed operations and products liability):	
\$1,000,000	Each Person
\$1,000,000	Each Accident

Property Damage:

\$1,000,000	Each Occurrence
or a combined single limit of	\$1,000,000

B. Property Damage liability insurance will provide explosion, collapse and underground coverages where applicable.

C. Personal injury, with employment exclusion deleted

\$1,000,000

Annual Aggregate

Comprehensive Automobile Liability shall have the following minimum limits:

Bodily Injury:

\$1,000,000

Each Person

\$1,000,000

Each Occurrence

Property Damage:

\$1,000,000

Each Occurrence

or combined single limit of

\$1,000,000

The comprehensive general liability insurance will include completed operations insurance. All of the policies of insurance so required to be purchased and maintained (or the certificates) for the coverage afforded will not be canceled, materially changed or renewal refused until at least forty-five (45) days' prior written notice has been given to Owner by certified mail. All such insurance shall remain in effect until Date of Acceptance, as defined herein, and at all times thereafter when Developer may be correcting, removing or replacing defective work. In addition, Developer shall maintain such completed operations insurance for at least one (1) year after Date of Acceptance, as defined hereinafter, and furnish Owner with evidence of continuation of such insurance. The original policy or a signed certificate of insurance shall be filed with the Owner.

4. Insurance Coverage Certificates.

Prior to the commencement of work, the Developer shall furnish to the Owner acceptable proof of insurance on a form acceptable to the Owner. All insurance certificates must have the project title and address. All insurance certificates shall specifically require forty-five (45) days' prior notice to the Owner of cancellation or any

material change. Owner shall be named as an additional insured on all certificates of insurance.

5. All work by Developer shall be subject to passing inspection by Owner's Engineer. Developer shall pay for the cost of inspection within ten (10) days from the date of inspection.

6. Developer has previously submitted an application to construct the System Extension, and in that application made certain promises, representations and warranties. Said application is attached hereto as Exhibit "D," and by this reference incorporated herein. Developer specifically reaffirms said promises, representations and warranties contained in Exhibit "D."

7. Developer shall pay for any improvements to Owner's system required by the Owner's Comprehensive plan as determined by Owner's Engineer to serve the location set out in paragraph 1, above, or required by a governmental agency for Owner to serve System Extension.

8. Developer shall furnish all necessary conveyances in form to be approved by the Owner, including, but not limited to: (1) a duly executed easement for access to the area around said System Extension for purposes of maintaining and repairing, if necessary, the System Extension, a copy of which easement is attached hereto as Exhibit "E"; (2) a Bill of Sale in the form attached hereto as Exhibit "F"; (3) an assignment of any permit or water rights; and (4) any necessary deeds to real property conveyed.

9. From the Date of Acceptance of the System Extension, Owner shall, subject to approval by the Washington Utilities and Transportation Commission, maintain and operate the System Extension. Owner has no duty to accept the System Extension, or any portion thereof, if the System Extension does not pass inspection by Owner's Engineer or does not conform strictly to Owner's Conditions and Standards. As used in this Agreement, Date of Acceptance is the date that the last of the following events

occurs: (1) payment by Developer of all sums owed by Developer under this Agreement; (2) delivery of all documents required under paragraph 9; or (3) the System Extension passing inspection by Owner's Engineer.

10. Nothing in this Agreement entitles Developer or Developer's successors or assigns to connect to Owner's water system, including System Extension, except in accordance with the terms, conditions and charges in Owner's tariff filed with the Washington Utilities and Transportation Commission. Upon execution of this Agreement, Developer shall pay to Owner the sum of FIVE HUNDRED Dollars (\$500.00) to reimburse Owner for the costs of preparation of this Agreement and submission of this Agreement to the Washington Utilities and Transportation Commission.

11. Owner does not warrant delivery of any specific quantity or quality of water, and Owner's Standards and Conditions are designed to produce only the minimum state standards in effect at the time of this Agreement. Such standards may not be sufficient for large lots, some commercial developments, agricultural use or highly landscaped lots. Developer is relying on Developer's own knowledge to determine the adequacy of the System Extension to meet Developer's needs and those of Developer's assigns and successors in interest.

12. Developer shall design all irrigation and landscaping for open space or areas not part of a lot on which a single family residence will be constructed that may be part of the plat served by the System Extension to serve conservation goals. Design criteria shall be to use no more than eight hundred (800) gallons per irrigation ERU per day during peak season of May through September. The design criteria shall also be a usage criterion. The calculation of the eight hundred (800) gallon per ERU per day

usage limitation shall be made on a monthly basis. Under this method of calculation, water that is not used in a month may not be saved or "banked" for use in a later month in the irrigation season. In addition, Developer agrees to adopt a "best practices" approach to the use of irrigation service. This best practices approach includes, but is not limited to, the following: (a) irrigation of grass areas at a rate of no more than one (1) inch per week; (b) sizing irrigation sprinklers and installing irrigation sprinklers to provide as near a uniform coverage of grass-landscaped areas as feasible; (c) not using watering practices that involve a "sponge" approach where water is applied in one area with the thought that it will eventually provide coverage of other areas through the water traveling over, through or under the ground; (d) not irrigating when the temperature is forecasted to exceed ninety (90) degrees Fahrenheit; and (e) installing rain sensors at each irrigation location so that irrigation does not occur during or shortly after rainfall. Developer warrants that it will use its best efforts to meet these conservation goals. Notwithstanding anything to the contrary contained herein, all irrigation use is subject to the terms of Owner's tariff, including, but not limited to Owner's ability to limit or stop irrigation for periods of time. To the extent of a conflict between the terms of this paragraph and the terms of Owner's tariff as set forth in the Irrigation Schedule, the terms of the tariff shall control.

13. This Agreement may be terminated by Owner, at Owner's discretion, upon ten (10) calendar days' written notice to Developer, if Developer fails to pay any amounts due under this Agreement when due. **TIME IS OF THE ESSENCE IN THIS AGREEMENT.**

If this Agreement is terminated under this provision, Owner shall have no obligation to provide service to Developer or Developer's successors or assigns, and Developer shall forfeit any rights in the System Extension.

14. Developer covenants and agrees that it shall install a backflow prevention device on any irrigation facilities. Developer further covenants and warrants that it shall be responsible for maintaining the backflow prevention device in working order. The backflow prevention device shall be inspected and tested at Developer's expense by a

Washington Certified Back Flow Assembly Tester as required by Department of Health rules. Developer may contract for the backflow certification with any Washington Certified Back Flow Assembly Tester. A copy of satisfactory certification will be provided to Owner prior to the date of providing service under this Agreement and on an ongoing basis as testing certifications are required by state law and regulation. The backflow prevention device shall be accessible to Owner and its employees and agents at all times.

15. Miscellaneous.

- a. Jurisdiction. This Agreement is made with reference to and is intended to be construed in accordance with the laws of the State of Washington. The parties agree that the venue for any suit brought hereunder shall be laid exclusively in Pierce County, Washington.
- b. Successors in Interest. This Agreement shall be binding upon and inure to the benefit of the successors, heirs, assigns and personal representatives of the parties.
- c. Execution of Counterpart. This Agreement shall be executed separately or independently in any number of counterparts, each and all of which together shall be deemed to have been executed simultaneously and for all purposes be one agreement.
- d. Construction. This Agreement shall not be construed more favorably to one party over another, notwithstanding the fact that one party, or its attorney, may have been more responsible for the preparation of the document.
- e. Attorney's Fees. In the event that any party hereto retains an attorney to enforce any of the provisions hereof, then the prevailing party shall be entitled to reasonable attorney's fees incurred in both trial and appellate courts, or fees incurred without suit and all court and accounting costs.

f. Survival. All of the obligations (except to the extent performed), warranties and representations in this Agreement shall survive the closing.

g. Amendment. No modification, amendment, addition to, or termination of this Agreement nor waiver of any of its provisions shall be valid or enforceable unless in writing and signed by all parties, and further, no modification or amendments of specifications or approval of "approved equal" materials shall be valid or enforceable unless approved in writing by Owner's Engineer.

h. Waiver. No failure on the part of either party to exercise, and no delay in exercising, any rights hereunder shall operate as a waiver thereof; nor shall any waiver or acceptance of a partial, single or delayed performance of any term or condition of this Agreement operate as a continuing waiver or a waiver of any subsequent breach thereof.

i. Notices. Any notice provided for in this Agreement shall be deemed given if it is in writing and is personally delivered or sent by certified mail, postage prepaid, return receipt requested, and delivered or addressed as set forth below, or to such other address as the parties may hereafter designate by notice given in the same manner.

To Owner: RAINIER VIEW WATER COMPANY, INC.
P.O. BOX 44427
TACOMA, WA 98448

To Developer: BENDUCKY, LLC
Dr Thomas Pham & Dr Thi Nguyen
3300 Monerey Ct NE
Renton, WA 98056
206-851-1982

j. Effective Date. For purposes of transfer of the System Extension, and Owner's obligations herein, the effective date of this Agreement shall be thirty (30) days after this Agreement is filed with the Washington Utilities and Transportation Commission.

16. The Owner's acceptance of the System Extension is subject to approval by the Washington Utilities and Transportation Commission which requires this Agreement to have been filed with it at least thirty (30) days prior to transfer of the System Extension (effective date of Agreement). Developer understands that any work done on System Extension prior to Washington Utilities and Transportation Commission approval is done at its sole risk and Owner has no duty to accept said work. Developer further understands Washington Utilities and Transportation Commission approval is not automatic and Owner has not guaranteed or warranted such approval.

17. Other than for breach and termination under Paragraph 15, if Owner finds Developer to be in breach of any term of this Agreement (other than Paragraph 13), Owner shall provide Developer with notice of breach, setting out the nature of the breach. Developer shall cure said breach within thirty (30) days of receipt of notice, which receipt is deemed to occur three (3) business days after deposit of said notice in the U.S. mail, postage prepaid. If Developer fails to cure said breach within said thirty (30) days after receipt of notice, Owner, at its sole discretion, may terminate this Agreement at any time after the period for cure has passed. Upon termination, Owner shall have no further obligation of any nature to Developer or Developer's successors-in-interest.


18. To the extent allowed by law, the Developer shall hold Owner and its officers, agents, and employees harmless from all suits, claims or liabilities of any nature, including attorney's fees, costs, and expenses for or on account of injuries or damages sustained by any persons or property resulting from negligent or willful activities or omissions of the Developer, its agents, employees, or on account of any unpaid wages or other remuneration for services or for failure to comply with Chapter 19.122 RCW ("dig-up laws") or any violation of county franchise requirements; and if judgment be

rendered or settlement made requiring payment of damages by Owner, which damages are based in whole or in part on the negligent or willful activities or omissions of the Developer, its agents or employees, or on account of any unpaid wages or other remuneration for services or for a violation of Chapter 19.122 RCW or county franchise requirements, the Developer shall pay the same.

19. By signing this Agreement, Developer warrants that it is a limited liability company in good standing in the State of Washington, that the person signing on Developer's behalf is authorized to do so and shall bind Developer and that execution of this Agreement shall not put Developer in breach of any other agreement, including, but not limited to, financing or security arrangements.

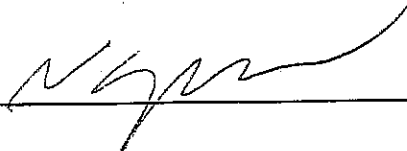
EXECUTED by the parties the date first above written.

OWNER: RAINIER VIEW WATER CO., INC.

By: 
Robert Blackman

Its: Manager

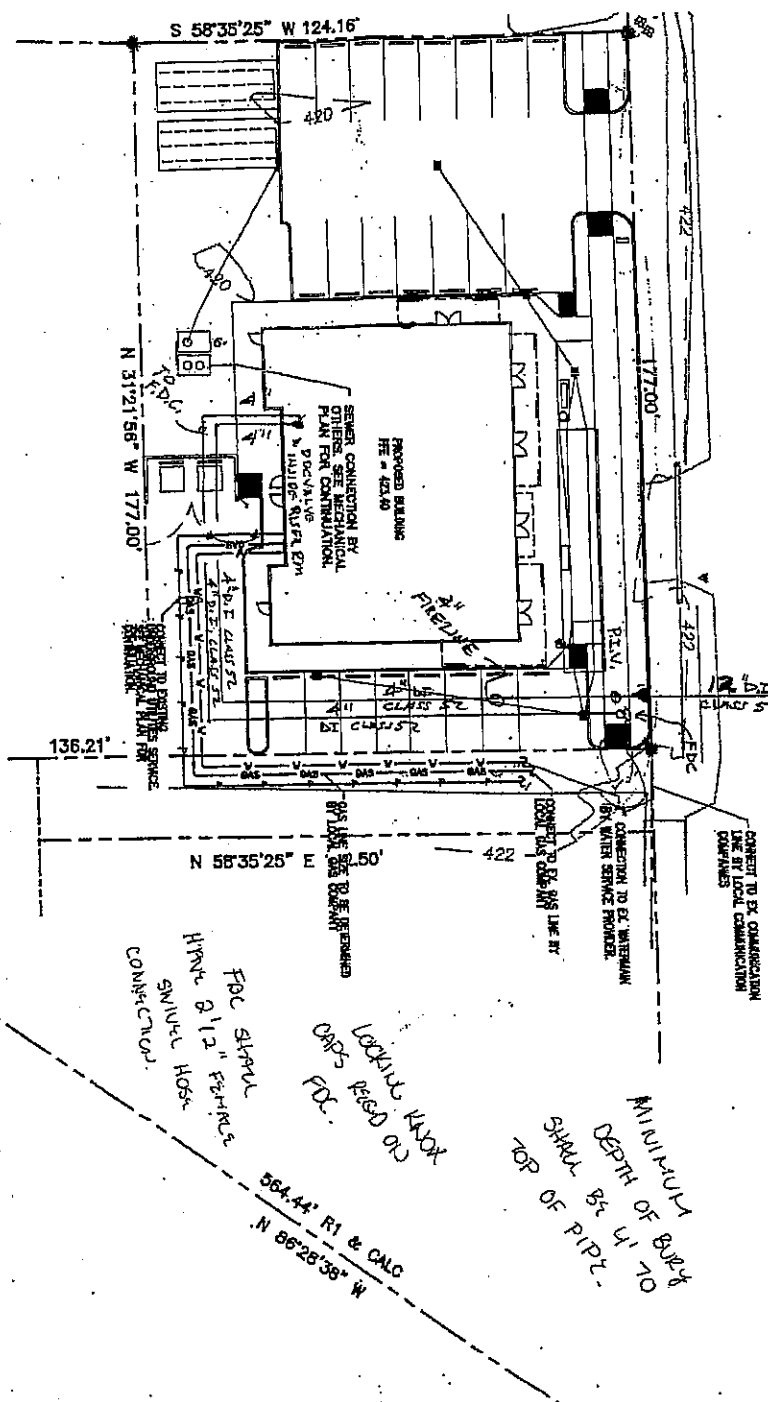
DEVELOPER: BENDUCKY LLC

By: 

Its: Authorized Member

East 12th Watermain
 N 31°24'35" W
 1020.84' R1 1020.65' Meas

MOUNTAIN HWY.



East 12th Watermain
 N 55°35'25" W
 564.44' R1 & CALC
 N 86°28'35" W

UTILITY NOTES:

- FOR EXISTING STAIRS REFER TO TOPOGRAPHIC SURVEY SW-1 INCLUDED IN THE ARCHITECTURAL PLAN SET.
- EXISTING UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION PRIOR TO REMOVAL OF ANY PROPOSED IMPROVEMENTS. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE PERSONS PRESENTED ON THESE PLANS COMPANION SHALL NOTIFY THE DESIGN ENGINEER OF THE SITUATION IMMEDIATELY.
- THE EXISTING SITE SLOPE REQUIRE PROPER CONNECTION PRIOR TO PLACEMENT OF BUILDING, PAVING, AND UTILITY IMPROVEMENTS.
- CONSTRUCT ALL UTILITY APPROPRIATELY IN CONFORMANCE WITH THE TRENCH SECTION DETAIL UNLESS OTHERWISE NOTICED ON THE PLANS.
- PRODUCE 10" HORIZONTAL AND 10" VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES.

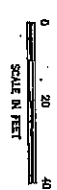
TRENCH NOTE:

CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE PERSONS PRESENTED ON THESE PLANS COMPANION SHALL NOTIFY THE DESIGN ENGINEER OF THE SITUATION IMMEDIATELY.

AS NOTED

PIERCE COUNTY
 FIRE PREVENTION BUREAU
 APPROVED
 Date: 1-22-08
 [Signature]

Any guide requirement that may have been overlooked in this plan review is not implied that the requirement does not exist. See City Sec. 11B.4



CALL UTILITIES LOCATOR
 48 HOURS PRIOR TO
 DIGGING
 1-800-424-5555



RECEIVED
 JAN 18 2008
 PIERCE COUNTY FIRE
 PREVENTION BUREAU

NOTICE!!!
 FIRE PREVENTION BUREAU
 INSPECTION REQUIRED
 CALL (360) 796-7179 TO SCHEDULE
 AT LEAST 24 HOURS IN ADVANCE

Dwg # 1
 EXHIBIT "B"

NHAN VO

1822 ARAB DRIVE SE, OLYMPIA, WA
 Phone: (360) 943-2108

UTILITY PLAN

MOUNTAIN HIGHWAY EAST RETAIL CENTER
 MOUNTAIN HIGHWAY EAST, SPANAWAY, WASHINGTON

Permit # 617462

DATE	10/8/07
PROJECT NO.	0
REVISION NO.	0
SHEET NO.	5 OF 9
DWG NO.	C-5