

**PINNACLE PEAK PLAT SANITARY SEWER LIFT STATION
LATECOMER AGREEMENT**

This agreement, made and entered into this ____ day of _____, 2020 by and between the City of Enumclaw, a Washington Municipal Corporation, hereinafter designated “**City**” and Pulte Homes of Washington, Inc. hereinafter designated “**Developer**”.

WITNESSETH:

Whereas, pursuant to Title 35 RCW, the **City** has, by Resolution No._____, adopted by the City Council on the ____ day of _____, 2020, approved the execution of this Latecomers Agreement with the **Developer** above and referring to the facilities described herein; and

Whereas, the above described **Developer** have offered free and clear of all encumbrances, and the **City** has agreed to accept said facilities upon its satisfactory completion as part of the street and utilities systems of the City; and

Whereas, the **Developer** improved the property and installed the street and utilities necessary to serve the lots within the Pinnacle Peak Plat (Phase 1 and 2) shown on attached Exhibit “A-1” and described on attached Exhibit “B”; and

Whereas, other properties shown on attached Exhibits “A-1” and “A-2” and legally described on Exhibit “B” and denoted as potential sanitary lift station service area may specifically benefit from the sanitary lift station improvement installed by the **Developer**, and;

Whereas, the **Developer** have installed the sanitary lift station improvement

described on Exhibit "C" attached, at their own expense;

NOW, THEREFORE, in consideration of the mutual benefits and conditions hereinafter contained, the parties do for themselves, their heirs and assigns, agree that the **Developer** shall receive reimbursement from anyone who may make connection to the facilities and are within the area shown on Exhibits "A-1 and A-2" and described in Exhibit "B" installed by the **Developer** described in attached Exhibit "C" under the following terms and conditions:

- I. The **Developer** has constructed the facilities described in Section II of this agreement. The purpose of this agreement is to provide for reimbursement of the **Developer** herein and their assigns by any owner of real estate who did not contribute to the original cost of the subject facility and who subsequently connects to the same and who will be assessed a fair pro rata share of the cost of the construction of the facility.
- II. Charges shall be as shown in attached Exhibit "D", the actual cost incurred by the **Developer** is documented in Exhibit "C". The **Developer**, its successors, heirs and assigns, agree that the amounts which the **City** will collect from the property owners as specified in Section III of this Agreement, represents a fair reimbursement for the **Developer** construction of the facility described in Exhibit "C" and **Developer** agrees to indemnify and hold **City** harmless from any and all claims that dispute the amounts to be collected.
- III. The charges described in Exhibit "D" will be paid to the **City** and shall be, in turn, paid to the **Developer** less 10% to be retained by the **City**, for administration of

this agreement, for a period of twenty (20) years from _____, 2020, the date the City of Enumclaw City Council approves this Latecomer Agreement. The cost herein represents the fair pro rata share of the cost of construction of said facility payable by properties within the potential sanitary lift station service area, described in Exhibit "B" that connects to the sanitary lift station described in Exhibit "C". Payment may be made as a condition of issuance of the utility connection and/or building permit.

- IV. The provisions of this Agreement shall not be effective as to any owner of real estate not a party hereto unless this Agreement has been recorded in the office of County Auditor of the county in which the real estate is located prior to the time such owner executes a building permit for properties described in Exhibit "B". It shall be the responsibility of the **Developer** to cause this Agreement to be executed and properly recorded.
- V. The **Developer** herein shall agree to keep a current record of their address and telephone number on file with the **City**, and shall within 60 days of any change of said address and telephone number, notify the **City** in writing. If the **Developer** fails to do so, the parties agree that the **City** will not incur any liability for the non-collection and/or non-reimbursement of charges to the **Developer** under this Agreement.
- VI. This Agreement shall be binding on the **Developer**, its successors, heirs, and assigns and shall be so binding on the legal owner of all properties described in attached Exhibit "B", their successors, heirs and assigns. This Agreement shall

constitute a covenant running with all of the land described in Exhibit "B" herein.

The above referenced **Developer** agrees to pay all fees for recording this contract with the King County Auditor.

VII. **Developer** agrees to hold harmless and indemnify the **City**, its officers, agents, and employees from all claims, including attorney fees and costs incurred as a result of the enforcement and or interpretation of this Agreement.

VIII. If any provision of this Agreement is determined to be invalid or unenforceable for any reason the remaining provisions shall remain in force and effect.

Jan Molinaro, Mayor
City of Enumclaw

ATTEST:

Maureen Burwell, City Clerk

APPROVED AS TO FORM:

Michael J. Reynolds, City Attorney

Developer: **Pulte Homes of Washington, Inc.**

BY: _____ BY: _____

TITLE: _____ TITLE: _____

ADDRESS: _____ ADDRESS: _____

EXHIBIT A-1

Pinnacle Peak Plat Sanitary Lift Station Potential Service Area

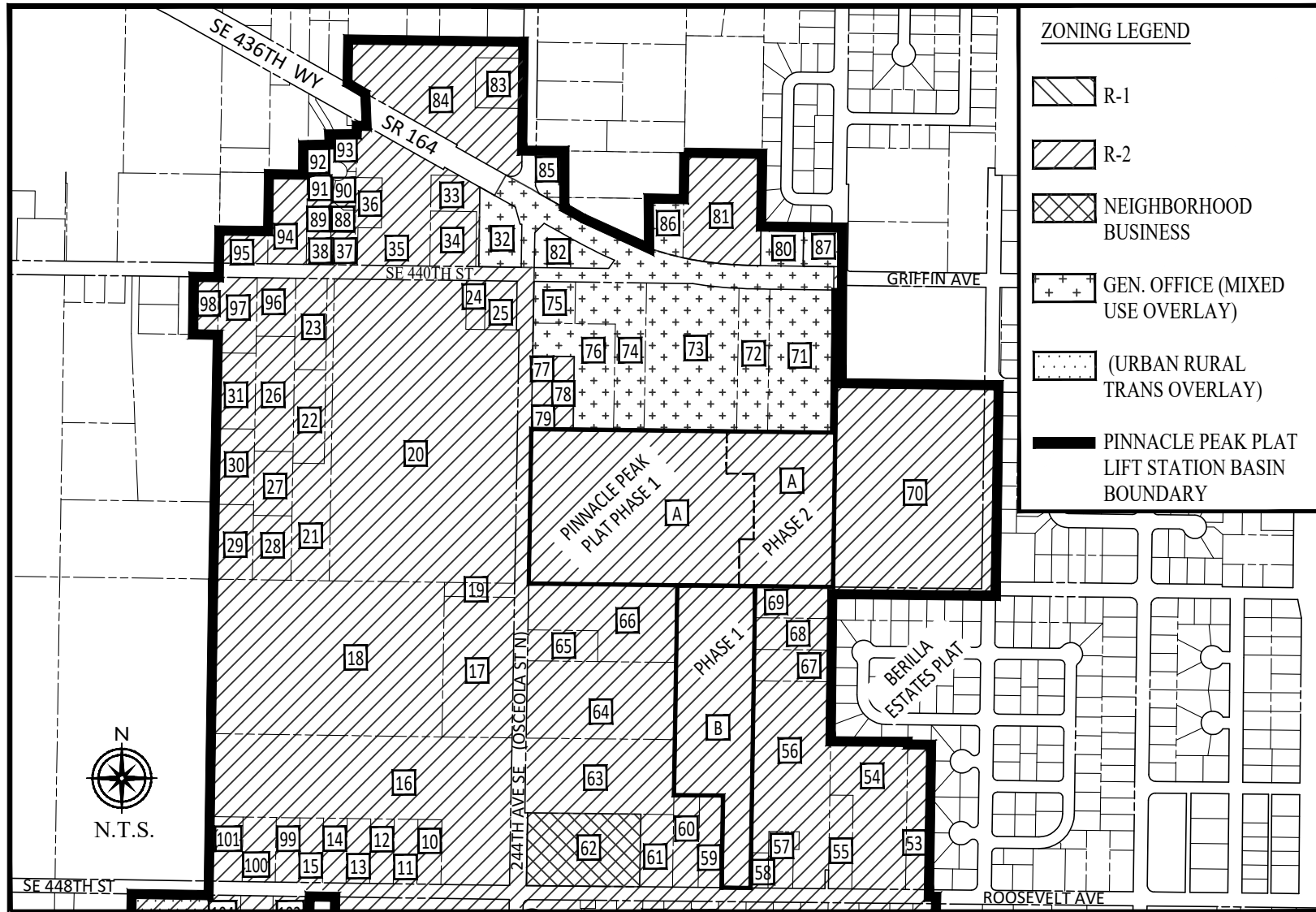
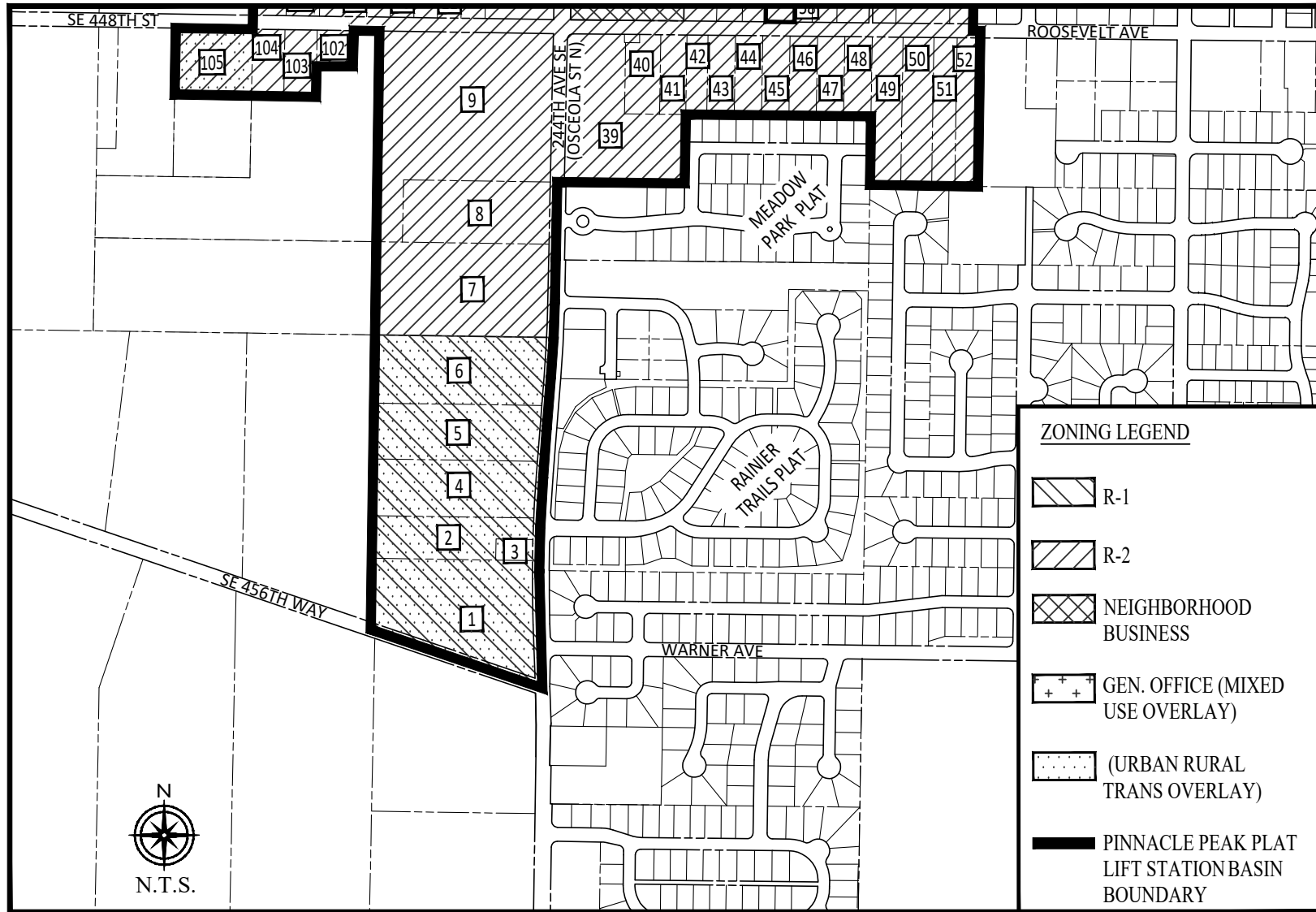


EXHIBIT A-2

Pinnacle Peak Plat Sanitary Lift Station Potential Service Area



ZONING LEGEND







-  R-1
-  R-2
-  NEIGHBORHOOD BUSINESS
-  GEN. OFFICE (MIXED USE OVERLAY)
-  (URBAN RURAL TRANS OVERLAY)
-  PINNACLE PEAK PLAT LIFT STATION BASIN BOUNDARY

EXHIBIT "B"

(Estimated ERU's per parcel within the potential Pinnacle Peak Plat sanitary lift station service area)

ERU = Equivalent Residential Unit

Residential 1 (R1) zoning (15,000 SF min.)		Average ERU per acre =	1.773
Residential 2 (R2) zoning (8400 SF min.)		Average ERU per acre =	3.167
Neighborhood business (NB) zoning			
General office (GO) zoning			
Derived from current use or water meter record			

Parcels outside the Pinnacle Peak Plat area within the lift station service area shown on Exhibits "A-1" and "A-2"

Exhibit "A" Parcels	Parcel No	Owner	Site Address	Zoning	Lot Size (SF, from KC records)	Lot Area outside lift station basin (SF)	Lot Area inside lift station basin (Acres)	Potential Lot no. (based on zoning min. lot size)	Lot Density (rounded down to whole number; or derived from current use)	Comment	Abbrev. Legal Desc
1	272006-9032	NORBY FAMILY RECREATIONA LL	45527 244TH AVE SE 98022	R-1	263538		6.05	10.7	10		BEG 171.8 FT S 05-45-00 W FR SE COR OF NE 1/4 OF SEC TH N 73-30-00 W 770.7 FT TH NLY 309 FT TH N 88-50-00 E 704 FT TH S 04-15-00 E 546 FT TO BEG LESS CO RDS

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2	272006-9029	DAMERY PATRICK L	VACANT	R-1	111078		2.55	4.5	4		BEG SE COR OF NE 1/4 TH S 05-35-00 W 171.80 FT TH N 73-30-00 W ALG C/L OF CO RD 770.70 FT TH N 309.00 FT TO TPOB TH CONT N 182.30 FT TH N 88-50-00 E 711.00 FT TH S 02-15-00 W 185.00 FT M/L TH S 88-50-00 W 704.00 FT TO TPOB LESS CO RD & LESS S 90.00 FT OF E 160.00 FT MEAS ALG S LN THOF
3	272006-9062	POPKE SCOTT B+ANGELA M	45423 244TH AVE SE 98022	R-1	14400		0.33	0.6	1		S 90 FT OF E 160 FT OF FOLG MEAS ALG S LN THOF BEG SE COR OF NE 1/4 TH S 05-45-00 W 171.80 FT TH N 73-30-00 W ALG C/L OF CO RD 770.70 FT TH N 309.00 FT TO TPOB TH CONT N 182.30 FT TH N 88-50-00 E 711.00 FT TH S 02-15-00 W 185.00 FT M/L TH S 88-50-00 W 704.00 FT TO TPOB LESS CO RD

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4	272006-9033	DAMERY PATRICK LEE	45407 244TH AVE SE 98022	R-1	166399		3.82	6.8	6		BEG AT NXN OF CO RD # 244 & POOLE RD TH N 04-15-00 W 596.8 FT TH N 02-15-00 E 131.8 FT TO TRUE BEG TH S 88-50-00 W 711 FT TH NWLY 242.5 FT TH N 88-50-00 E 725 FT TO CEN LN OF CO RD TH S 02-15-00 W 243 FT TO TPOB LESS CO RD
5	272006-9005	DAMERY PATRICK LEE	45317 244TH AVE SE 98022	R-1	167270		3.84	6.8	6		S 238.8 FT OF N 530.20 FT OF E 756 FT OF SE 1/4 OF NE 1/4 LY W OF CO RD
6	272006-9028	SEALION INVESTMENTS	45203 244TH AVE SE 98022	R-1	208216		4.78	8.5	8		N 291.4 FT OF E 756 FT OF SE 1/4 OF NE 1/4 LESS CO RD
7	272006-9045	PETITE LLC	45105 244TH AVE SE 98022	R-2	772754	484609	6.61	20.9	20		FOLG PORS OF E 3/4 OF N 1/2 OF NE 1/4 LESS CO RD S 1/4 & S 66 FT OF N 1/2 OF S 1/2
8	272006-9001	HARKNESS ELISABETH+JASON	45015 244TH AVE SE 98022	R-2	167270		3.84	12.2	12		N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 EX S 66 FT THOF & LESS CO RD

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9	272006-9037	JONES GARY DALE MPPPT (MONE	44807 244TH AVE SE 98022	R-2	1068091	578755	11.23	35.6	35		FOLG PORS OF N 1/2 OF NE 1/4 N 1/2 OF E 1/2 OF SW 1/4 LESS S 66 FT & N 1/2 OF W 1/2 OF SE 1/4 LESS S 66 FT & NE 1/4 LESS N 315 FT OF W 414 FT EX S 148 FT OF E 138 FT & LESS CO RDS
10	019300-0010	OLSON ETHEL ANN	VACANT	R-2	28428		0.65	2.1	2		ALPINE VIEW ADD Plat Lot: 1
11	019300-0020	OLSON ETHEL ANN	VACANT	R-2	27876		0.64	2.0	2		ALPINE VIEW ADD Plat Lot: 2
12	019300-0030	THOMSEN KENNETH E & JOANNE	24208 SE 448TH ST 98022	R-2	27876		0.64	2.0	2		ALPINE VIEW ADD Plat Lot: 3
13	019300-0040	SIMPSON STEPHEN C++SCHOLZE	VACANT	R-2	27876		0.64	2.0	2		ALPINE VIEW ADD Plat Lot: 4
14	019300-0050	LOVE JEFF P	24122 SE 448TH ST 98022	R-2	27876		0.64	2.0	2		ALPINE VIEW ADD Plat Lot: 5
15	019300-0060	BOGH GARY D	24110 SE 448TH ST 98022	R-2	27876		0.64	2.0	2		ALPINE VIEW ADD Plat Lot: 6
16	222006-9019	HANSEN JOAN LUCILLE	44709 244TH AVE SE 98022	R-2	557132		12.79	40.5	40		S 1/2 OF SE 1/4 OF SE 1/4 LESS S 306 FT OF W 993 FT & LESS CO RDS - CLASSIFIED AS OPEN SPACE "FARM & AGRICULTURAL" PURSUANT TO RCW 84.34

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17	222006-9090	GRIFFIN CHAD A	44521 244TH AVE SE 98022	R-2	192099		4.41	14.0	13		E 330 FT OF N 1/2 OF SE 1/4 OF SE 1/4 LESS N 60 FT & LESS CO RD
18	222006-9149	HANSEN JOAN LUCILLE	44405 240TH PL SE 98022	R-2	653400		15.00	47.5	47		N 1/2 OF SE 1/4 OF SE 1/4 LESS E 330 FT - CLASSIFIED AS OPEN SPACE "FARM & AGRICULTURAL" PURSUANT TO RCW 84.34
19	222006-9161	HANSEN JOAN LUCILLE	VACANT	R-2	18000		0.41	1.3	1		N 60 FT OF E 330 FT OF SE 1/4 OF SE 1/4 LESS CO RD CLASSIFIED AS OPEN SPACE "FARM & AGRICULTURAL" PURSUANT TO RCW 84.34
20	222006-9016	NOVAK JANIS+JEROME	VACANT	R-2	975744		22.40	70.9	70		NE 1/4 OF SE 1/4 LESS W 3/8 LESS N 238 FT OF E 258 FT LESS CO RDS CLASSIFIED AS OPEN SPACE LAND UNDER CHAPTER 84.34 RCW

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21	222006-9214	WILSON JOHN DOUGLAS	24117 SE 440TH ST 98022	R-2	106286		2.44	7.7	7		W HALF OF E HALF OF W HALF OF NE QTR OF SE QTR STR 22-20-06 LESS N 820 FT TGW E 30 FT OF SD N 820 FT LESS N 30 FT THOF CONV TO KING CO FOR SE 440TH ST -- AS DELINEATED PER KING CO SHORT SUBD NO 09436 RECORDING NO 9301061037
22	222006-9213	WILSON CHRIS M	24111 SE 440TH ST 98022	R-2	54014		1.24	3.9	3		S 400 FT OF N 820 FT OF W HALF OF E HALF OF W HALF OF NE QTR OF SE QTR STR 22-20-06 LESS E 30 FT THOF -- AS DELINEATED PER KING CO SHORT SUBD NO 09436 RECORDING NO 9301061037
23	222006-9092	WILSON VIRGINIA M	24107 SE 440TH ST 98022	R-2	52707		1.21	3.8	3		N 420 FT OF W HALF OF E HALF OF W HALF OF NE QTR OF SE QTR STR 22-20-06 LESS E 30 FT & LESS N 30 FT THOF CONV TO KING CO FOR SE 440TH ST -- AS DELINEATED PER KING CO SHORT SUBD NO 09436 RECORDING NO 9301061037

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24	222006-9060	SPURGEON EDDIE	24311 SE 440TH ST 98022	R-2	16640		0.38	1.2	1		W 80 FT OF E 258 FT OF S 208 FT OF N 238 FT OF NE 1/4 OF SE 1/4
25	222006-9088	TRUMBULL SHERRY	24235 SE 440TH ST 98022	R-2	28288		0.65	2.1	2		W 148 FT OF E 178 FT OF S 208 FT OF N 238 FT OF NE 1/4 OF SE 1/4 LESS CO RD
26	222006-9209	KOMBOL BARRY C	VACANT	R-2	81021		1.86	5.9	5		LOT 1 LESS N 250 FT TGW ALL LOT 2 OF KCSP 485048 REC #8512020360 SD SP DAF E 165 FT OF W 330 FT OF W 1/2 OF NE 1/4 OF SE 1/4 LESS N 30 FT FOR CO RD AKA LOT 2 KC LLA S89M0081 APPROVED 5-21-90
27	222006-9210	GALVIN GARY W	44222 240TH PL SE 98022	R-2	45375		1.04	3.3	3		LOT 3 OF KCSP #485048 REC #8512020360 SD SP DAF E 165 FT OF W 330 FT OF W 1/2 OF NE 1/4 OF SE 1/4 LESS N 30 FT FOR CO RD
28	222006-9211	CAPPS RONALD W & CHRISTY L	44312 240TH PL SE 98022	R-2	45375		1.04	3.3	3		LOT 4 OF KCSP #485048 REC #8512020360 SD SP DAF E 165 FT OF W 330 FT OF W 1/2 OF NE 1/4 OF SE 1/4 LESS N 30 FT FOR CO RD

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29	222006-9204	BLAD PAUL D+NICOLE M	44323 240TH PL SE 98022	R-2	52707		1.21	3.8	3		LOT 4 KCSP 476103 REC AF # 7808030992 SD PLAT DAF - W 165 FT OF NE 1/4 OF SE 1/4 LESS N 30 FT CO RD
30	222006-9203	PONTELANDO LFO KENNETH R+SAN	44219 240TH PL SE 98022	R-2	53578		1.23	3.9	3		LOT 3 KCSP 476103 REC AF # 7808030992 SD PLAT DAF - W 165 FT OF NE 1/4 OF SE 1/4 LESS N 30 FT CO RD
31	222006-9202	REED ELBERT+CAROL	44129 240TH PL SE 98022	R-2	53578		1.23	3.9	3		LOT 2 KCSP 476103 REC AF # 7808030992 SD PLAT DAF - W 165 FT OF NE 1/4 OF SE 1/4 LESS N 30 FT CO RD
32	222006-9053	CARDOZA RICHARD B	24328 SE 440TH ST 98022	GO-MIXED USE	71002		1.63		1	Currently, a single family home.	N 386.5 FT OF S 416.5 FT OF E 208.25 FT OF SE 1/4 OF NE 1/4 LESS STATE RD # 5 11/4/41 LESS CO RD
33	222006-9108	HEINIG ROSE DARLENE	24306 SE 440TH ST 98022	R-2	27442		0.63	2.0	1		N 151.5 FT OF W 208.25 FT OF E 416.5 FT OF S 416.5 FT OF SE 1/4 OF NE 1/4 LESS STATE RD ALSO E 12 FT OF S 265 FT OF W 208.25 FT OF E 416.50 FT OF SE 1/4 OF NE 1/4 LESS RD
34	222006-9061	ZYLSTRA RYAN+JAIME	24232 SE 440TH ST 98022	R-2	46119		1.06	3.4	3		S 265 FT OF W 208.25 FT OF E 416.5 FT OF SE 1/4 OF NE 1/4 LESS CO RD LESS E 12 FT

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35	222006-9006	WEINBRECHT RICHARD+JAMIL	24216 SE 440TH ST 98022	R-2	143748		3.30	10.5	10		POR E 737.74 FT OF S 626.16 FT OF SE 1/4 OF NE 1/4 LY SWLY OF ST RD #5 LESS E 417.44 FT OF S 416.50 FT LESS N 214 FT OF S 404 FT OF W 111.58 FT LESS W 11 FT OF E 737.74 FT OF S 190 FT OF SE 1/4 OF NE 1/4 LESS CO RD
36	222006-9131	MOORE KAREN JANE	24128 SE 440TH ST	R-2	25638		0.59	1.9	1		W 111.58 FT OF E 737.74 FT OF N 214 FT OF S 404 FT OF SE 1/4 OF NE 1/4 TGW W 11 FT OF E 737.74 FT OF S 190 FT OF SE 1/4 OF NE 1/4 LESS CO RD
37	571140-0040	KAUFFMANN TODD W	24118 SE 440TH ST	R-2	13728		0.32	1.0	1		MOWICH VIEW HOMES-BSP
38	571140-0010	JASPER LON	43909 241ST PL SE 98022	R-2	13728		0.32	1.0	1		MOWICH VIEW HOMES-BSP
39	262006-9176	VAN BEEK GARRETT	VACANT	R-2	236095		5.42	17.2	17		LOT 2 OF KCSP NO 1279071 RECORDING NO 8005220527 SD SP DAF - N 3/4 OF NW 1/4 OF NW 1/4 LESS E 904.2 FT OF N 370 FT LESS E 65 FT OF W 339 FT OF N 65 FT LESS CO RDS

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40	262006-9013	BAKER JON E+CYNTHIA	24503 SE 448TH ST 98022	R-2	49222		1.13	3.6	3		LOT 1 OF KCSP NO 1279071 RECORDING NO 8005220527 SD SP DAF - N 3/4 OF NW 1/4 OF NW 1/4 LESS E 904.2 FT OF N 370 FT LESS E 65 FT OF W 339 FT OF N 65 FT LESS CO RDS
41	262006-9147	VANLANDING HAM VELMA	24517 SE 448TH ST 98022	R-2	37740		0.87	2.7	2		W 111 FT OF E 904.2 FT OF N 370 FT OF NW 1/4 OF NW 1/4 LESS CO RD - PER BLA 1279063
42	262006-9118	GEORGE LOIS LAUSH	24525 SE 448TH ST 98022	R-2	30600		0.70	2.2	2		W 90 FT OF E 793.2 FT OF N 370 FT OF NW 1/4 OF NW 1/4 LESS RD
43	262006-9116	LOFSTROM ERIC & LYNN	24601 SE 448TH ST 98022	R-2	39848		0.91	2.9	2		W 117.2 FT OF E 703.2 FT OF N 370 FT OF NW 1/4 OF NW 1/4 LESS CO RD
44	262006-9115	ADAMS GREGORY SCOTT	24611 SE 448TH ST 98022	R-2	39848		0.91	2.9	2		W 117.2 FT OF E 586 FT OF S 340 FT OF N 370 FT OF NW 1/4 OF NW 1/4
45	262006-9113	MOLINARO JAN J+LORI A	24625 SE 448TH ST 98022	R-2	39848		0.91	2.9	2		W 117.21 FT OF E 468.82 FT OF N 370 FT OF NW 1/4 OF NW 1/4 LESS CO RD
46	262006-9112	BROCK RICHARD NORMAN	24703 SE 448TH ST 98022	R-2	39848		0.91	2.9	2		W 117.21 FT OF E 351.6 FT OF N 370 FT OF NW 1/4 OF NW 1/4 LESS CO RD

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47	262006-9106	WINKEL MARY JEAN	24719 SE 448TH ST 98022	R-2	39848		0.91	2.9	2		W 117.2 FT OF E 234.4 FT OF N 370 FT OF NW 1/4 OF NW 1/4 LESS CO RD
48	262006-9101	STARK JAMES EDWARD	24727 SE 448TH ST 98022	R-2	39848		0.91	2.9	2		E 117.2 FT OF N 370 FT OF NW 1/4 OF NW 1/4 LESS CO RD
49	262006-9053	GREGERSEN JOHN A	24805 SE 448TH ST 98022	R-2	83199		1.91	6.0	6		W 132 FT OF N 1/2 OF NE 1/4 OF NW 1/4 LESS CO RD
50	262006-9100	DUBSKY SANDRA	24823 SE 448TH ST 98022	R-2	83199		1.91	6.0	6		E 132 FT OF W 264 FT OF N 1/2 OF NE 1/4 OF NW 1/4 LESS CO RD
51	262006-9093	WARNER BRENT M	24831 SE 448TH ST 98022	R-2	62290		1.43	4.5	4		E 99 FT OF W 363 FT OF N 1/2 OF NE 1/4 OF NW 1/4 LESS RD
52	262006-9105	LAZARUS JONATHAN	24909 SE 448TH ST 98022	R-2	62290		1.43	4.5	4		E 99 FT OF W 462 FT OF N 1/2 OF NE 1/4 OF NW 1/4 LESS RD
53	232006-9081	MCKAY KARA	24906 SE 448TH ST 98022	R-2	66211		1.52	4.8	4		E 100 FT OF W 430 FT OF N 660 FT OF S 690 FT OF SE 1/4 OF SW 1/4
54	232006-9048	GABRIELSON RANDI C+TERRI L	24828 SE 448TH ST 98022	R-2	169448		3.89	12.3	12		W 1/2 OF SW 1/4 OF SE 1/4 OF SW 1/4 LESS CO RD & LESS W 100 FT OF S 400 FT
55	232006-9067	KOOPMAN JOHN JR+JANAE+	24808 SE 448TH ST 98022	R-2	40000		0.92	2.9	2		W 100 FT OF N 400 FT OF S 430 FT OF SW 1/4 OF SE 1/4 OF SW 1/4

Exhibit "A" Parcels	Parcel No	Owner	Site Address	Zoning	Lot Size (SF, from KC records)	Lot Area outside lift station basin (SF)	Lot Area inside lift station basin (Acres)	Potential Lot no. (based on zoning min. lot size)	Lot Density (rounded down to whole number; or derived from current use)	Comment	Abbrev. Legal Desc
56	232006-9162	KING COUNTY FIRE DIST 28	VACANT	R-2	254826		5.85	18.5	18		S 384 FT OF E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 LESS S 180 FT OF W 75 FT SD SUBD LESS S 196 FT OF E 106 FT OF W 181 FT SD SUBD LESS N 76 FT OF S 272 FT OF E 130 FT OF W 205 FT SD SUBD LESS E 15 FT OF S 110 FT SD SUBD & LESS CO RD -- PER KC LLA #382111 TGW LOT 4 OF KC SHORT PLAT # 1182055 REC #8504220706 SD SP DAF - E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 LESS S 384 FT THOF
57	232006-9266	WEHMEYER DALE L	VACANT	R-2	27878		0.64	2.0	2		N 242 FT OF S 272 FT OF E 130 FT OF W 205 FT OF E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 LESS S 166 FT OF E 24 FT THOF
58	232006-9129	HUMBLE TONY A & SHERRI	24706 SE 448TH ST 98022	R-2	11250		0.26	0.8	1		W 75 FT OF S 180 FT OF E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 LESS CO RD
59	232006-9252	HAUTALA LYNN+RAD RAZOR	24616 SE 448TH ST 98022	R-2	39327		0.90	2.9	3	3 lots can be developed on this parcel off of Boyle Street.	E 100 FT OF W 210 FT OF S 423.27 FT OF W 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 LESS CO RD

Exhibit "A" Parcels	Parcel No	Owner	Site Address	Zoning	Lot Size (SF, from KC records)	Lot Area outside lift station basin (SF)	Lot Area inside lift station basin (Acres)	Potential Lot no. (based on zoning min. lot size)	Lot Density (rounded down to whole number; or derived from current use)	Comment	Abbrev. Legal Desc
60	232006-9231	EILERS ADAM+MICHELLE	24608 SE 448TH ST 98022	R-2	43260		0.99	3.1	3		W 110 FT OF S 423.27 FT OF W 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 LESS CO RD
61	232006-9259	GERE FRITZ C+JULIE	24524 SE 448TH ST 98022	R-2	43560		1.00	3.2	3		E 140 FT OF SW 1/4 OF SW 1/4 OF SW 1/4 LESS N 320 FT LESS CO RD
62	232006-9042	ENUMCLAW MOOSE LODGE	24506 SE 448TH ST 98022	NB	149556		3.43	3.2	1	Based on current water use.	SW 1/4 OF SW 1/4 OF SW 1/4 LESS N 320 FT LESS E 140 FT LESS CO RDS
63	232006-9221	PUGET SOUND ENERGY/ELEC	44720 244TH AVE SE 98022	R-2	202118		4.64	14.7	14		N 320 FT OF SW 1/4 OF SW 1/4 OF SW 1/4 LESS CO RD TCO 17-632
64	232006-9022	SCHODDE W DAVID JR	44520 244TH AVE SE 98022	R-2	209959		4.82	15.3	15		S 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 LESS CO RD
65	232006-9244	ENUMCLAW VFW POST 1949	44426 244TH AVE SE 98022	R-2	39600		0.91	2.9	1	Based on current water use. It is assumed the current use will not change in the next 20 years.	S 132 FT OF W 330 FT OF N 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 LESS CO RD
66	232006-9072	HOOSER JERRY D	44408 244TH AVE SE 98022	R-2	169884		3.90	12.4	12		N 1/2 OF NW 1/4 OF SW 1/4 OF SW 1/4 LESS S 132 FT OF W 330 FT LESS CO RD

Exhibit "A" Parcels	Parcel No	Owner	Site Address	Zoning	Lot Size (SF, from KC records)	Lot Area outside lift station basin (SF)	Lot Area inside lift station basin (Acres)	Potential Lot no. (based on zoning min. lot size)	Lot Density (rounded down to whole number; or derived from current use)	Comment	Abbrev. Legal Desc
67	232006-9346	STEPHEN HARDING	44435 248TH AVE SE 98022	R-2	44866		1.03	3.3	1	Large single family estate that is assumed will not plat in the next 20 years due to significant existing improvements throughout the property and an access that does not meet current city standards .	LOT 3 OF KCSP #1182055 REC #8504220706 SD SP DAF - E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 LESS S 384 FT THOF
68	232006-9345	BROWNELL LYLE & ANNA	44419 248TH AVE SE 98022	R-2	44866		1.03	3.3	1	Large single family estate that is assumed will not plat in the next 20 years due to significant existing improvements throughout the property and an access that does not meet current city standards .	LOT 2 OF KCSP #1182055 REC #8504220706 SD SP DAF - E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 LESS S 384 FT THOF

Exhibit "A" Parcels	Parcel No	Owner	Site Address	Zoning	Lot Size (SF, from KC records)	Lot Area outside lift station basin (SF)	Lot Area inside lift station basin (Acres)	Potential Lot no. (based on zoning min. lot size)	Lot Density (rounded down to whole number; or derived from current use)	Comment	Abbrev. Legal Desc
69	232006-9344	LIVESTON DONNA A	44413 248TH AVE SE 98022	R-2	44866		1.03	3.3	1	Large single family estate that is assumed will not plat in the next 20 years due to significant existing improvements throughout the property and an access that does not meet current city standards .	LOT 1 OF KCSP #1182055 REC #8504220706 SD SP DAF - E 1/2 OF E 1/2 OF SW 1/4 OF SW 1/4 LESS S 384 FT THOF
70	232006-9181	CCAS PROPERTY & CONST	1614 FARRELLY ST 98022	R-2	812829	265319	12.57	39.8	39		W 1/2 OF NE 1/4 OF SW 1/4 LESS CO RD LESS ST POR TAXABLE
71	232006-9188	TRINITY LUTHERAN CHURCH	24711 SE 440TH ST 98022	GO-MIXED USE	160736		3.69		1	Currently, a single family home.	Legal E 264 FT OF W 1303.5 FT OF N 1/2 OF NW 1/4 OF SW 1/4 LESS ST RD #5
72	232006-9213	TRINITY LUTHERAN CHURCH	24631 SE 440TH ST 98022	GO-MIXED USE	80586		1.85		1	Currently, a single family home.	E 132 FT OF W 1039.5 FT OF N 1/2 OF NW 1/4 OF SW 1/4 LESS ST HWY # 5
73	232006-9041	TRINITY LUTHERAN CHURCH	VACANT	GO-MIXED USE	253519		5.82		1	Assumed there will be at least 1 ERU use on this property within the next 20 years.	N 1/2 OF NW 1/4 OF SW 1/4 LESS W 511.5 FT LESS E 412.5 FT LESS N 30 FT LESS STATE RD # 5

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74	232006-9156	BOYOVICH JASON T+BOYVOVICH	24515 SE 440TH ST 98022	GO-MIXED USE	112384		2.58		1	Currently, a single family home.	W 511.50 FT OF N 1/2 OF NW 1/4 OF SW 1/4 OF STR 23-20-06 LESS W 381 FT EX N 208 FT & LESS N 208 FT OF W 208 FT THOF LESS CO RD
75	232006-9037	ENUMCLAW COUNTRY	24407 SE 440TH ST 98022	GO-MIXED USE	31684		0.73		2	Based on current water use. It is assumed the current use will not change in the next 20 years.	W 208 FT OF N 208 FT OF NW 1/4 OF SW 1/4 LESS CO RDS
76	232006-9276	ENUMCLAW COUNTRY	VACANT	GO-MIXED USE	103672		2.38		1	Assumed there will be at least 1 ERU use on this property within the next 20 years.	W 381 FT OF N 1/2 OF NW 1/4 OF SW 1/4 LESS N 208 FT & LESS S 312 FT OF W 208 FT & LESS CO RD
77	232006-9187	SCOTT KERA S+WEIGEL TRAVIS	44106 244TH AVE SE 98022	R-2	18512		0.42	1.3	1	Even though 2 ERU's are possible, only 1 will be allowed because of a wetland affecting the back half of the property.	W 208 FT OF N 104 FT OF S 312 FT OF N 1/2 OF NW 1/4 OF SW 1/4 LESS CO RD
78	232006-9275	MTT CONSTRUCTION LLC	1505 OSCEOLA ST N	R-2	18512		0.42	1.3	1	Even though 2 ERU's are possible, only 1 will be allowed because of a wetland affecting the back half of the property.	N 104 FT OF S 208 FT OF W 208 FT OF N 1/2 OF NW 1/4 OF SW 1/4 LESS CO RD

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79	232006-9124	RA PROPERTIES LLC	44128 244TH AVE SE 98022	R-2	18512		0.42	1.3	1	Even though 2 ERU's are possible, only 1 will be allowed because of a wetland affecting the back half of the property.	W 208 FT OF S 104 FT OF N 1/2 OF NW 1/4 OF SW 1/4 LESS CO RD
80	232006-9316	GRIFFIN AVENUE OFFICES LLC	3255 GRIFFIN AVE 98022	GO-MIXED USE	30538		0.70		1	There is an existing business on this property. Current usage is approx. 0.2 ERU. Assume increased water use to 1 ERU in the next 20 years.	LOT 2 EN SP 9005 REC #9007101374 SD SP BEING LOT 2 OF EN SP 8411 REC #8501080768 SD SP BEING A POR OF E 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4 LESS STREET
81	232006-9015	WESTERN WA CONF OF SDA	3333 GRIFFIN AVE 98022	R-2	317117	166367	3.46	11.0	1	Based on current water use. It is assumed the current use will not change in the next 20 years.	LOT C ENUMCLAW SHORT PLAT #9023 REC #9103070566 SD SP DAF - W 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4 LESS CO RD LESS ST RD - PORTION TAXABLE
82	232006-9186	HOLMVIG GARY+PATRICIA	VACANT	GO-MIXED USE	40483		0.93		1	Assumed there will be at least 1 SRUE use on this property within the next 20 years.	POR OF SW 1/4 OF SW 1/4 OF NW 1/4 LY S OF STATE HWY LESS CO RDS PER REC #5671900, 9011131302 & 20041203001855

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83	222006-9170	MT RAINIER CHRISTIAN CENTER	43801 244TH AVE SE 98022	R-2	43559		1.00	3.2	1	Current water use is approx. 0.5 SFUE. Assume no further development of property in the next 20 years but an increase of use to 1 SFUE.	N 213.83 FT OF S 923.05 FT OF E 233.71 FT OF SE 1/4 OF NE 1/4 LESS CO RD
84	222006-9097	MT RAINIER CHRISTIAN CENTER	43811 244TH AVE SE 98022	R-2	235357		5.40	17.1	1	Current water use is approx. 0.5 SFUE. Assume increase in sanctuary capacity within the next 20 years with an assumed increase of water use to 1 ERU.	N 367.44 FT OF S 993.6 FT OF E 780.74 FT OF SE 1/4 OF NE 1/4 LESS N 213.83 FT OF S 296.89 FT OF E 233.71 FT THOF TGW E 626.16 FT OF N 208.72 FT OF S 625.22 FT OF SD SE 1/4 LY NELY OF HWY LESS POR FOR HWY LESS CO RD
85	232006-9189	NORD CHRISTINA M+ROTH JASON	43824 244TH AVE SE 98022	GO-MIXED USE	125452	104286	0.49		1	Existing single family home. Most of the property is unavailable for gravity sewer service due to low grade.	LOT 3 KCSP 378133 AF #7808151033 SD PLAT DAF - N 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 LESS STATE RD LESS CO RD

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86	232006-9177	MALLERY CLAUDE L	24530 SE 436TH WAY 98022	GO-MIXED USE	76665	54328	0.51		1	Existing single family home. Most of the property is unavailable for gravity sewer service due to low grade.	S 1/2 OF SW 1/4 OF SW 1/4 OF NW 1/4 LY N OF STATE HWY # 5 TAXABLE PORTION PARTIALLY EXEMPT UNDER RCW 84.36.381 THRU .389
87	232006-9175	ULIN THERESA	3211 GRIFFIN AVE 98022	GO-MIXED USE	24966		0.57		1	Existing single family home.	LOT 3 ENUMCLAW SP 7909 REC UND AF #7912190744 SD SP DAF E 1/2 OF E 1/2 OF SW 1/4 OF NW 1/4 SEC 23-20-06 LESS SE 436TH ST & LESS ST RD #5
88	571140-0030	PARKIN JAMES R+MALDONADO RE	43906 241ST PL SE 98022	R-2	11443		0.26	0.8	1		MOWICH VIEW HOMES-BSP
89	571140-0020	YATES ROBERT & LOIS	43901 241ST PL SE 98022	R-2	13499		0.31	1.0	1		MOWICH VIEW HOMES-BSP
90	338000-0030	FERGUSON DONNA M	43832 241ST PL SE 98022	R-2	12867		0.30	0.9	1		HILLVIEW DRIVE PP ACT 38109559 MOBILE HOME
91	338000-0040	JOHNSON ROBERT S	43833 241ST PL SE 98022	R-2	11396		0.26	0.8	1		HILLVIEW DRIVE LOT 4 TGW POR SE 1/4 OF NE 1/4 STR 22-20-06 BEG SW COR SD LOT 4 TH S 0-06-00 W 10 FT TH S 89-54-00 E 102.34 FT TH N 0-06-00 E 10 FT TH N 89-54-00 W 102.34 FT TO POB

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92	338000-0050	GUARNERE LINDA D	43821 241ST PL SE 98022	R-2	11102		0.25	0.8	1		HILLVIEW DRIVE LOT 2
93	338000-0020	WALLIN TROY STEVEN ET AL	43820 241ST PL SE 98022	R-2	11498		0.26	0.8	1		HILLVIEW DRIVE LOT 5
94	222006-9153	HILL THOMAS & MINDY	24030 SE 440TH ST 98022	R-2	60548		1.39	4.4	4		PCL B OF KCLLA #L95L0047 REC # 9508239022 SD PCL LOCATED IN E 165 FT OF W 373.25 FT OF SE 1/4 OF NE 1/4 LY SLY OF STATE RD #5
95	222006-9038	MEGARGLE SCOTT+OLIVIA A	24018 SE 440TH ST 98022	R-2	80150	52280	0.64	2.0	2		N 1015.85 FT OF S 1045.85 FT OF W 208.25 FT OF SE 1/4 OF NE 1/4 OF STR 22-20-06 LESS N 3 ACS
96	222006-9023	FLAHERTY TIMOTHY S	24023 SE 440TH ST 98022	R-2	41250		0.95	3.0	2		N 250 FT OF LOT 1 KCSP 485048 REC #8512020360 SD SP DAF E 165 FT OF W 330 FT OF W 1/2 OF NE 1/4 OF SE 1/4 LESS N 30 FT FOR CO RD AKA LOT 1 KC LLA S89M0081 APPROVED 5-21-90

Exhibit "A" Parcels	Parcel No	Owner	Site Address	Zoning	Lot Size (SF, from KC records)	Lot Area outside lift station basin (SF)	Lot Area inside lift station basin (Acres)	Potential Lot no. (based on zoning min. lot size)	Lot Density (rounded down to whole number; or derived from current use)	Comment	Abbrev. Legal Desc
97	222006-9024	KIRCHNER PETER H+SUSAN H	24011 SE 440TH ST 98022	R-2	53578		1.23	3.9	3		PP ACT 38292108 MOBILE HOME LOT 1 KCSP 476103 REC AF # 7808030992 SD PLAT DAF - W 165 FT OF NE 1/4 OF SE 1/4 LESS N 30 FT CO RD
98	222006-9095	VAN BUSKIRK ROBERT E II+TER	23929 SE 440TH ST 98022	R-2	41820	21003	0.48	1.5	1		N 276 FT OF E 170 FT OF NW 1/4 OF SE 1/4 LESS CO RD
99	019300-0070	HOLBROOK LARRY W+BARBARA J	24102 SE 448TH ST 98022	R-2	27876		0.64	2.0	2		ALPINE VIEW ADD
100	222006-9147	RECTOR ARVEL+MARGARET	VACANT	R-2	39192		0.90	2.8	2		E 142 FT OF W 284 FT OF S 306 FT OF S 1/2 OF SE 1/4 OF SE 1/4 LESS CO RD
101	222006-9139	ROSELEIP MICHAEL J/LAURA S	24006 SE 448TH ST 98022	R-2	39192		0.90	2.8	2		W 142 FT OF S 306 FT OF SE 1/4 OF SE 1/4 LESS CO RD
102	272006-9023	HIX JOHN A+JUDITH E	24103 SE 448TH ST 98022	R-2	18906		0.43	1.4	1		N 167 FT OF E 138 FT OF W 414 FT OF NE 1/4 OF NE 1/4 LESS CO RD
103	272006-9052	NORTHFIELD JEANNE	24019 SE 448TH ST 98022	R-2	39330		0.90	2.9	2		E 138 FT OF W 276 FT OF N 315 FT OF NE 1/4 OF NE 1/4 LESS CO RD
104	272006-9034	COLE CHERYL	24009 SE 448TH ST 98022	R-2	39330		0.90	2.9	2		N 315 FT OF W 138 FT OF NE 1/4 OF NE 1/4 LESS CO RD

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105	272006-9030	GARIFALON PAUL A JR+LINDA J	23911 SE 448TH ST 98022	R-2	208652	115179	2.15	6.8	6		N 1/2 OF E 1/2 OF E 1/2 OF NW 1/4 OF NE 1/4 LESS CO RD
Subtotals							237.46	Acres	581	ERU's	

Pinnacle Peak Plat shown on Exhibit "A-1"

A & B	680230-xxxx	Pulte Homes of WA, Inc.	1443 OSCEOLA ST N & 24729 SE 440TH ST 98022	R-2			21.69	68.7	67	The total number of single family lots & thus ERU's is fixed per the final plat	Pinnacle Peak, Phase 1 Plat. Parcel #'s prior to plat recording: A - 2320069020 B - 2320069039
A	680231-xxxx	Pulte Homes of WA, Inc.	1443 OSCEOLA ST N 98022	R-2			6.21	19.7	18	The total number of single family lots & thus ERU's is fixed per the final plat	Pinnacle Peak, Phase 2 Plat. Parcel # prior to plat recording: A - 2320069020
Subtotals							27.90	Acres	85	ERU's	

Totals for entire lift station service area

265.36 Acres | 666 ERU's

EXHIBIT "C"

Pinnacle Peak Lift Station Construction Cost (all items are taxable)

(Provided to the City by the developer's contractor, Big Mountain Enterprises 02.05.2020)

BME item#	Description	Quantity	Unit	Unit Price	Item Total	Including 8.7% sales tax
4041	6" Forcemain Onsite	2837	LF	\$ 40.00	\$ 113,480.00	
4042	6" Forcemain Offsite	1985	LF	\$ 98.00	\$ 194,530.00	
4043	Sawcut	1200	LF	\$ 6.00	\$ 7,200.00	
4044	Demo Concrete	2015	SF	\$ 2.50	\$ 5,037.50	
4045	Demo Asphalt	1940	SF	\$ 2.25	\$ 4,365.00	
4046	Demo Curb	215	LF	\$ 10.00	\$ 2,150.00	
4047	Pothole Existing Utilites	1	LS	\$ 15,000.00	\$ 15,000.00	
4048	Relocate Signs	4	EA	\$ 215.00	\$ 860.00	
4049	Relocate Mailboxes	4	EA	\$ 215.00	\$ 860.00	
4050	Support Power Poles	11	EA	\$ 800.00	\$ 8,800.00	
4051	Traffic Control	1	LS	\$ 40,000.00	\$ 40,000.00	
4052	Pour Curb & Gutter	215	LF	\$ 28.00	\$ 6,020.00	
4053	Concrete Diveways w/Prep	2015	SF	\$ 6.00	\$ 12,090.00	
4054	Asphalt Repair	1940	SF	\$ 5.00	\$ 9,700.00	
4055	Gravel Shoulder & Driveways	15450	SF	\$ 1.00	\$ 15,450.00	
Subtotal	Forcemain & related work				\$ 435,542.50	\$ 473,434.70
4056	Pump Station	1	LS	\$ 475,000.00	\$ 475,000.00	
CO16	14009 COP8 Offsite Force Main	1	LS	\$ 32,630.00	\$ 32,630.00	
CO27	14620 COP10 Sewer Lift Station	1	LS	\$ 106,220.00	\$ 106,220.00	
CO31	14012 Pump Station Ceiling Fix	1	LS	\$ 7,394.43	\$ 7,394.43	
CO32	COP13 Lift Stn Intrusion/Fire Alarm	1	LS	\$ 8,936.84	\$ 8,936.84	
Subtotal	Pump station (includes site work, wet well, pumps & controls)				\$ 630,181.27	\$ 685,007.04
TOTAL					\$ 1,065,723.77	\$ 1,158,441.74

Developer's Lift Station Property Cost

(Provided by the developer 08.03.2020)

Comment

Total purchase price of Pinnacle Peak development property per Purchase and Sale Agreement dated 12.21.2017 (referenced by memo under KC recording number 20180410000493) =

\$5,312,500.00

Undeveloped cost per lot = \$5,312,500.00 divided by a total of 85 lots =

\$62,500.00

Size of area reserved for the lift station in square feet (SF) = 43' x 136.39' =

5865

Minimum lot area size for Enumclaw R2 zoning = 8400 SF

Prorated cost of area reserved for lift station = $5865 / 8400 \times \$62,500.00 =$

\$43,638.39

Developer's Engineering and Surveying Costs

(Provided by the developer 07.24.2020)

Engineer/Surveyor and work description	Fee
Rykels Engineering	\$22,500.00
Lanktree Land Surveying - asbuilt of 448th/Roosevelt Ave. for forcemain design	\$4,327.00
Phillips Structural Engineering - lift station enclosure	\$8,050.00
LeRoy Engineers and Surveyors - construction staking	\$10,800.00
Total engineering and surveying expenses =	<u>\$45,677.00</u>

Permitting Costs

(Provided by the City of Enumclaw)

Permit date	Comment	Permit number	Fee
6.21.2017	Lift station plan review & inspections	LDA2017-0007	\$19,291.00
2.15.2019	Lift station building permit	BLD2018.0500	\$603.71
3.28.2019	Lift station generator gas meter fee	OTC2019-0039	\$1,198.00
Total permitting fees =			<u>\$21,092.71</u>

Total lift station/force main construction, property, design, and permitting costs =

\$1,268,849.84

EXHIBIT "D"
PINNACLE PEAK PLAT
Sanitary Sewer Lift Station Latecomers Agreement

Properties with potential sanitary service connections to Pinnacle Peak Plat lift station
 & prorata reimbursement of cost calculation

<u>Exhibit "A"</u> <u>Parcels</u>	<u>Assessor Parcel #</u>	<u>Owner or Developer</u>	Estimated lift station service area size (acres)					<u>Total prorata cost</u>	<u>Reimburse total to plat developer</u>	
			Estimated lift station service area as percent of parcel area			Estimated Equivalent Residential Units (ERU's) in service area				
Projected service area minus Pinnacle Peak Plat area	See "EXHIBIT B" PARCEL DATA	Owners - see 'PARCEL DATA'	237.46	89%	581		\$1,106,909.55	\$996,218.59		
Pinnacle Peak, Phase 1	680230 - xxxx	Developer - Pulte Homes of Washington, Inc.	21.69	8%	67	*	\$127,647.06	\$0.00		
Pinnacle Peak, Phase 2	680231 - xxxx	Developer - Pulte Homes of Washington, Inc.	6.21	2%	18	*	\$34,293.24	\$0.00		
Totals:			265.365		666		\$1,268,849.84	\$996,218.59		

* No reimbursement will be made to the plat developer for lots within the Pinnacle Peak Plat

Pinnacle Peak lift station total construction and permitting costs from Exhibit "C" = \$1,268,849.84

Prorata cost per ERU = \$1,905.18 (Pump station total cost divided by total potential ERU's)

City's administration cost per ERU = \$190.52 (10% of cost per ERU)

Reimbursement to Pulte Homes of Washington, Inc. = \$1,714.66 (Cost per ERU minus 10% city administration cost per ERU)