

**WATER SYSTEM EXTENSION AGREEMENT**

**THIS AGREEMENT** is entered into this 4 day of May, 2018, between **RAINIER VIEW WATER CO., INC.**, a corporation organized under the laws of the State of Washington, hereinafter referred to as the "Owner," and **SMITH COURT, LLC**, a Washington 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. Developer shall install a water distribution main and related operating equipment and appurtenances ("System Extension") to Owner's Conditions and Standards, a copy of which is attached hereto as Exhibit "A", and by this reference incorporated herein, at the location described below:

**RIDGE AT SOUTHWOOD DIV II  
67 ERUs and 1 IRRIGATION ERU**

The details of the System Extension are described on Drawing No. 1, attached hereto as Exhibit "B" and by this reference incorporated herein. The construction includes

relocation of a fire hydrant and installation of new fire hydrants as depicted on Drawing No.1.

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 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 completion of the System Extension and the delivery of all documents required under Paragraph 11 and the System Extension passing inspection by Owner's Engineer and the payment by the Developer of all sums owed by Developer under this Agreement for Phase 1, 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 to assure that the work has been completed consistent with the approved plans and applicable standards. 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 install water services as contemplated by the System Extension. Services shall be installed up through the saddle and service line as shown on Exhibit "E" by the Date of Acceptance, as defined herein, and Developer shall provide to Owner the meter setters and meter boxes and U branches as required for double services for each service or double service, as appropriate.

9. 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 either as dedicated on the recorded plat or by separate easement, a copy of which easement is attached hereto as Exhibit "F" if needed; and (2) a Bill of Sale in the form attached hereto as Exhibit "G."

10. 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 or tariff; (2) delivery of all documents required under paragraph 9; or (3) the System Extension passing inspection by Owner's Engineer.

11. 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.

12. 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.

13. Developer shall pay One Thousand Nine Hundred Sixty-one Dollars (\$1,961.00) per residential equivalent (68 total ERUs) for which water service is proposed to be provided by the System Extension as a Developer Contingency Charge. Payment of the sum of One Hundred Thirty-three Thousand Three Hundred Forty-eight Dollars (\$133,348.00) under this paragraph shall be due and payable within five (5) days of the date this Agreement is approved by the Washington Utilities and Transportation Commission, which approval may occur by the passage of time (thirty days after filing).

14. The value of the System Extension is taxable as a contribution in aid of construction. The effective tax rate is 26.5823%. The value of the System Extension is estimated to be SIXTY NINE THOUSAND Dollars (\$69,000). The estimated amount that Developer shall pay to Owner the sum of EIGHTEEN THOUSAND THREE HUNDRED FORTY ONE and 18/100<sup>TH</sup> Dollars (\$18,341.18) The final cost (the "Value") of the System Extension shall be agreed by Developer and Owner upon completion of the System Extension. Developer shall pay to Owner 26.5823% of the Value (the "CIAC Tax"). The CIAC Tax is be due and payable within five (5) days of the date the System Extension is found by Owner's engineer to be ready for delivery to Owner.

15. Developer shall pay to Owner upon signing of this Agreement, the sum of Two Thousand Dollars (\$2,000.000) develop this Agreement and submit this Agreement to the Washington Utilities and Transportation Commission for approval.

16. 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.

17. 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.

18. 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 substantially 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 98444



To Developer: SMITH COURT, LLC  
300 E PINE ST  
SEATTLE, WA 98122

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, unless this Agreement is suspended by the Washington Utilities and Transportation Commission, in which case the execution date shall be when the suspension is lifted.

19. 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 the 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.

20. Other than for breach and termination under Paragraph 17, if Owner finds Developer to be in breach of any term of this Agreement, 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.

21. 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.


22. 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 such signature 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.

23. OWNER HEREBY DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR INTENDED PURPOSE, COURSE OF TRADE, AND COURSE OF DEALING.

[Signatures on next page)

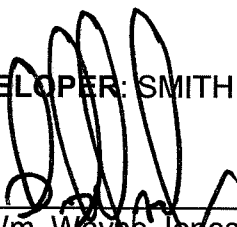
**EXECUTED** by the parties the date first written above.

**OWNER: RAINIER VIEW WATER CO., INC.**

By:   
Bob Blackman

Its: Manager

**DEVELOPER: SMITH COURT, LLC**

By:   
Wm. Wayne Jones Jr

Its: Governor

By: \_\_\_\_\_  
Debra Ferguson

Its: Governor (Registered Agent)

1:12.5/27.1/104.0/150.0/187.5/236.2/295.0/363.8/433.5/503.2/573.0/642.8/712.5/782.3/852.0/921.8/991.5/1061.3/1131.0/1200.8/1270.6/1340.4/1410.2/1480.0/1549.8/1619.6/1689.4/1759.2/1829.0/1898.8/1968.6/2038.4/2108.2/2178.0/2247.8/2317.6/2387.4/2457.2/2527.0/2596.8/2666.6/2736.4/2806.2/2876.0/2945.8/3015.6/3085.4/3155.2/3225.0/3294.8/3364.6/3434.4/3504.2/3574.0/3643.8/3713.6/3783.4/3853.2/3923.0/3992.8/4062.6/4132.4/4202.2/4272.0/4341.8/4411.6/4481.4/4551.2/4621.0/4690.8/4760.6/4830.4/4900.2/4970.0/5039.8/5109.6/5179.4/5249.2/5319.0/5388.8/5458.6/5528.4/5598.2/5668.0/5737.8/5807.6/5877.4/5947.2/6017.0/6086.8/6156.6/6226.4/6296.2/6366.0/6435.8/6505.6/6575.4/6645.2/6715.0/6784.8/6854.6/6924.4/6994.2/7064.0/7133.8/7203.6/7273.4/7343.2/7413.0/7482.8/7552.6/7622.4/7692.2/7762.0/7831.8/7901.6/7971.4/8041.2/8111.0/8180.8/8250.6/8320.4/8390.2/8460.0/8529.8/8599.6/8669.4/8739.2/8809.0/8878.8/8948.6/9018.4/9088.2/9158.0/9227.8/9297.6/9367.4/9437.2/9507.0/9576.8/9646.6/9716.4/9786.2/9856.0/9925.8/9995.6/10065.4/10135.2/10205.0/10274.8/10344.6/10414.4/10484.2/10554.0/10623.8/10693.6/10763.4/10833.2/10903.0/10972.8/11042.6/11112.4/11182.2/11252.0/11321.8/11391.6/11461.4/11531.2/11601.0/11670.8/11740.6/11810.4/11880.2/11950.0/12019.8/12089.6/12159.4/12229.2/12299.0/12368.8/12438.6/12508.4/12578.2/12648.0/12717.8/12787.6/12857.4/12927.2/12997.0/13066.8/13136.6/13206.4/13276.2/13346.0/13415.8/13485.6/13555.4/13625.2/13695.0/13764.8/13834.6/13904.4/13974.2/14044.0/14113.8/14183.6/14253.4/14323.2/14393.0/14462.8/14532.6/14602.4/14672.2/14742.0/14811.8/14881.6/14951.4/15021.2/15091.0/15160.8/15230.6/15300.4/15370.2/15440.0/15509.8/15579.6/15649.4/15719.2/15789.0/15858.8/15928.6/15998.4/16068.2/16138.0/16207.8/16277.6/16347.4/16417.2/16487.0/16556.8/16626.6/16696.4/16766.2/16836.0/16905.8/16975.6/17045.4/17115.2/17185.0/17254.8/17324.6/17394.4/17464.2/17534.0/17603.8/17673.6/17743.4/17813.2/17883.0/17952.8/18022.6/18092.4/18162.2/18232.0/18301.8/18371.6/18441.4/18511.2/18581.0/18650.8/18720.6/18790.4/18860.2/18930.0/19000.0



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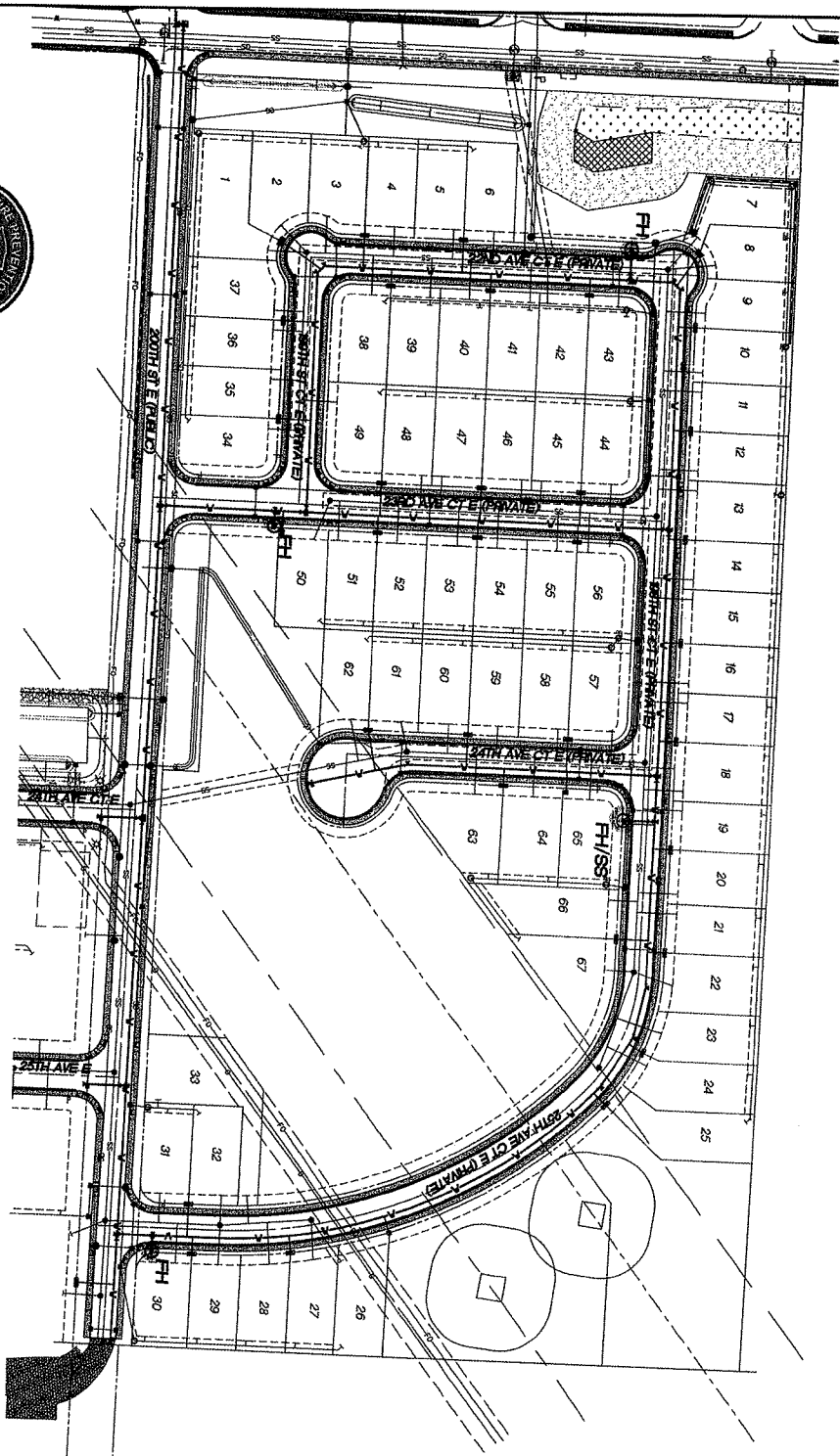


GRAPHIC SCALE  
1" = 60'  
(IN FEET)  
1 inch = 60 ft



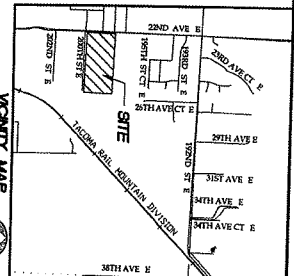
### RAINIER VIEW WATER COMPANY RIDGE AT SOUTHWOOD II - WATER MAIN EXTENSION - COVER A PORTION OF SEC. 2, TWP. 18 N., RGE 3 E. WA. PERCE COUNTY, WASHINGTON

DESIGN APPROVAL, DATE: 7-29-18  
RAINIER VIEW WATER COMPANY



**SHEET INDEX**  
SHEET 1 COVER SHEET  
SHEET 2 PLAN  
SHEET 3 PLAN  
SHEET 4 PLAN

**LEGEND:**  
A PIPE TRENCH  
B WAVE DOT CONNECTION (TYP)  
C WATER METER  
D RISE-OFF WALK  
E GATE VALVE  
F REMEDIAL  
G 48" VACUUM RELIEF VALVE  
H SAMPLING STATION  
I TRENCH TIE  
J PROPOSED WATER LINE  
K COST WATER LINE



**GENERAL NOTES:**  
1. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF TACOMA STANDARD SPECIFICATIONS FOR WATER MAINS AND ACCESSORIES. ALL MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER.  
2. PIPE MATERIAL SHALL BE CLASS 20 CASTLE IRON PIPE.  
3. RISE-OFF ASSUMES SHALL BE INSTALLED WHERE SHOWN ON THE PLAN.  
4. THE WATER MAIN SHALL BE INSTALLED WITHIN THE TRENCH AND SHALL BE PROTECTED BY THE TRENCH WALLS AND BACKFILL.  
5. SAMPLING STATIONS SHALL BE INSTALLED AS SHOWN ON THE PLAN.  
6. ALL VALVES SHALL BE INSTALLED AS SHOWN ON THE PLAN.  
7. THE WATER MAIN SHALL BE INSTALLED WITHIN THE TRENCH AND SHALL BE PROTECTED BY THE TRENCH WALLS AND BACKFILL.  
8. THE WATER MAIN SHALL BE INSTALLED WITHIN THE TRENCH AND SHALL BE PROTECTED BY THE TRENCH WALLS AND BACKFILL.  
9. THE WATER MAIN SHALL BE INSTALLED WITHIN THE TRENCH AND SHALL BE PROTECTED BY THE TRENCH WALLS AND BACKFILL.  
10. THE WATER MAIN SHALL BE INSTALLED WITHIN THE TRENCH AND SHALL BE PROTECTED BY THE TRENCH WALLS AND BACKFILL.

Dug #1 Exhibit 'B'

**TITLE** RAINIER VIEW WATER COMPANY  
RIDGE AT SOUTHWOOD II  
WATER MAIN EXTENSION  
COVER

**CLIENT** RAINIER VIEW WATER COMPANY  
P.O. BOX 44427  
TACOMA, WA. 98448-0427  
ATTN: MR. BOB BLACKMAN (253)357-6634

**Apex Engineering**  
2801 South 35th, Suite 200  
Tacoma, Washington 98409-7479  
(253) 473-8684 FAX: (253) 473-0699

REV NO	REVISION DESCRIPTION	DATE BY

**PROJECT MANAGER** T.M.A. BARKER, P.E.  
**DESIGNER** L.L. [unreadable]  
**CHECKED BY** T.M.A. BARKER, P.E.  
**DATE** 12/26/2017  
**FILE NO** 339632  
**SHEET 1 OF 4**  
© APEX ENGINEERING, P.L.L.C. 2017

RESOLUTION OF SMITH COURT, LLC

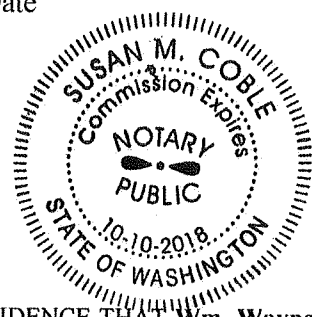
Be it resolved that Debra Ferguson or Wm. Wayne Jones, Jr., are and were authorized by the Board of Directors of Smith Court, LLC to execute any and all documents necessary, from January 1st, 2016 and forward.

[Signature]  
Debra Ferguson  
Managing Member - Smith Court, LLC

1/1/16  
Date

[Signature]  
Wm. Wayne Jones, Jr.  
Managing Member - Smith Court, LLC

1/1/16  
Date



STATE OF WASHINGTON  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT **Wm. Wayne Jones Jr. & Debra Ferguson** are THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT **They** WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS SECRETARY/TREASURER, PRESIDENT OF **Smith Court, LLC** A WASHINGTON LIMITED LIABILITY CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 1-1-16

MY APPOINTMENT EXPIRES: 10-10-18

Susan M. Coble  
NOTARY PUBLIC  
IN AND FOR THE STATE OF WASHINGTON,  
RESIDING IN Renton