



WASHINGTON WATER SERVICE COMPANY

August 28, 2015

Radiance Homes, LLC
PO Box 1996
Gig Harbor, WA 98335-3996

RE: Cedar Crest Water System, DOH ID# 11887T, Water Main Extension, Plat of Forest Lawn, Parcel #022107-2018, Pierce County

Dear Owner:

This extension agreement is between Washington Water Service Company (the "Washington Water") and Radiance Homes, LLC (the "Owner") to construct water main line extension and to provide water utility service to parcel(s) #022107-2017. This extension agreement sets forth the terms and conditions as well as the estimated costs of the water main line extension and service connections to the Cedar Crest water system. The actual costs of the engineering, materials and labor to complete this project may vary from the estimated costs provided in this agreement. The final cost amount will be billed based on actual hours and materials used to complete the project.

Attached to this extension agreement is Exhibit A, the legal description of the parcels/property for which water service is requested for a total of 8 connections.

Estimated costs are based on water lines being installed prior to other utilities in the road easement outside of the paved area and sidewalks. Washington Water shall not be responsible for any additional costs incurred by Owner or Washington Water due to obtaining necessary permits, approvals, completion of construction or any other foreseen or unforeseen delays.

This estimated cost includes the cost of engineering, materials, and labor only, unless specifically listed on the attached Exhibit B, Cost Estimate. Upon execution of this extension agreement and prior to commencement of construction or issuance of a Preliminary Certificate of Water Availability, Washington Water requires a deposit payment of fifty-percent (50%) of the estimated construction costs for the labor and materials to construct the onsite water distribution system. Per Exhibit B, the estimated cost for construction is \$ 15,007.00 (plus W.S.S.T. of \$ 1,185.55) for a total estimated construction cost of \$16,192.55, for a deposit due of \$ 8,096.28 payable to Washington Water Service Company.

All past due accounts will be charged 1.5% per month (18% per annum). The estimate costs as set forth in this extension agreement are subject to change after thirty (30) days of the first above written date.

Terms and conditions of this Agreement are subject to the review and approval of the Washington State Utilities and Transportation Commission (the "Commission"). Once this extension agreement is executed, Washington Water will submit the extension agreement, if applicable to the Commission for their approval. Upon the Commission's approval, plans will be prepared, and if required, submitted to the Washington State Department of Health for their approval. Once all necessary approvals have been obtained and the required deposit received, Washington Water will schedule and cause construction to commence.

The final cost amount due will be billed based on actual hours, materials used, and non construction costs including engineering reports and other construction documents. The total cost could vary from the amount estimated, due to unforeseen issues that could arise during the installation of the distribution system that are beyond the control of Washington Water. The total cost of all listed work including construction and engineering for this project is estimated at \$ 18,450.00 (See Exhibit B).

Radiance Homes, LLC
Line Extension Agreement – Plat of Forest Lawn
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Owner is to provide Washington Water with a 5-foot utility easement at all property corners on approved development plans. Once all construction has been completed, certification of completion signed by an engineer and all approvals received, Owner will provide Washington Water with a Bill of Sale (attached as Exhibit C), which will transfer the ownership of these contributed facilities to Washington Water Service Company.

Hookup fees for each dwelling unit as listed in Washington Water’s approved tariff will be in addition to this Agreement and must be paid prior to installation of individual meters.

A Final Certificate of Water Availability will NOT be issued for the final plat or for building permits, until payment in full has been received. Once a Certificate of Water Availability has been issued and the final plat has been approved by Pierce County, all lots are subject to a “Ready to Serve Charge” as listed in the most recently approved tariff on file with the Washington Utilities and Transportation Commission.

Neither this Agreement nor any of the rights, interests or obligations under this Agreement may be assigned or delegated, in whole or in part, by operation of law, or otherwise, by Owner without the prior written consent of Washington Water, and any such assignment without such prior written consent shall be null and void. Nothing expressed or referred to in this Agreement will be construed to give any person other than the parties to this Agreement any legal or equitable right, remedy, or claim under or with respect to this Agreement or any provision of this Agreement. This Agreement and all of its provisions and conditions are for the sole and exclusive benefit of the parties to this Agreement and their successors and assigns.

If these terms and condition are acceptable, please sign below and send this original extension agreement back to our office. If you have any questions, please give me a call directly in Gig Harbor at (253) 851-4060 or toll free at (877) 408-4060.

Sincerely,

By: 

Michael P. Ireland
President

Accepted

By: 

Print Name:

GORDON BALLANTYNE

Phone:

206-795-1455

Date Accepted:

9/15/2015

Enclosure(s)

cc: Gordon Ballantyne (gordon@structureenterprise.com)
Charlene Pratt, Accounting Manager
Matt Brown, Engineering Manager
Sue Hull, Customer Service Manager
File: Cedar Crest Water System

RADIANCE HOMES LLC 07-13
PO BOX 1996
GIG HARBOR, WA 98335

2132
19-57/1250
57145

9/15/2015 Date

Pay to the Order of WASHINGTON WATER SERVICE COMPANY \$ 8096.28

eight thousand ninety six ²⁸/₁₀₀ Dollars  Security Features Details on Back



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Exhibit A Legal Description

Parcel Summary for 0221072018

Property Details		Taxpayer Details	
Parcel Number:	0221072018	Taxpayer Name:	RADIANCE HOMES LLC
Site Address:	7320 46TH AV NW	Mailing Address:	PO BOX 1996 GIG HARBOR WA 98335-3996
Account Type:	Real Property		
Category:	Land and Improvements		
Use Code:	9100-VACANT LAND UNDEVELOPED		
Appraisal Details		Assessment Details	
Value Area:	PI1	2015 Values for 2016 Tax	
Appr Acct Type:	Residential	Taxable Value:	116,100
Business Name:		Assessed Value:	116,100
Last Inspection:	01/22/2014 - Physical Inspection		
Related Parcels			
Group Account Number:	n/a		
Mobile/MFG Home and Personal Property parcel(s) located on this parcel:	n/a		
Real parcel on which this parcel is located:	n/a		
Tax Description			
Section 07 Township 21 Range 02 Quarter 24 : NE OF SE OF SE OF NW EXC E 30 FT FOR RD EASE OF RECORD SEG E 9816			

I acknowledge and agree to the prohibitions listed in RCW 42.56.070(9) against releasing and/or using lists of individuals for commercial purposes. Neither Pierce County nor the Assessor-Treasurer warrants the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system does so at their own risk. **All critical information should be independently verified.**

