

## BIDDING INFORMATION

Each Bid for the purchase of Lot 4 (the "Property") must be submitted in a sealed envelope, addressed to Valley Water District, 14515 Pioneer Way E, Puyallup, Washington 98372.

Each sealed envelope containing a Bid must be plainly marked on the outside as "**Surplus Property Bid, Lot 4 of Valley Water District Short Plat**" and the envelope should bear on the outside the name and address of the Bidder. If forwarded by mail, the sealed envelope containing the Bid must be enclosed in another envelope addressed to Valley Water District at the address stated above.

All Bids must be made on the required Bid forms. All blank spaces for Bid amounts must be filled in, in ink or typewritten, and the Bid form must be fully completed and executed when transmitted. Only one copy of the Bid form is required.

The minimum Bid amount is One Hundred Fifty Thousand One Hundred Dollars (\$150,000.00). Seller may waive any informalities or minor defects in the Bids and reserves the right to reject any and all Bids. Any Bid may be withdrawn prior to the scheduled deadline for filing of bids. Any Bid received after the time and date specified will not be considered. No Bidder may withdraw a bid within 120 days after the actual date of the opening thereof. Should there be reasons why the contract cannot be awarded within the specified period, the time may be extended by mutual agreement between the Seller and the responsive highest Bidder.

Bidders must satisfy themselves as to the accuracy of any estimated square footage of the Property by examination of the site and review of the legal description herein. After Bids have been submitted, the Bidder shall not assert that there was a misunderstanding concerning the size or approximate square footage of the Property, or any other matter related to the Property.

This document contains the provisions for the proposed sale of the Property. Information obtained from any Seller's officers, agents or employees or any other person shall not affect the provisions of this agreement or relieve the Bidder from fulfilling any of the conditions of the contract.

**The party to whom the Purchase and Sale Agreement is awarded will be required to execute the Real Estate Purchase and Sale Agreement attached hereto (the "Contract") and provide a certified check or a cashier's check made payable to Valley Water District in the amount of five percent (5%) of the Bid (the "Deposit") within seven (7) calendar days from the date when Notice of Award is mailed to the Bidder. Do not sign and submit the Contract with a Bid.** In case of a failure of the successful Bidder to execute the Contract, the Seller will consider the Bidder in default, in which case the Bidder's Deposit shall be forfeited and shall become the property of Seller.

The Seller, within ten (10) days of receipt of the Contract signed by the party to whom the Contract was awarded, shall sign the Contract and return to such party a copy of the fully executed Contract. Should the Seller not execute the Contract within such period, the Bidder

may, by written notice, withdraw its signed Contract. Such Notice of Withdrawal shall be effective upon receipt by the Seller. In such case, the Seller shall return the Bidder's Deposit within ten (10) business days from the Seller's receipt of Bidder's Notice of Withdrawal. Seller shall not be responsible or liable for any costs incurred by the Bidder.

Attached hereto, for disclosure only pursuant to RCW 64.06.015, are Seller's disclosures ("Seller's Disclosure Statement") about the condition of the Property, based on the actual knowledge of Sean Vance, Seller's Manager, as of April 15, 2024.

As more fully set forth in Paragraph 9 of the attached Contract, the Property is being sold "AS IS, WHERE IS." Seller's Disclosure Statement is not a part of the Contract, and Buyer shall have no right to rescind either an awarded Bid or executed Contract by virtue of Seller's Disclosure Statement.

Each Bidder is responsible for inspecting the Property and for reading and being thoroughly familiar with the Contract documents. The failure or omission of any Bidder to do any of the foregoing shall in no way relieve any Bidder from any obligation with respect to its Bid.

The following forms must be executed **prior to** and submitted with a Bid:

1. Bid Summary

The following agreement is to be executed by the successful Bidder within 7 calendar days **after** the award of the contract:

1. Real Estate Purchase and Sale Agreement
2. Bid Deposit Statement

The following item is to be executed by the successful Bidder **at closing**:

Any and all documents that the Escrow Agent or the Title Company (as defined in the Real Estate Purchase and Sale Agreement) may reasonably require for the closing of the transaction, including but not limited to: form escrow instructions, FIRPTA certificate, Real Estate Excise Tax Affidavit and Buyer's Estimated Closing Statement.

At Closing, Buyer shall take title to the Property via a Statutory Warranty Deed in substantially similar form as that set forth in the Real Estate Purchase and Sale Agreement, subject to those encumbrances noted in the ALTA Commitment for Title Insurance issued by Ticor Title, 437 29th St NE, Puyallup, WA 98372 effective April 14, 2023 (the "Preliminary Commitment") and any other encumbrances that may be disclosed by the Title Company in any supplement thereto and approved by Buyer prior to Closing; provided, that real property taxes for the current year; the current portion of assessments, if any; and utilities shall be prorated between Buyer and Seller as of the date of Closing, as more fully set forth in the Real Estate Purchase and Sale Agreement.

**VALLEY WATER DISTRICT**  
**LEGAL DESCRIPTION**  
**OF**  
**PROPOSED SURPLUS REAL PROPERTY**

The Surplus Property which is the subject of the Seller's invitation for bids is located at 1114 St. Andrews Ct., Puyallup, Washington 98372, Tax Parcel Number 0420366012, and legally described as follows (per records of the Pierce County Auditor's Office:

LOT 4, CITY OF PUYALLUP SHORT PLAT RECORDED DECEMBER 1, 2016  
UNDER AUDITOR'S FILE NO. 201612015001, RECORDS OF PIERCE COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**BID SUMMARY**

\_\_\_\_\_ (“Bidder”) offers to purchase from Valley Water District the Property referred to as Lot 4 on the terms and conditions set forth in this Invitation for Bid for:

Bid in Words: \$ \_\_\_\_\_

Bid in Numbers: \$ \_\_\_\_\_

(in the event of a conflict between words and numbers, the written words shall prevail).

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**BIDDER:**

By \_\_\_\_\_  
Its \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone No.: \_\_\_\_\_

**SELLER'S DISCLOSURE STATEMENT  
PURSUANT TO RCW 64.06.015**

**SEE ATTACHED DISCLOSURE**

**SELLER DISCLOSURE STATEMENT  
UNIMPROVED PROPERTY**

**SELLER:** Valley Water District  
Seller

To be used in transfers of unimproved residential real property, including property zoned for residential use that is not improved by one or more residential dwelling units, a residential condominium, a residential timeshare or a mobile or manufactured home. Unimproved residential real property does not include commercial real estate as defined in RCW 60.42.005 or property defined as "timber land" under RCW 84.34.020. See RCW Chapter 64.06 for further information.

**INSTRUCTIONS TO THE SELLER**

Please complete the following form. Do not leave any spaces blank. If the question clearly does not apply to the property check "NA." If the answer is "yes" to any asterisked (\*) item(s), please explain on attached sheets. Please refer to the line number(s) of the question(s) when you provide your explanation(s). For your protection you must date and initial each page of this disclosure statement and each attachment. Delivery of the disclosure statement must occur not later than five (5) business days, unless otherwise agreed, after mutual acceptance of a written purchase and sale agreement between a Buyer and Seller.

**NOTICE TO THE BUYER**

THE FOLLOWING DISCLOSURES ARE MADE BY THE SELLER ABOUT THE CONDITION OF THE PROPERTY LOCATED AT 1114 St Andrews Ct, CITY Puyallup

STATE WA, ZIP 98372, COUNTY Pierce ("THE PROPERTY") OR AS LEGALLY DESCRIBED ON THE ATTACHED EXHIBIT A.

SELLER MAKES THE FOLLOWING DISCLOSURES OF EXISTING MATERIAL FACTS OR MATERIAL DEFECTS TO BUYER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE STATEMENT. UNLESS YOU AND SELLER OTHERWISE AGREE IN WRITING, YOU HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO YOU TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. IF THE SELLER DOES NOT GIVE YOU A COMPLETED DISCLOSURE STATEMENT, THEN YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A PURCHASE AND SALE AGREEMENT.

THE FOLLOWING ARE DISCLOSURES MADE BY SELLER AND ARE NOT THE REPRESENTATIONS OF ANY REAL ESTATE LICENSEE OR OTHER PARTY. THIS INFORMATION IS FOR DISCLOSURE ONLY AND IS NOT INTENDED TO BE A PART OF ANY WRITTEN AGREEMENT BETWEEN BUYER AND SELLER.

FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY YOU ARE ADVISED TO OBTAIN AND PAY FOR THE SERVICES OF QUALIFIED EXPERTS TO INSPECT THE PROPERTY, WHICH MAY INCLUDE, WITHOUT LIMITATION, ARCHITECTS, ENGINEERS, LAND SURVEYORS, PLUMBERS, ELECTRICIANS, ROOFERS, BUILDING INSPECTORS, ON-SITE WASTEWATER TREATMENT INSPECTORS, OR STRUCTURAL PEST INSPECTORS. THE PROSPECTIVE BUYER AND SELLER MAY WISH TO OBTAIN PROFESSIONAL ADVICE OR INSPECTIONS OF THE PROPERTY OR TO PROVIDE APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN THEM WITH RESPECT TO ANY ADVICE, INSPECTION, DEFECTS OR WARRANTIES.

Seller  is /  is not occupying the Property.

**I. SELLER'S DISCLOSURES:**

\* If you answer "Yes" to a question with an asterisk (\*), please explain your answer and attach documents, if available and not otherwise publicly recorded. If necessary, use an attached sheet.

**1. TITLE**

- |  | YES                                 | NO                                  | DONT KNOW                | N/A                      |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| A. Do you have legal authority to sell the property? If no, please explain.....                                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| *B. Is title to the property subject to any of the following?  |                                     |                                     |                          |                          |
| (1) First right of refusal .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (2) Option .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (3) Lease or rental agreement .....  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (4) Life estate? .....   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *C. Are there any encroachments, boundary agreements, or boundary disputes? .....                                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| *D. Is there a private road or easement agreement for access to the property? .....                                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| *E. Are there any rights-of-way, easements, or access limitations that affect the Buyer's use of the property? ..... | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

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**SELLER DISCLOSURE STATEMENT  
 UNIMPROVED PROPERTY**  
 (Continued)

	YES	NO	DONT KNOW	N/A	50 51
*F. Are there any written agreements for joint maintenance of an easement or right of way? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	52
*G. Is there any study, survey project, or notice that would adversely affect the property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	53
*H. Are there any pending or existing assessments against the property? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	54
*I. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that affect future construction or remodeling? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	55 56
*J. Is there a boundary survey for the property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	57
*K. Are there any covenants, conditions, or restrictions recorded against title to the property? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	58
<b>NOTICE TO BUYER:</b> Covenants or deed restrictions based on race, creed, sexual orientation, or other protected class were voided by RCW 49.60.224 and are unenforceable. Washington law allows for the illegal language to be struck by bringing an action in superior court or by the free recording of a restrictive covenant modification document. Many county auditor websites provide a short form with instructions on this process.					59 60 61 62 63 64

**2. WATER**

**A. Household Water**

(1) Does the property have potable water supply? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	65 66
(2) If yes, the source of water for the property is: <input type="checkbox"/> Private or publicly owned water system					68
<input type="checkbox"/> Private well serving only the property <input type="checkbox"/> Other water system					69
*If shared, are there any written agreements? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	70
* (3) Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	71 72
* (4) Are there any problems or repairs needed? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	73
(5) Is there a connection or hook-up charge payable before the property can be connected to the water main? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	74 75
(6) Have you obtained a certificate of water availability from the water purveyor serving the property? (If yes, please attach a copy.) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	76 77
(7) Is there a water right permit, certificate, or claim associated with household water supply for the property? (If yes, please attach a copy.) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	78 79
(a) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	80 81
* (b) If yes, has all or any portion of the water right not been used for five or more successive years? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	82 83
(c) If no or don't know, is the water withdrawn from the water source less than 5,000 gallons a day? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	84 85
* (8) Are there any defects in the operation of the water system (e.g. pipes, tank, pump, etc.)? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	86

**B. Irrigation Water**

(1) Are there any irrigation water rights for the property, such as a water right permit, certificate, or claim? (If yes, please attach a copy.) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	87 88 89
(a) If yes, has all or any portion of the water right not been used for five or more successive years? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	90 91
(b) If yes, has the water right permit, certificate, or claim been assigned, transferred, or changed? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	92 93

SELLER'S INITIALS

Date

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**SELLER DISCLOSURE STATEMENT  
 UNIMPROVED PROPERTY**

(Continued)

	YES	NO	DONT KNOW	N/A	94 95
* (2) Does the property receive irrigation water from a ditch company, irrigation district, or other entity?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	96
If so, please identify the entity that supplies irrigation water to the property:					97
<u>Domestic and irrigation water available from Valley Water District</u>					98
<b>C. Outdoor Sprinkler System</b>					99
(1) Is there an outdoor sprinkler system for the property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100
*(2) If yes, are there any defects in the system? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	101
*(3) If yes, is the sprinkler system connected to irrigation water? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	102
<b>3. SEWER/SEPTIC SYSTEM</b>					103
<b>A. The property is served by:</b>					104
<input checked="" type="checkbox"/> Public sewer system					105
<input type="checkbox"/> On-site sewage system (including pipes, tanks, drainfields, and all other component parts)					106
<input type="checkbox"/> Other disposal system					107
Please describe: <u>Contact City of Puyallup, Sewer provider for this property</u>					108
<b>B. Is the property subject to any sewage system fees or charges in addition to those covered in your regularly billed sewer or on-site sewage system maintenance service?.....</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	109 110
<b>C. If the property is connected to an on-site sewage system:</b>					111
*(1) Was a permit issued for its construction? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	112
*(2) Was it approved by the local health department or district following its construction? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	113
(3) Is the septic system a pressurized system? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	114
(4) Is the septic system a gravity system? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	115
*(5) Have there been any changes or repairs to the on-site sewage system? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	116
(6) Is the on-site sewage system, including the drainfield, located entirely within the boundaries of the property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	117 118
If no, please explain: _____					119
*(7) Does the on-site sewage system require monitoring and maintenance services more frequently than once a year? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	120 121
<b>4. ELECTRICAL/GAS</b>					122
<b>A. Is the property served by natural gas? .....</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	123
<b>B. Is there a connection charge for gas? .....</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	124
<b>C. Is the property served by electricity? .....</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	125
<b>D. Is there a connection charge for electricity? .....</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	126
<b>*E. Are there any electrical problems on the property? .....</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	127
<b>5. FLOODING</b>					128
<b>A. Is the property located in a government designated flood zone or floodplain? .....</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	129

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**SELLER DISCLOSURE STATEMENT  
 UNIMPROVED PROPERTY**

(Continued)

	YES	NO	DONT KNOW	N/A	130
<b>6. SOIL STABILITY</b>					131
*A. Are there any settlement, earth movement, slides, or similar soil problems on the property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	132
<b>7. ENVIRONMENTAL</b>					133
*A. Have there been any flooding, standing water, or drainage problems on the property that affect the property or access to the property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	134 135
*B. Does any part of the property contain fill dirt, waste, or other fill material? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	136
*C. Is there any material damage to the property from fire, wind, floods, beach movements, earthquake, expansive soils, or landslides? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	137 138
D. Are there any shorelines, wetlands, floodplains, or critical areas on the property? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	139
*E. Are there any substances, materials, or products in or on the property that may be environmental concerns, such as asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, or contaminated soil or water? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	140 141 142
*F. Has the property been used for commercial or industrial purposes? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	143
*G. Is there any soil or groundwater contamination? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	144
*H. Are there transmission poles or other electrical utility equipment installed, maintained, or buried on the property that do not provide utility service to the structures on the property? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	145 146
*I. Has the property been used as a legal or illegal dumping site? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	147
*J. Has the property been used as an illegal drug manufacturing site? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	148
*K. Are there any radio towers that cause interference with cellular telephone reception? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	149
<b>8. HOMEOWNERS' ASSOCIATION/COMMON INTERESTS</b>					150
A. Is there a homeowners' association? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	151
Name of Association and contact information for an officer, director, employee, or other authorized agent, if any, who may provide the association's financial statements, minutes, bylaws, fining policy, and other information that is not publicly available: <u>VWD and lots 2,3 &amp;4 - see CCR'</u>					152 153 154
B. Are there regular periodic assessments? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	155
\$ _____ per <input type="checkbox"/> month <input type="checkbox"/> year					156
<input checked="" type="checkbox"/> Other: <u>See CCR's - Road Maintenance and Storm Pond Maintenance</u>					157
*C. Are there any pending special assessments? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	158
*D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	159 160 161
<b>9. OTHER FACTS</b>					162
*A. Are there any disagreements, disputes, encroachments, or legal actions concerning the property? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	163
*B. Does the property have any plants or wildlife that are designated as species of concern, or listed as threatened or endangered by the government? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	164 165

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**SELLER DISCLOSURE STATEMENT  
 UNIMPROVED PROPERTY**

(Continued)

	YES	NO	DONT KNOW	N/A	
*C. Is the property classified or designated as forest land or open space? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	166 167
D. Do you have a forest management plan? If yes, attach. ....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	169
*E. Have any development-related permit applications been submitted to any government agencies? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	170
If the answer to E is "yes," what is the status or outcome of those applications?					171
_____					172
F. Is the property located within a city, county, or district or within a department of natural resources fire protection zone that provides fire protection services? .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	173 174

**10. FULL DISCLOSURE BY SELLERS**

A. Other conditions or defects:					175
*Are there any other existing material defects affecting the property that a prospective buyer should know about? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	176 177 178
B. Verification					179
The foregoing answers and attached explanations (if any) are complete and correct to the best of Seller's knowledge and Seller has received a copy hereof. Seller agrees to defend, indemnify and hold real estate licensees harmless from and against any and all claims that the above information is inaccurate. Seller authorizes real estate licensees, if any, to deliver a copy of this disclosure statement to other real estate licensees and all prospective buyers of the property.					180 181 182 183

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Seller	Date	Seller	Date

If the answer is "Yes" to any asterisked (\*) items, please explain below (use additional sheets if necessary). Please refer to the line number(s) of the question(s).

#1 D,E,F,H & K - See recorded CCR's in bid package. There are recorded easements for access and for Valley Water District to maintain water and storm water infrastructure. There are road maintenance and storm ponds cost sharing for all 4 lots in plat (Valley Water District owns lot 1, lots 2,3 & 4 will be privately owned. Once lots 2,3 and 4 are developed all 4 lots will split the cost of final lift of asphalt.	188 189 190
#2A(3) - See recorded easements for access and VWD maintenance of water and storm infrastructure	191
#3 Lots will be served by City of Puyallup for Sewer. Original recorded Plat shows lots to be served by grinder pump. A 6" HDPE conduit has been installed from near the top of the private road access down to the cul-de-sac that may potentially be used for the private grinder pump service lines if allowed/approved by City of Puyallup. See Sewer Availability Letter from City of Puyallup included in bid packet.	192 193 194
#4 Electrical - The conduit (DB120) is already in place (2) 2-inch PVC conduits. The Developer will need to contact PSE to have conductor from the box labeled J03 to the vault at the north end of the cul-de-sac (V02)	195 196
#8 C&D - See recorded CCR's in bid package. There are recorded easements for access and for VWD to maintain water and storm water infrastructure. There are road maintenance and storm ponds cost sharing for all 4 lots in plat (Valley Water District owns lot 1, lots 2,3 & 4 will be privately owned. Once lots 2,3 and 4 are developed all 4 lots will split the cost of final lift of asphalt.)	197 198 199 200
*City of Puyallup has indicated building permits will not be issued until the following improvements are made (these are improvements the District has been made aware of but the city will determine what improvements are needed to issue construction permit).	201 202
Design and installation of pressurized sewer system for each lot (see sewer availability letter in bid packet)	203
Storm water analysis for each lot (The District would argue that the plat and storm was designed for the future 3 residential lots and the 1 lot for the Reservoir, but the City has final say)	204 205
Second lift of asphalt over a 400' +/- road (each lot in the plat will pay 1/4th the cost per CCR's)	206 207
Design and installation of a street light at intersection of St. Andrews Ct and 84th St E. (District would argue this is a private road and we don't believe they can require a street light on private road, but City has final say)	208 209
Power completed to Lots 2 & 4	210
Communication services such as Comcast and/or Lumen will need to be provided	211
Potential Geo-Tech report for individual lots	212

**SELLER DISCLOSURE STATEMENT  
UNIMPROVED PROPERTY**

(Continued)

**II. NOTICES TO THE BUYER**

**1. SEX OFFENDER REGISTRATION**

INFORMATION REGARDING REGISTERED SEX OFFENDERS MAY BE OBTAINED FROM LOCAL LAW ENFORCEMENT AGENCIES. THIS NOTICE IS INTENDED ONLY TO INFORM YOU OF WHERE TO OBTAIN THIS INFORMATION AND IS NOT AN INDICATION OF THE PRESENCE OF REGISTERED SEX OFFENDERS.

**2. PROXIMITY TO FARMING/WORKING FOREST**

THIS NOTICE IS TO INFORM YOU THAT THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE MAY LIE IN CLOSE PROXIMITY TO A FARM OR WORKING FOREST. THE OPERATION OF A FARM OR WORKING FOREST INVOLVES USUAL AND CUSTOMARY AGRICULTURAL PRACTICES OR FOREST PRACTICES, WHICH ARE PROTECTED UNDER RCW 7.48.305, THE WASHINGTON RIGHT TO FARM ACT.

**3. OIL TANK INSURANCE**

THIS NOTICE IS TO INFORM YOU THAT IF THE REAL PROPERTY YOU ARE CONSIDERING FOR PURCHASE UTILIZES AN OIL TANK FOR HEATING PURPOSES, NO COST INSURANCE MAY BE AVAILABLE FROM THE POLLUTION LIABILITY INSURANCE AGENCY.

**III. BUYER'S ACKNOWLEDGEMENT**

**1. BUYER HEREBY ACKNOWLEDGES THAT:**

- A. Buyer has a duty to pay diligent attention to any material defects that are known to Buyer or can be known to Buyer by utilizing diligent attention and observation.
- B. The disclosures set forth in this statement and in any amendments to this statement are made only by the Seller and not by any real estate licensee or other party.
- C. Buyer acknowledges that, pursuant to RCW 64.06.050 (2), real estate licensees are not liable for inaccurate information provided by Seller, except to the extent that real estate licensees know of such inaccurate information.
- D. This information is for disclosure only and is not intended to be a part of the written agreement between the Buyer and Seller.
- E. Buyer (which term includes all persons signing the "Buyer's acceptance" portion of this disclosure statement below) has received a copy of this Disclosure Statement (including attachments, if any) bearing Seller's signature(s).

DISCLOSURES CONTAINED IN THIS DISCLOSURE STATEMENT ARE PROVIDED BY SELLER BASED ON SELLER'S ACTUAL KNOWLEDGE OF THE PROPERTY AT THE TIME SELLER COMPLETES THIS DISCLOSURE. UNLESS BUYER AND SELLER OTHERWISE AGREE IN WRITING, BUYER SHALL HAVE THREE (3) BUSINESS DAYS FROM THE DAY SELLER OR SELLER'S AGENT DELIVERS THIS DISCLOSURE STATEMENT TO RESCIND THE AGREEMENT BY DELIVERING A SEPARATELY SIGNED WRITTEN STATEMENT OF RESCISSION TO SELLER OR SELLER'S AGENT. YOU MAY WAIVE THE RIGHT TO RESCIND PRIOR TO OR AFTER THE TIME YOU ENTER INTO A SALE AGREEMENT.

BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT AND ACKNOWLEDGES THAT THE DISCLOSURES MADE HEREIN ARE THOSE OF THE SELLER ONLY, AND NOT OF ANY REAL ESTATE LICENSEE OR OTHER PARTY.

\_\_\_\_\_  
Buyer Date Buyer Date

**2. BUYER'S WAIVER OF RIGHT TO REVOKE OFFER**

Buyer has read and reviewed the Seller's responses to this Seller Disclosure Statement. Buyer approves this statement and waives Buyer's right to revoke Buyer's offer based on this disclosure.

\_\_\_\_\_  
Buyer Date Buyer Date

**3. BUYER'S WAIVER OF RIGHT TO RECEIVE COMPLETED SELLER DISCLOSURE STATEMENT**

Buyer has been advised of Buyer's right to receive a completed Seller Disclosure Statement. Buyer waives that right. However, if the answer to any of the questions in the section entitled "Environmental" would be "yes," Buyer may not waive the receipt of the "Environmental" section of the Seller Disclosure Statement.

\_\_\_\_\_  
Buyer Date Buyer Date

\_\_\_\_\_  
SELLER'S INITIALS Date

\_\_\_\_\_  
SELLER'S INITIALS Date



## CITY OF PUYALLUP

### Engineering Services

333 S Meridian, Puyallup, WA 98371

Tel: (253) 841-5577 Fax: (253) 840-6678

[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

August 2, 2022

RE: Certificate of Sewer Availability

Parcel Number: 0420366012

Site Address: 1114 ST ANDREWS CT, PUYALLUP,

Application: PRCWSA20221002

To Whom It May Concern:

This letter is being provided regarding parcel 0420366012. The parcel owner has requested that the City provide a certificate of sewer availability for this parcel which is located within the Puyallup city limits and the Puyallup sanitary sewer service area. The city is willing to serve this site with sewer.

Presently, the closest sewer main is located within St. Andrews Ct. This 8" sewer mains runs north and south and is approximately 8' deep. The applicant will be required to design and construct an approved sewer connection as outlined in the Puyallup Municipal Code and the City of Puyallup's Design Standards Manual. An individual private lift station (E-1 Grinder Pump) and a pressurized sewer lateral will be necessary to serve this parcel with sewer. The pressurized sewer lateral will be extended to a point that a gravity sewer lateral can flow into the 8" sewer main in St. Andrews Ct.

Please note that a building permit for this lot will not be issued until all required frontage improvements are designed and approved for construction and a civil permit issued. These frontage improvements, as outlined on Short Plat 2016132015001 (AFN) Valley Water District, may include curb, gutter, roadway base, pavement, storm infrastructure, and street lighting. All required improvements will be determined during the civil permit application process.

If you have any questions, please contact me directly at 253-841-5577.

Sincerely,

Linda Lian  
Engineer Technician IV  
Engineering Division of DPS

**EXHIBIT A**  
**LEGAL DESCRIPTION OF**  
**PROPERTY**

The Property is located at 1114 St. Andrews Ct., Puyallup, Washington 98372, Tax Parcel Number 0420366012, and legally described as follows (per records of the Pierce County Auditor's Office:

LOT 4, CITY OF PUYALLUP SHORT PLAT RECORDED DECEMBER 1, 2016  
UNDER AUDITOR'S FILE NO. 201612015001, RECORDS OF PIERCE COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**EXHIBIT B**  
**CCR's and Easements**  
**[copies attached]**

Name & Return Address:

Valley Water District  
14515 Pioneer Way E  
Puyallup, WA 98372



**Washington State Recorder's Cover Sheet** (RCW 65.04) Please print legibly or type information.

<b>Document Title(s)</b> CC&R's (for the 4 parcels below)
<b>Grantor(s)</b> Valley Water District ____ Additional Names on Page ____ of Document
<b>Grantee(s)</b> Valley Water District ____ Additional Names on Page ____ of Document
<b>Legal Description</b> (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section) Lots 1 - 4 City of Puyallup Short Plat Recorded December 1, 2016 under Auditors File No. 201612015001, Records of Pierce County, Washington Complete Legal Description on Page ____ of Document
<b>Auditor's Reference Number(s)</b>
<b>Assessor's Property Tax Parcel/Account Number(s)</b> 0420366009, 0420366010, 0420366011, 0420366012
<b>Non Standard Fee \$50.00</b> By signing below, you agree to pay the \$50.00 non standard fee. I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.
<b>Signature of Party Requesting Non Standard Recording</b> NOTE: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements.  The Auditor/Recorder will rely on the information provided on this cover sheet. Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS,  
FOR  
VALLEY WATER DISTRICT SHORT PLAT**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS ("Declaration") is made as of the date of execution hereof by VALLEY WATER DISTRICT, a Washington municipal corporation (the "Declarant") with regard to the following:

**RECITALS**

A. The Declarant is a Washington municipal corporation organized under Title 57 RCW and provides water service to properties located within its jurisdiction. The Declarant is the fee owner of certain real property within its water service area, located in the City of Puyallup, Pierce County, Washington (the "Property"), which has an original Assessor Parcel No. 0420362703 and that is legally described as:

Lot 4, as shown on that certain survey of a portion of Section 35 and 36, Township 20 North, Range 4 East of the W.M., Filed for record under Auditor's File No. 8210040207, in Pierce County, Washington.

B. The Declarant has caused the Property to be subdivided into four (4) lots (collectively the "Lots" and individually "Lot 1," "Lot 2," "Lot 3," and "Lot 4"), in accordance with the Short Plat approved by the City of Puyallup and filed for record with the Pierce County Auditor's Office under Recording No. 201612015001 (the "Short Plat"). After the Short Plat, the Property is legally described as:

Lot 1, City of Puyallup Short Plat Recorded December 1, 2016 under Auditor's File No. 201612015001, Records of Pierce County, Washington.

Lot 2, City of Puyallup Short Plat Recorded December 1, 2016 under Auditor's File No. 201612015001, Records of Pierce County, Washington.

Lot 3, City of Puyallup Short Plat Recorded December 1, 2016 under Auditor's File No. 201612015001, Records of Pierce County, Washington.

Lot 4, City of Puyallup Short Plat Recorded December 1, 2016 under Auditor's File No. 201612015001, Records of Pierce County, Washington.

A copy of the Short Plat site map is attached hereto as **Exhibit A**. Lot 1 of the Short Plat is being retained and used by the Declarant for certain water facilities and will continue to be owned by the Declarant. Lot 2, Lot 3 and Lot 4 of the Short Plat are zoned for residential use, among other uses, and the Declarant intends to sell those three Lots as surplus property in accordance with State law.

C. As established by, depicted on and legally described on the Short Plat, Lot 1 is encumbered by a thirty (30) foot wide access and utility easement (the "Access Easement"). The Short Plat contemplates that utility lines and other facilities and private roadway facilities benefitting all of the Lots will be installed in the Access Easement.



**D.** As established by, depicted on and legally described on the Short Plat, an access and utility easement (the "Utility Easement A") that varies between twenty-five (25) and forty (40) feet wide, and a second twenty-five (25) foot wide utility easement, encumber Lot 2 and Lot 3 of the Short Plat. After the Short Plat was recorded, the Declarant released the second twenty-five (25) foot wide easement, and recorded a replacement easement that only encumbers the west side of Lot 2 of the Short Plat ("Utility Easement B"). A copy of the easement establishing Utility Easement B, which includes the legal description of Utility Easement B and a site map depicting the Short Plat with Utility Easement B, is attached hereto as **Exhibit B**. The Short Plat contemplates that utilities, including storm drainage lines and other facilities serving all the Lots in the Short Plat, and private roadway facilities and private utility facilities serving only Lots 2, 3 and 4, will be installed in Utility Easement A. The Short Plat contemplates that storm drainage lines and other facilities serving all the Lots in the Short Plat will be installed in what is now Utility Easement B.

**E.** The Declarant has constructed a reservoir and booster station on Lot 1 of the Short Plat. As a part of that construction project, the Declarant installed storm drainage facilities, which include a detention pond on Lot 1 and other storm water system facilities for the Short Plat constructed the subgrade and certain paving for the private street in the Access Easement, and installed other site improvements, all as required by the City of Puyallup.

**F.** The City of Puyallup requires that prior to the issuance of a building permit to any party for any structure on Lot 2, Lot 3 or Lot 4 of the Short Plat, all of the remainder of the infrastructure (the features and infrastructure not constructed by the District as described in Recital E above) required to be completed for the Short Plat, must be installed or constructed by the owner(s) of Lot 2, Lot 3 and/or Lot 4 and approved by the City of Puyallup. The additional remaining improvements include, but may not be limited to, the installation of individual private sewer lines from Lot 2, Lot 3 and Lot 4 (three lines) to the existing sewer manhole south of 84<sup>th</sup> Street on St. Andrews Court, installation of the "dry" utility facilities and gas utility facilities if desired, final lot grading and installation of drainage facilities for any residence to be constructed on Lot 2, Lot 3 or Lot 4, completion of the private street to be installed in the Access Easement, and installation of driveway or access facilities in Utility Easement A to serve Lots 2 and 3.

**G.** The purpose of this Declaration is to establish the construction responsibility, ownership and future maintenance responsibility for the necessary infrastructure for the Short Plat, to be located in the Access Easement, Utility Easement A and Utility Easement B. It also establishes cost sharing requirements for the future maintenance of the infrastructure serving all four Lots within the Short Plat.

**H.** The Declarant wishes to subject the Property and each Lot in the Short Plat to this Declaration.

NOW, THEREFORE, the Declarant declares that the Property, and each of the Lots established pursuant to the Short Plat are hereby made subject to, and shall be perpetually held, conveyed, occupied and bound, subject to the covenants, conditions, restrictions, payment obligations and lien matters set forth in this Declaration and subject to the covenants and restrictions set forth on the recorded Short Plat. This Declaration and each of the covenants, conditions, restrictions, payment obligations and lien matters set forth in this Declaration are for the purpose of enhancing the value and desirability of the Property, and each of the Lots established in the Short

Plat, and shall be deemed to be covenants running with the land, binding upon the Property, and each of the Lots, and binding upon the Declarant and all of the Declarant's grantees, assigns and successors, until the expiration of this Declaration as follows:

## **ARTICLE 1. DEFINITIONS**

**Section 1.1 Words Defined.** For the purposes of this Declaration and any amendments hereto, the following terms shall have the following meanings:

**"Access Easement"** shall mean the thirty (30) foot wide access and utility easement that is established by, depicted on and legally described on the Short Plat and that encumbers Lot 1 of the Short Plat.

**"Declarant"** shall mean Valley Water District, a Washington Municipal Corporation, and any of the District's successors or assigns.

**"Lots"** shall mean any one of the four (4) lots numbered 1 through 4 on the Short Plat.

**"Owner"** shall mean the record owner, whether one or more Persons, of fee simple title to a Lot within the Property, including a contract seller (except those having such interest merely for the performance of an obligation). The Declarant is the original Owner of the Property and of all Lots and shall continue to be the Owner thereof until and except as conveyances changing such ownership as to specific Lots are recorded.

**"Person"** shall mean an individual, corporation, partnership, association, personal representative, trustee or other legal entity.

**"Property"** shall mean the land contained in the Short Plat described in Recital A hereof.

**"Short Plat"** shall mean the recorded Short Plat described in Recital B hereof and any amendments, corrections, alterations or addenda thereto subsequently recorded.

**"Utility Easement A"** shall mean the twenty-five (25) to forty (40) foot wide access and utility easement that is established by, depicted on and legally described on the Short Plat and that encumbers Lot 2 and Lot 3 of the Short Plat.

**"Utility Easement B"** shall mean the easement that encumbers Lot 2 of the Short Plat, and which is established by, depicted on and legally described in the Easement for Water Facilities dated November 5, 2019 and recorded under Pierce County Recording No. 201911070178, attached as Exhibit B to this Declaration.

**Section 1.2 Liberal Construction.** The provisions of this Declaration shall be liberally construed to effectuate the intent and purpose of this Declaration as described in Recital G hereof.

## **ARTICLE 2. EASEMENTS AND IMPROVEMENTS**

**Section 2.1 Easements.**

**2.1.1 Access Easement.** The Declarant hereby confirms that the Short Plat establishes and grants the thirty (30) foot wide Access Easement in, on, under, across and through Lot 1, as depicted and legally described on the Short Plat, for the purpose of the construction, installation, repair, maintenance, operation and use of private roadway facilities and utility facilities for the benefit of and to serve Lot 1, Lot 2, Lot 3 and Lot 4 of the Short Plat. The Access Easement shall be perpetual, and shall run with the land, forever burdening Lot 1 for the benefit of each of the Lots. Each of the Owners shall have equal rights to utilize the Access Easement for pedestrian and vehicular ingress and egress and for utilities as set forth herein, and no Owner of any Lot shall make any use of the Access Easement that is inconsistent with the pedestrian and vehicular ingress and egress and utility facility uses of the Access Easement.

**2.1.2 Utility Easement A.** The Declarant hereby confirms that the Short Plat establishes and grants the Utility Easement A that varies between twenty-five (25) feet wide and forty (40) feet wide in, on, under, across and through Lot 2 and Lot 3, as depicted and legally described on the Short Plat, for the purpose of the construction, installation, repair, maintenance, operation, use and replacement of private gravel roadway facilities and utility facilities for the benefit of and to serve Lot 1, Lot 2, Lot 3 and Lot 4 of the Short Plat. The Utility Easement A shall be perpetual, and shall run with the land, forever burdening Lot 2, Lot 3 and Lot 4, for the benefit of all four of the Lots. Each of the Owners shall have equal rights to utilize the Utility Easement A for pedestrian and vehicular ingress and egress and for utilities as set forth herein. In particular, and without limitation of the foregoing, the Owner of Lot 1 shall have the right to use Utility Easement A to access the storm drainage facilities and water infrastructure on Lot 1 and Utility Easement B.

**2.1.3 Utility Easement B.** The Declarant hereby confirms that the Easement for Water Facilities dated November 5, 2019 and recorded under Pierce County Recording No. 201911070178, establishes and grants the Utility Easement B that varies between twenty-five (25) feet and forty (40) feet wide in, on, under, across and through Lot 2 as depicted and legally described on the Easement for Water Facilities, for the purpose of the construction, installation, repair, maintenance, operation, use and replacement of utility facilities for the benefit of and to serve Lot 1, Lot 2, Lot 3 and Lot 4 of the Short Plat. The Utility Easement B shall be perpetual, and shall run with the land, forever burdening Lot 2 for the benefit of each of the Lots. Each of the Owners shall have equal rights to utilize the Utility Easement B for utilities as set forth herein.

## **Section 2.2. Construction of Short Plat Infrastructure.**

**2.2.1 Construction of Infrastructure by Owners of Lot 2, Lot 3 and/or Lot 4.** The City of Puyallup requires that prior to the issuance of a building permit to any party for any structure on Lot 2, Lot 3 or Lot 4 of the Short Plat, all of the remainder of the infrastructure (the features and infrastructure not constructed by the District as described in Recital E above) required to be completed for the Short Plat, must be installed or constructed by the owner(s) of Lot 2, Lot 3 and/or Lot 4 and approved by the City of Puyallup. Therefore, the Owner(s) of Lot 2, Lot 3 and/or Lot 4 shall be responsible for, and shall construct and install all additional remaining infrastructure improvements for the Short Plat, which shall include, but may not be limited to, the installation of individual private sewer lines from Lot 2, Lot 3 and Lot 4 (three lines) to the existing sewer manhole south of 84<sup>th</sup> Street on St. Andrews Court and in the Access Easement, the installation of the "dry" utility facilities and gas utility facilities if desired in the Access Easement and Utility Easement A, the final grading of Lot 2, Lot 3 and Lot 4, installation of drainage facilities for any residence to be

constructed on Lot 2, Lot 3 or Lot 4, and installation or completion of private gravel access road facilities in Utility Easement A, all as required by the City of Puyallup.

**Section 2.3 Ownership, Operation and Maintenance of Infrastructure Improvements.**

**2.3.1 Declarant's Ownership, Operation and Maintenance.**

(a) The Declarant shall own and be responsible for the operation and maintenance of: (1) the water main serving Lot 2, Lot 3, and Lot 4 up to and including the water meters in accordance with the Declarant's resolutions and policies, and (2) the Storm Water System located on Lot 1, and the storm water lines installed in Utility Easement A and Utility Easement B (connecting to Pioneer Way East to the north) and within the Pioneer Way E. right of way. The Storm Water System and storm drainage lines shall be maintained to a level that is ordinarily expected for similar facilities, and as required by the City of Puyallup.

(b) Except as provided otherwise in this Declaration (including but not limited to cost sharing obligations in Articles 2 and 3 of this Declaration), the Declarant shall be responsible for maintaining, repairing or reconstructing: (1) the private roadway installed in the Access Easement, after the Owner(s) of Lot 2, Lot 3 and Lot 4 have completed construction of the roadway facilities and the same have been approved by the City of Puyallup; and (2) the gravel roadway within the Utility Easement A along the south side of Lots 2 and 3 that provides access to the storm control structures on Lot 1 and to the storm lines in Utility Easement A and Utility Easement B.

(1) The Declarant shall install the final lift of paving on the private roadway installed in the Access Easement after Lot 2, Lot 3 and Lot 4 are sold and developed by the purchaser(s) of those Lots, and shall charge the cost of the final paving installation to the Owners of the Lots in accordance with Article 3 below; provided, that if those Lots are not all developed within one year of the sale of the last of those Lots to a purchaser, the Declarant may, in its sole discretion, install the final lift of paving at any time, and charge the cost of the final paving to the Owners of the Lots in accordance with Article 3 below. If the Declarant installs the final paving before Lot 2, Lot 3 or Lot 4 is developed, and if the Owner of Lot 2, Lot 3 or Lot 4 damages the roadway in the Access Easement or the roadway in Utility Easement A in any manner whatsoever during the development of the Owner's Lot, then that Owner shall promptly repair the damage and restore the roadway to at least its condition prior to the damage, at that Owner's sole cost and expense.

(2) After the sale and development of Lot 2, Lot 3 and Lot 4, the Declarant shall maintain, repair or reconstruct the roadway facilities if and when the Declarant determines that maintenance, repairs or reconstruction are reasonably necessary: (i) to preserve the roadway surface or any other roadway improvements or facilities installed within the Access Easement or Utility Easement A, or (ii) to insure that the roadway surface or any other roadway improvements or facilities installed within the Access Easement or Utility Easement A remain open and without defects or deficiencies that unreasonably restrict or limit passage for vehicles or pedestrians, or (iii) to remedy any defects or deficiencies in the roadway surface or any other roadway improvements or facilities installed within the Access Easement or Utility Easement A which result from use, wear and tear or passage of time or which present a danger of injury or harm to personal property or human life. Any maintenance, repairs or reconstruction shall be consistent with requirements of the City of Puyallup. The Declarant shall charge the Owners of Lot 2, Lot 3 and Lot

4, and the Owners of Lot 2, Lot 3 and Lot 4 shall pay, for the costs of maintaining, repairing and reconstructing these roadways in accordance with Article 3 of this Declaration.

(c) Notwithstanding any provision of this Section 2.3.1, the Declarant shall have no responsibility or obligation to remove any accumulated snow, ice or standing water from the surface of the roadway installed in the Access Easement or in Utility Easement A; and the Declarant shall have no liability to any Owner to any damage to any Lot or Owner resulting from weather events or failure to repair or maintain any roadway in the Access Easement or Utility Easement A.

(d) Notwithstanding any other provision in this Declaration, if any Owner of any Lot damages in any way the roadway in the Access Easement, or the roadway in Utility Easement A, that Owner shall promptly repair the damage and restore the roadway to at least its condition prior to the damage, at that Owner's sole cost and expense. The Declarant shall have the right, but not the obligation, to notify the Owner of the need to repair a damaged roadway. If the Owner responsible for the damage fails to perform the repairs within thirty (30) days of the date of the Declarant's notice to the Owner, the Declarant shall have the right to perform the repairs and bill the cost of the repairs to the Owner. The Owner shall the amount of the bill to the Declarant within thirty (30) days of the date of the bill (the "Due Date").

**2.3.2 Owner(s) of Lot 2, Lot 3 and Lot 4 Ownership, Operation and Maintenance.** The Owner(s) of Lot 2, Lot 3 and Lot 4 shall own and be responsible for the operation and maintenance of the private sewer lines installed by those Lot Owners in the Access Easement and Utility Easement A from each Lot to the point of connection to the City of Puyallup sewer manhole. All other utility facilities not addressed in Section 2.3.1 above or in the preceding sentence (the "dry" utilities, including gas if that utility is installed by a Lot Owner) shall be owned, operated and maintained by the respective utility service provider installing the facilities, or as required by the respective utility service provider. Further, if the Owner of Lot 2, Lot 3 or Lot 4 or any utility service provider damages the roadway in the Access Easement or in Utility Easement A as a result of the operation or maintenance of any utility facility, then that Owner shall promptly repair the roadway and restore the roadway to at least its condition prior to the damage, at that Owner's sole cost and expense.

**2.3.3 Advance Approval for Owner's Work within Easements.** No Owner, other than the Declarant, shall undertake any installation, construction, repair, maintenance or replacement work or activity of any nature within the Access Easement, Utility Easement A or Utility Easement B, unless or until the Owner has submitted to the Declarant: (i) a plan for such work, and (ii) a plan for the repair and replacement of any improvements or facilities within the Access Easement, Utility Easement A or Utility Easement B following such work. The Declarant may condition the Owner's work within the Access Easement, Utility Easement A, or Utility Easement B and may impose such conditions thereon as the Declarant may reasonably require to insure that such work does not unreasonably interfere with the use of the Access Easement, Utility Easement A, or Utility Easement B by the Owners and that the improvements or facilities in the Access Easement, Utility Easement A, and/or Utility Easement B are fully restored to at least the condition existing prior to the Owner's work.

**Section 2.4 No Liability.** In no event shall the provisions of this Declaration create or impose upon the Declarant any liability for personal injuries or property damage suffered by any Person with

regard to the use of the Access Easement, Utility Easement A or Utility Easement B, or any of the roadway or utility facilities or other improvements installed in those Easements. The Declarant's responsibility under the terms of this Declaration shall not make the Declarant the guarantor or warrantor of the timeliness, quality or sufficiency of the performance by any contractor or subcontractor hired to perform repairs or other work in the Access Easement, Utility Easement A or Utility Easement B.

### **ARTICLE 3. PAYMENT FOR DECLARANT'S MAINTENANCE OF ROADWAY AND STORM DRAINAGE FACILITIES.**

**Section 3.1** Costs of Operating and Maintaining the Storm Water Facilities. Annually, the Declarant shall determine the total cost to the Declarant of operating, maintaining, repairing, reconstructing and/or replacing the Storm Water System located on Lot 1, and the storm drainage lines installed in Utility Easement A and Utility Easement B (the "Storm Water Facilities") for the upcoming year. In determining the "total cost," the Declarant shall take into account all actual costs and expenses, whether direct and indirect, incurred by or that will be incurred by the Declarant in operating, maintaining, repairing, reconstructing and/or replacing the Storm Water Facilities in the upcoming year. Annually, the Declarant shall bill each of the Owner(s) of Lot 2, Lot 3 and Lot 4 for twenty-five percent (25%) of the total cost, plus a fifteen percent (15%) administration fee (the "Storm Water Facilities Charge"); as the Owner of Lot 1, the Declarant shall be responsible for the remaining twenty-five percent (25%) of the total cost. The Owner(s) of Lot 2, Lot 3 and Lot 4 shall pay the Storm Water Facilities Charge to the Declarant within thirty (30) days of the date of the bill (the "Due Date"). The Declarant may adjust the Storm Water Facilities Charge each year, so that all Lot Owners bear their fair and equitable share of all costs and expenses incurred by the Declarant in operating, maintaining, repairing, reconstructing and/or replacing the Storm Water Facilities.

**Section 3.2** Costs of Operating and Maintaining the Roadway Facilities. At any time that the Declarant determines that the private roadway installed in the Access Easement, or the gravel roadway within the Utility Easement A, is in need of maintenance, repairs or reconstruction under Section 2.3 above, the Declarant shall determine the total cost to the Declarant of performing or causing to be performed the maintenance, repairs, or reconstruction of said roadways. In determining the "total cost," the Declarant shall take into account all actual costs and expenses, whether direct and indirect, incurred by or that will be incurred by the Declarant in maintaining, repairing, or reconstructing the roadway(s). The Declarant may notify the Owner(s) of Lot 2, Lot 3 and Lot 4 in advance of the Declarant's determination that the private roadway installed in the Access Easement, or the gravel roadway within the Utility Easement A, is in need of maintenance, repairs or reconstruction. The Declarant shall bill each of the Owner(s) of Lot 2, Lot 3 and Lot 4 for twenty-five percent (25%) of the total cost, plus a fifteen percent (15%) administration fee (the "Roadway Charge"); as the Owner of Lot 1, the Declarant shall be responsible for the remaining twenty-five percent (25%) of the total cost; provided, that if the roadway work is required to repair or reconstruct damage caused by a specific Lot Owner, then that Owner shall be solely responsible for the entire cost of the repairs or reconstruction, and the Declarant shall bill that Owner for the entire cost of the repairs or reconstruction. The Owner(s) of Lot 2, Lot 3 and Lot 4 shall pay the Roadway Charge to the Declarant within thirty (30) days of the date of the bill (the "Due Date").

**Section 3.3 Default in Payment of Storm Water Facilities Charge or Roadway Charge.** In the event the Owner of any Lot fails or refuses to pay a Storm Water Facilities Charge, a Roadway Charge, or any other monetary obligation by an applicable Due Date, the delinquent Storm Water Facilities Charge, Roadway Charge, or other monetary obligation shall bear interest at one percent (1%) per month until paid in full.

**Section 3.4 Payment of Water Service Rates, Charges and Fees.** As noted in the Recitals above, the Declarant is a Washington municipal corporation, organized and operating under Title 57 RCW. The Declarant is the water service provider for Lot 1, Lot 2, Lot 3 and Lot 4. All rates, fees and charges for the provision of water service to Lot 1, Lot 2, Lot 3 and Lot 4, including but not limited to all general facilities charges, meter installation charges, and other connection charges, shall be billed and paid in accordance with the resolutions, regulations and policies of the Declarant, as in existence on the date of this Declaration and as may be adopted, amended, modified or repealed by the Declarant and its Board of Commissioners from time to time, and nothing in this Declaration shall alter or modify the Lot Owner(s) obligation to comply with the same.

#### **ARTICLE 4. LIEN AND COLLECTION OF DELINQUENT CHARGES.**

**Section 4.1 Delinquent Charges Are a Lien; Priority.** All unpaid and delinquent Storm Water Facilities Charges, Roadway Charges, and/or any other monetary obligations, plus any accrued interest and collection and foreclosure costs as provided for in this Declaration, shall be deemed to be charges for water service under Title 57 RCW, and shall be a lien upon the Lot incurring the charge and all of the Lot's appurtenances from the date the charge becomes delinquent until paid in full, in the same manner as delinquent water service charges pursuant to RCW 57.08.081. The amount of the lien shall include all interest in connection with the unpaid Charges and all costs and expenses, including title search expenses and attorneys' fees, incurred by the Declarant in the collection of the unpaid Charges. The lien for such unpaid Charges shall have the same priority as other liens under RCW 57.08.081.

**Section 4.2 Lien May Be Foreclosed.** The lien for delinquent Storm Water Facilities Charges, Roadway Charges, and/or any other monetary obligation may be foreclosed by suit by the Declarant, in like manner as the foreclosure of a water-sewer district lien under Chapter 57.08 RCW.

**Section 4.3 Charges Are Personal Obligations.** In addition to constituting a lien on the Lot, all Storm Water Facilities Charges, Roadway Charges, and/or other monetary obligations assessed and billed by the Declarant to any Lot Owner, together with interest, costs and attorneys' fees in the event of delinquency, shall be the joint and several personal obligations of the Owners and any contract purchaser of the Lot when the Charge is made. In connection with the voluntary transfer of a Lot, the grantee shall be jointly and severally liable with the grantor for all unpaid Charges up to the closing of the transfer, without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee therefore. Suit to recover personal judgment for any delinquent assessments shall be maintainable without foreclosing or waiving the liens securing them.

**Section 4.4 Remedies Cumulative.** The remedies provided in this Declaration are cumulative, and the Declarant may pursue any or all of them, and any other remedies which may be available under law although not expressed herein, either concurrently or in any order.

## **ARTICLE 5. NOTICES.**

**Section 5.1 Address for Notices.** Any notice required or mandated by the terms of this Declaration shall be by personal delivery or by U.S. Mail to such addresses as each of the Owners may specify to the other Owners. In the absence of any notification of any change of address, the mailing address of each of the Lots shall be deemed acceptable. Good faith and substantial compliance with the notice requirements set forth herein is all that is required to satisfy this notice requirement.

## **ARTICLE 6. AMENDMENTS OF DECLARATION**

**Section 6.1 Amendments by Owners.** Any Owner may propose amendments to this Declaration by submitting the proposed amendments to the other Lot Owners. If a majority of the Lot Owners approve of a proposed amendment, such amendment shall be approved; provided, that until such time as Declarant ceases to be an Owner of a Lot, the affirmative vote and agreement by the Declarant to any amendment to this Declaration shall be required as a condition to the validity of such amendment.

**Section 6.2 Amendments by Declarant.** Until such time as Declarant ceases to be an Owner of a Lot, Declarant on its sole signature alone, and as an attorney-in-fact for all other Owners, with an irrevocable power coupled with an interest, may amend this Declaration without approval of any Owners.

## **ARTICLE 7. MISCELLANEOUS**

**Section 7.1 Attorney's Fees.** In the event of any conflict, controversy, claim or dispute between the Owners which arises out of or relates to the performance of the duties or obligations under this Declaration, or the method and manner of performance thereof or the breach thereof, or the payment or nonpayment of any charge authorized by this Declaration, the prevailing Owner in any suit or arbitration commenced with regard to said conflict, controversy, claim or dispute shall be entitled to receive from the non-prevailing Owner, in addition to any other relief, all reasonable costs and expenses relating thereto and reasonable attorney's fees incurred or expended.

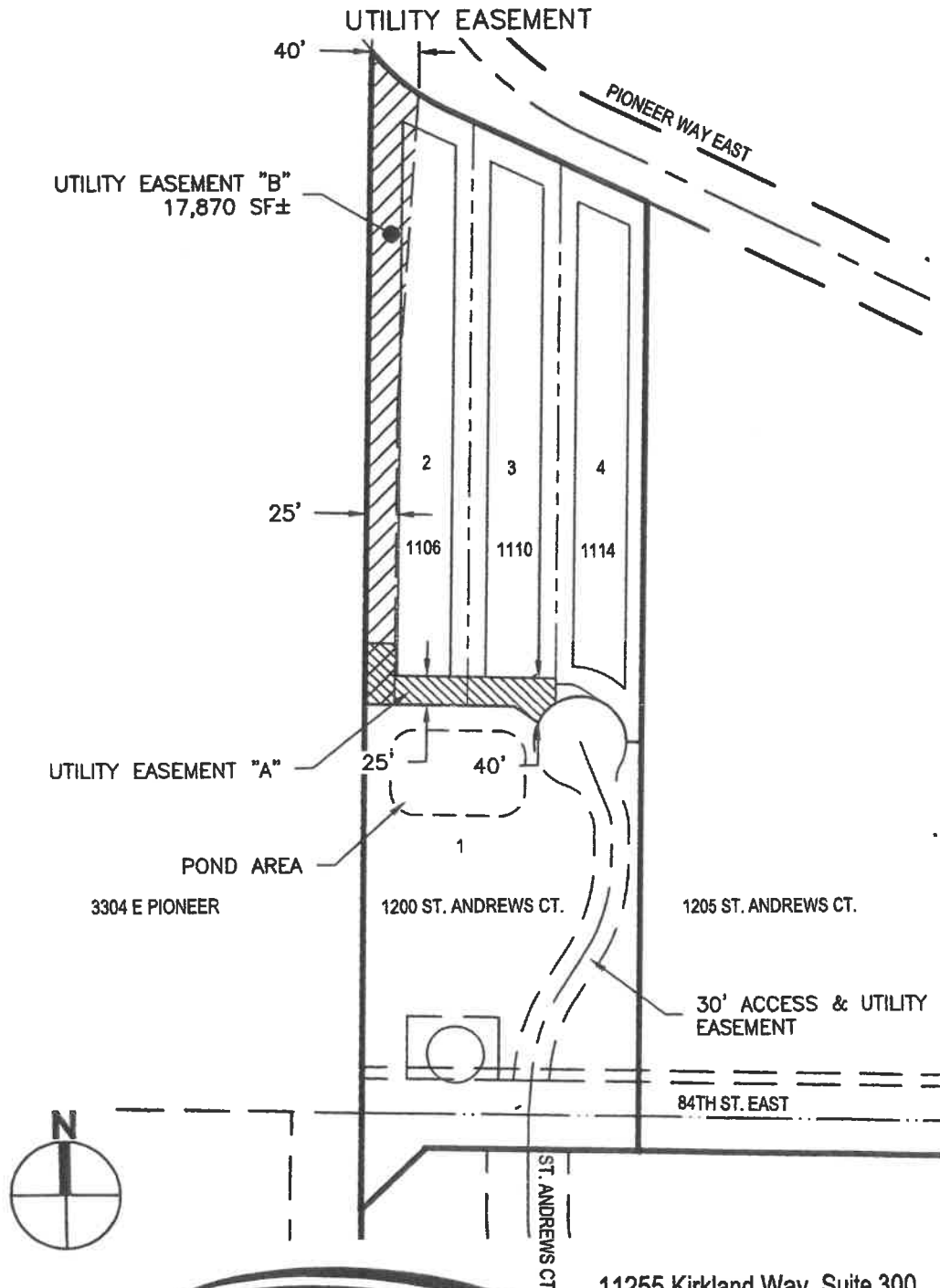
**Section 7.2. Effective Date.** This Declaration shall be effective upon recording.

**Section 7.3 Duration.** The covenants, conditions, and restrictions of this Declaration shall run with, and bind the Property and each of the Lots and shall inure to the benefit of, and be enforceable by, the Owners, their respective legal representatives, heirs, successors, and assigns, for a period of thirty (30) years from the date this Declaration is recorded. After said thirty (30) year period they shall be automatically extended for successive periods of ten (10) years each, unless an instrument terminating the covenants, conditions and restrictions, which instrument is signed by a majority of the then Owners, has been recorded in the real property division of the Auditor's Office of Pierce County, Washington; provided, that until such time as Declarant ceases to be an Owner of a Lot, the affirmative vote and agreement by the Declarant to any termination of this Declaration shall be required as a condition to the validity of the termination. In the event that such a termination instrument is recorded, the covenants, conditions and restrictions contained in this Declaration shall terminate at the end of the ten (10) year period during which it was so recorded.





# EXHIBIT A



An Engineering Services Company

11255 Kirkland Way, Suite 300  
Kirkland, WA 98033  
p. 425.827.2014 | f. 425.827.5043

Civil | Structural | Planning | Survey  
www.paceengrs.com

SCALE: 1" = 150' DAB PROJ. NO.: 15186

**EXHIBIT B** Previously recorded under  
Recording No. 201911070179  
Dated 11/07/2019

**Recording Requested By and  
When Recorded Mail To:**

Valley Water District  
14515 Pioneer Way East  
Puyallup, WA 98372  
Attn: Sean Vance

<b>Document Title(s) (or transactions contained therein):</b>  Water Line Easement
<b>Reference Number(s) of Documents assigned or released:</b>  (on page ___ of document(s))
<b>Grantor(s) Last name first, then first name and initials)</b>  Valley Water District  Additional names on page ___ of document.
<b>Grantee(s) (Last name first, then first name and initials)</b>  Valley Water District  Additional names on page ___ of document.
<b>Legal Description (abbreviated: i.e., lot, block, Plat or section, township, range)</b>  A PORTION OF LOT 2, PIERCE COUNTY SHORT PLAT SP 2016-12-01-5001, RECORDED UNDER AUDITOR'S FILE NO. 201612015001  Additional legals on Exhibit A of document.
<b>Assessor's Property Tax Parcel/Account Number</b> 0420366010  Additional parcels on page ___ of document.
<b>The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of indexing information provided herein.</b>

## **EASEMENT FOR WATER FACILITIES**

The undersigned, Valley Water District, a municipal corporation in Pierce County, Washington ("Grantor"), for and in good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, conveys and warrants to Valley Water District, a municipal corporation in Pierce County, Washington ("Grantee"), and its successors and assigns, a permanent easement for water facilities, including water lines and all appurtenances thereto ("Easement"), as follows:

1. Nature and Location of Easement. Grantor owns that certain real property legally described in *Exhibit "A"*, attached hereto and incorporated herein by this reference (the "Real Property"). The Easement granted by Grantor shall be a permanent easement for the benefit of Grantee over, upon, across, through and under a portion of the Real Property, such Easement Area as legally described on *Exhibit "B"* and as described and depicted on *Exhibit "C"* attached hereto and incorporated herein by this reference, for the purposes of installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing, using and operating water utility mains and lines, together with all facilities, connectors, meters, fire hydrants and appurtenances thereto ("Water Facilities"), and including the right of ingress and egress thereto for said purposes.
  
2. Right of Entry. Grantee shall have the right, without notice and without prior institution of any suit or proceeding at law or equity, at all times as may be necessary to enter upon the Real Property to install, lay, construct, maintain, inspect, repair, remove, replace, renew, use and operate the Water Facilities. Grantee agrees to restore the Easement Area as nearly as reasonably possible to its condition prior to any material disturbance from construction, operation, maintenance, repair, or replacement of the Water Facilities.
  
3. Encroachment/Construction Activity. Grantor shall not undertake, authorize, permit or consent to any construction, excavation or grading, including, without limitation, digging, tunneling, filling or other forms of construction activity on or near the Easement Area which might in any fashion unearth, undermine, or damage the Water Facilities or endanger the lateral or other support of the Water Facilities, without Grantee's prior written approval. Grantor further agrees that no structure or obstruction including, without limitation, fences, retaining walls and rockeries shall be erected over, upon or within the Easement Area, and no trees, bushes or other shrubbery shall be planted or maintained within the Easement Area in such close proximity to the Easement Area as to damage the Water Facilities, provided Grantor may use the surface of the Real Property within the Easement Area so long as such use does not interfere with the Easement or the Water Facilities.
  
4. Binding Effect/ Warranty of Title. The Easement and the covenants, terms and conditions contained herein are intended to and shall run with the Real Property and shall be



**EXHIBIT A  
PARENT PARCEL**

LOT 2, PIERCE COUNTY SHORT PLAT SP 2016-12-01-5001, RECORDED UNDER  
AUDITOR'S FILE NO. 201612015001, RECORDS OF PIERCE COUNTY,  
WASHINGTON.

**EXHIBIT B  
UTILITY EASEMENT**

THAT PORTION OF LOT 2, PIERCE COUNTY SHORT PLAT SP 2016-12-01-5001,  
RECORDED UNDER AUDITOR'S FILE NO. 201612015001, RECORDS OF PIERCE  
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;  
THENCE SOUTH 01°24'15" WEST ALONG THE WEST LINE OF SAID LOT 2, FOR  
A DISTANCE OF 562.21 FEET TO THE SOUTH LINE OF LOT 2;  
THENCE SOUTH 88°35'47" EAST ALONG SAID SOUTH LINE 25.00 FEET;  
THENCE NORTH 01°24'15" EAST, 203.06 FEET;  
THENCE NORTH 07°42'24" EAST, 125.40 FEET;  
THENCE NORTH 03°09'58" EAST, 105.15 FEET;  
THENCE NORTH 01°24'15" EAST, 92.49 FEET TO THE NORTH LINE OF SAID  
LOT 2 AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT THE CENTER  
OF WHICH BEARS NORTH 33°25'47" EAST 173.24 FEET;  
THENCE ALONG SAID NORTH LINE AND THE ARC OF SAID CURVE  
THROUGH A CENTRAL ANGLE OF 18°34'29", AN ARC DISTANCE OF 56.16  
FEET TO THE POINT OF BEGINNING.

CONTAINING: 17,870 SQUARE FEET OR 0.41 ACRES OF LAND, MORE OR  
LESS.



# EXHIBIT C UTILITY EASEMENT



CURVE TABLE			
CURVE #	DELTA	RADIUS	LENGTH
C1	18°34'20"	173.24'	56.16'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S1°24'15"W	562.21'
L2	S68°35'47"E	25.00'
L3	N1°24'15"E	203.06'
L4	N7°42'24"E	125.40'
L5	N3°09'58"E	105.15'
L6	N1°24'15"E	92.49'
L7	N33°25'47"E	173.24'

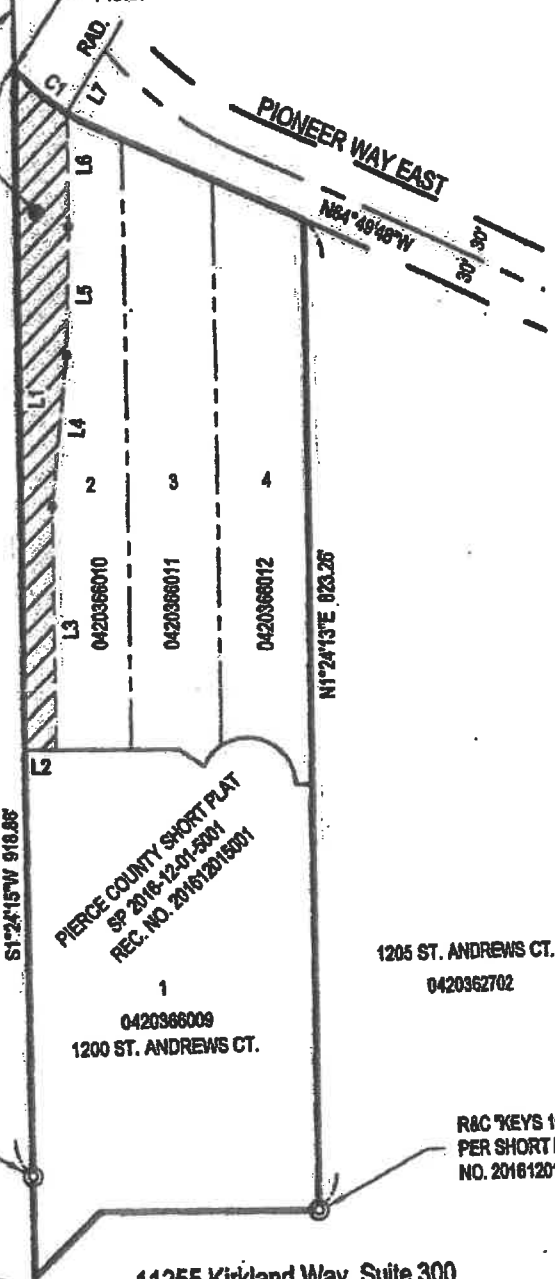
S01°24'15"W  
433.10'

EASEMENT AREA  
17,870 SF ±

P.O.B.

PIONEER WAY EAST

N84°49'48"W  
307.30'



3304 E PIONEER  
0420351000

PIERCE COUNTY SHORT PLAT  
SP 2016-12-01-5001  
REC. NO. 201612015001

1205 ST. ANDREWS CT.  
0420362702

1  
0420366009  
1200 ST. ANDREWS CT.

1/16 CORNER PER SHORT PLAT  
RECORDED UNDER RECORDING  
NO. 201612015001

R&C KEYS 16210"  
PER SHORT PLAT  
NO. 201612015001

SCALE: 1" = 150' DAB PROJ. NO.: 15186



11255 Kirkland Way, Suite 300  
Kirkland, WA 98033  
p. 425.827.2014 | f. 425.827.5043

Civil | Structural | Planning | Survey  
www.paceengrs.com

Everyday Appraisal (253)241-4488  
LAND APPRAISAL REPORT

File No. 1114-2024

Borrower **Valley Water District** Census Tract **0712.10** Map Reference **45104**  
 Property Address **1114 St Andrews Ct**  
 City **Puyallup** County **Pierce** State **WA** Zip Code **98372**  
 Legal Description **see addendum**  
 Sale Price \$ **NA** Date of Sale **NA** Loan Term **NA** yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ **1,378.00** (yr) Loan charges to be paid by seller \$ **NA** Other sales concessions **NA**  
 Lender/Client **No lender- reference only** Address **NA**  
 Occupant **Vacant** Appraiser **Alison Fu'a** Instructions to Appraiser **NA**

**NEIGHBORHOOD**

Location  Urban  Suburban  Rural  
 Built Up  Over 75%  25% to 75%  Under 25%  
 Growth Rate  Fully Dev.  Rapid  Steady  Slow  
 Property Values  Increasing  Stable  Declining  
 Demand/Supply  Shortage  In Balance  Oversupply  
 Marketing Time  Under 3 Mos.  4-6 Mos.  Over 6 Mos.  
 Present Land Use **94** % One-Unit **2** % 2-4 Unit **2** % Apts. **2** % Condo **2** % Commercial  
 Change in Present Land Use  Not Likely  Likely (\*)  Taking Place (\*)  
 Predominant Occupancy  Owner  Tenant  % Vacant  
 One-Unit Price Range \$ **300,000** to \$ **950,000** Predominant Value \$ **600**  
 One-Unit Age Range **0** yrs. to **20** yrs. Predominant Age **9** yrs.  
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)  
 There is a water tower on the adjoining parcel, however it should not affect marketability. The parcel is just outside the Highlands housing development. Any new homes that would potentially be built on this lot would have good marketability and appeal

**SITE**

Dimensions **see plat map**  
 Zoning Classification **City of Puyallup** Present Improvements  Do  Do Not Conform to Zoning Regulations  
 Highest and Best Use  Present Use  Other (specify) **SFR building**  
 Public  Other (Describe)  
 Elec.   
 Gas   
 Water   
 Sen. Sewer  **see addendum**  
 Underground Elect. & Tel.  
 OFF SITE IMPROVEMENTS  
 Street Access  Public  Private  
 Surface **Asphalt**  
 Maintenance  Public  Private  
 Storm Sewer  Curb/Gutter  
 Sidewalk  Street Lights  
 Topo **Sloped**  
 Size **.79 acres**  
 Shape **Rectangle**  
 View **Possible Valley and mountain views**  
 Drainage **Unknown**  
 Is the property located in a FEMA Special Flood Hazard Area?  Yes  No  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) **None**

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	1114 St Andrews Ct Puyallup, WA 98372	1110 St Andrews Ct Puyallup, WA 98372	13813 126th Ave E Puyallup, WA 98374	18 XXX 85th St E Bonney Lake, WA 98391
Proximity to Subject		0.02 miles NW	2.62 miles S	2.93 miles E
Sales Price	\$ NA	\$ 150,000	\$ 150,000	\$ 175,000
Price \$/Sq. Ft.	\$	\$	\$	\$
Data Source(s)	County rec	County rec	County rec	County rec
ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Date of Sale/Time Adj.	NA	07/26/2023	11/13/2023	06/28/2023
Location	Residential	Residential	Residential	Residential
Site/View	Valley/Mountains	.84 acres	Woods	Valley/Mountains
lot size	.79 acres/sloped	.84 acres/sloped	0.35 acres/flat	.49 acres
developed	power/sewer	power/sewer avail	power/sewer instal	power/sewer instal
Sales or Financing Concessions	NA	NA		
Net Adj. (Total)			\$ -5,000	\$ -25,000
Indicated Value of Subject		\$ 150,000	\$ 145,000	\$ 150,000
Comments on Market Data	All sales are in similar and competing areas.			

Comments and Conditions of Appraisal **The subject property is .79 acres, but is on a sloped lot. It is zoned with the City of Puyallup and further a feasibility study would need to be done for units allowed. Views would depend on trees, etc. however it is in an area with good view possibilities. See addendum for more information**

**RECONCILIATION**

Final Reconciliation **Using all sold properties, the appraiser is using an extraordinary assumption that these are all build able properties for one or more units depending on zoning requirements.**

I (WE) ESTIMATE THE MARKET VALUE, AS DETERMINED, OF THE SUBJECT PROPERTY AS OF **03/11/2024** TO BE \$ **150,000**

Appraiser **Alison Fu'a** Supervisory Appraiser (if applicable)  
 Date of Signature and Report **03/11/2024** Date of Signature  
 Title **certified appraiser** Title  
 State Certification # **1702617** ST **WA** State Certification # ST  
 Or State License # ST Or State License # ST  
 Expiration Date of State Certification or License **11/29/2024** Expiration Date of State Certification or License  
 Date of Inspection (if applicable)  Did  Did Not Inspect Property Date of Inspection



## Subject Photo Page

<b>Borrower</b>	Valley Water District				
<b>Property Address</b>	1114 St Andrews Ct				
<b>City</b>	Puyallup	<b>County</b>	Pierce	<b>State</b>	WA
<b>Lender/Client</b>	No lender- reference only				
	<b>Zip Code</b>	98372			



### Subject Front

1114 St Andrews Ct  
 Sales Price NA  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Residential  
 View Valley/Mountains  
 Site  
 Quality  
 Age



road to properties



Subject culdesac

## Comparable Photo Page

Borrower	Valley Water District				
Property Address	1114 St Andrews Ct				
City	Puyallup	County	Pierce	State	WA Zip Code 98372
Lender/Client	No lender- reference only				



### Comparable 1

1110 St Andrews Ct  
 Prox. to Subject 0.02 miles NW  
 Sale Price 150,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Residential  
 View .84 acres  
 Site  
 Quality  
 Age



### Comparable 2

13813 126th Ave E  
 Prox. to Subject 2.62 miles S  
 Sale Price 150,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Residential  
 View Woods  
 Site  
 Quality  
 Age



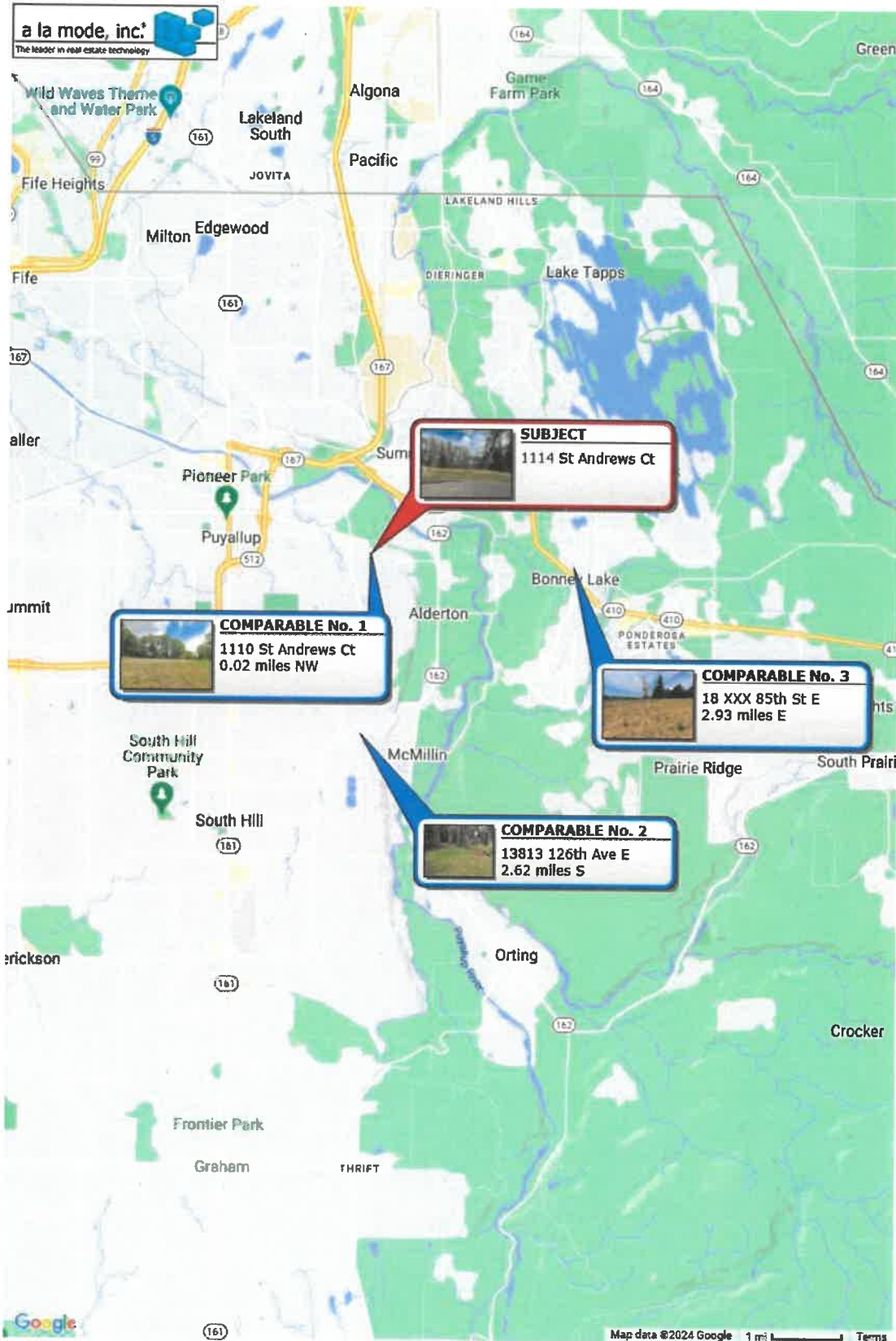
### Comparable 3

18 XXX 85th St E  
 Prox. to Subject 2.93 miles E  
 Sale Price 175,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Residential  
 View Valley/Mountains  
 Site  
 Quality  
 Age



# Location Map

Borrower	Valley Water District				
Property Address	1114 St Andrews Ct				
City	Puyallup	County	Pierce	State	WA
Lender/Client	No lender- reference only				
				Zip Code	98372



Supplemental Addendum

File No. 1114-2024

Borrower	Valley Water District						
Property Address	1114 St Andrews Ct						
City	Puyallup	County	Pierce	State	WA	Zip Code	98372
Lender/Client	No lender- reference only						

Legal Description

Section 36 Township 20 Range 04 Quarter 22 L 4 OF S P 2016-12-01-5001 EASE OF RECORD OUT OF 2-703 SEG 2016-0263 BB 12/15/16 BB


The subject property is .79 acres, but is on a sloped lot. It is zoned with the City of Puyallup and further a feasibility study would need to be done for units allowed. Water available at lot (permit/connection fees will be due), power conduits installed, final lift of asphalt for road will be required and split between 4 lots. Water is at the lot, however buyer will need to purchase a water meter and general facility charge to connect. No communications are installed. Purchaser will have to install a grinder pump and service line approx 450 feet to the existing sewer main.

Adjustments were made on the grid for these costs under development.

All sales are within the Puyallup/Bonney Lake area. Lot size is based on approx usable area. Views would depend on trees, etc. however it is in an area with good view possibilities. This area of Puyallup is an diverse community that has a wide variety of GLA size homes as well as ages. All comparables are within the neighborhood and are reasonable and reliable indicators of value for this area.

The comps presented bracket and lend support to the development of value of the subject, weighted towards a reasonable mid point in the value range indicated, based on an exposure time of 0-6 months. Sale 1 is one of the lots right next to the subject. It is a very good indicator of value. Sale 2 is a smaller lot and was adjusted as well as power and sewer are at the street. Sale 3 is similar to sale two with utilities and also has a possible view similar to the subject. **All three were given similar weight when estimating value.**

I have performed two other services on 07/2021, 02/2022 and 4/2023 , as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.

Signature   
 Name Alison Fu'a  
 Date Signed 03/11/2024  
 State Certification # 1702617 State WA  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Date Signed \_\_\_\_\_  
 State Certification # \_\_\_\_\_ State \_\_\_\_\_  
 Or State License # \_\_\_\_\_ State \_\_\_\_\_

appraiser license



State of Washington  
DEPARTMENT OF LICENSING  
APPRAISER PROGRAM  
PO Box 9021  
Olympia, WA 98507-9021

ALISON A FUA  
12323 193RD AVE E  
BONNEY LAKE WA 98391

**STATE OF WASHINGTON**  
DEPARTMENT OF LICENSING - BUSINESS AND PROFESSIONS DIVISION  
THIS CERTIFIES THAT THE PERSON OR BUSINESS NAMED BELOW IS AUTHORIZED AS A  
**CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER**

**ALISON A FUA**  
12323 193RD AVE E  
BONNEY LAKE WA 98391

<b>1702617</b>	<b>10/31/2007</b>	<b>11/29/2024</b>
License Number	Issue Date	Expiration Date

*Teresa Berntsen*  
Teresa Berntsen, Director

(R/7/19)