



CITY OF KENMORE

6700 NE 181st Street
Kenmore, WA 98028
Phone (425) 398-8900
Fax (425) 481-3236

CERTIFICATE OF WATER AVAILABILITY

Do not write in this box
Number _____ Name _____

- Building Permit
- Short Subdivision
- Lot Line Adjustment
- Rezone or other

APPLICANT'S NAME Trevina Wang, Daniels Real Estate

PROPOSED USE a 80-90 room Lodge

LOCATION 14445 Juanita Drive NE, Kenmore, WA 98028; Saint Edward State Park

LEGAL DESCRIPTION see attached map and legal description

(Attach map & legal description if necessary)

* * * * *

WATER AGENCY INFORMATION

Note: Other conditions or improvements may apply as determined by Northshore Utility District during project and/or plan review.

1. a. Water service will be provided by service connection only to an existing _____ water main _____ feet from the site or _____ size
- b. Water service will require an improvement to the water system of:
 - (1) _____ feet of water main to reach the site; and/or
 - (2) the construction of a distribution system on the site; and/or
 - (3) other (describe) See attached memo dated June 23, 2016

2. a. The water system is in conformance with a City approved water comprehensive plan.
- b. The water system improvement will require a water comprehensive plan amendment.

3. a. The proposed project is within the corporate limits of the City, or has been granted Boundary Review Board approval for extension of service outside the City, or is within the City approved service area of a private water purveyor.
- b. Annexation or BRB approval will be necessary to provide service.

4. a. Water is/ or will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant 10 feet from the building property (or as marked on the attached map)

- | | |
|--|--|
| <p><u>RATE OF FLOW</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Less than 500 gpm . (approximately _____ gpm) <input type="checkbox"/> 500 to 999 gpm <input type="checkbox"/> 1500 gpm or more <input type="checkbox"/> Flow test of _____ gpm <input checked="" type="checkbox"/> Calculation of <u>3000-4000</u> gpm <u>Hydraulic Model</u> | <p><u>DURATION</u></p> <ul style="list-style-type: none"> <input type="checkbox"/> Less than one(1) hour <input type="checkbox"/> One (1) to two (2) hours <input type="checkbox"/> Two (2) hours or more <input type="checkbox"/> Other <p>(Commercial Building Permits require flow test or calculation)</p> |
|--|--|

COMMENTS/CONDITIONS: _____ CONNECTION FEE CHARGE DUE _____

I hereby certify that the above water agency information is true.

This certification shall be valid for one year from date of signature.

NORTHSHORE UTILITY DISTRICT
Agency Name
Senior Civil Engineer
Title

TOM Alexoff
Signatory Name
Tom Alexoff
Signature
6-23-16
Date

Northshore Utility District
Conditions for Certificate of Service Availability

Northshore Utility District (District) has issued this certificate for the sole purpose of facilitating submission to the permitting agency for evaluation of development proposals of the property requesting service.

1. This certificate is issued specifically for the following type of water or sewer service (check all that apply). **If any of the specifications, in this section or on any other document submitted to obtain this certificate, are changed, this certificate is void.**

- Up to _____ single-family homes in a subdivision.
 Up to _____ units of multi-family dwelling.
 Up to _____ units of non-residential structure of approximately _____ square feet.

Other, describe: 80-90 room lodge

2. The following system improvement project(s), to be completed by and at the expense of the legal owner of the property requesting service, is/are required (for detail specifications - see 5 below):

See attached Memo dated June 23, 2016. Any improvements will require a Developer Extension Agreement (DEA)

3. **This certificate is valid only for one year from the date of issuance and is conditioned upon satisfying all federal, state, county, city or other regulatory agency requirements applicable to the aforementioned real property, property owner or applicant for the occupancy, construction, improvement and use of said real property.**
4. Re-issuance or extension of this certificate may or may not be granted depending on the availability of system capacity and other changing conditions affecting the utility system(s). A new certificate, if granted, may be issued with new or additional requirements for service.
5. Connection charges and other applicable fees must be paid prior to project acceptance and service. These charges are, as set forth, in the District's policy in effect at the time of connection. The rates in effect at the time of connection for service will apply. Service to the property will be subject to all District policies and regulations in effect at the time of actual connection for service.
6. District cannot determine and describe all conditions and system improvements needed for service to the proposed project without a detailed review of the completed set of development plans, which is not yet available at this time. **Besides any requirements listed in paragraph 2 above, other conditions and/or necessary system improvements (as determined solely by District during project and/or plan review), to be completed by and at the expense of the legal owner of the property requesting service, may be required.** The potential costs for these conditions and/or improvements, if any, may be substantial.
7. This certificate is void: (a) one year from the date of issuance, (b) if the utility system's capacity or ability to provide service is impacted by natural/man-made disasters or other conditions beyond the District's control, (c) if the current and/or future legal owner(s) of property requesting service cannot accept all conditions herein or to be imposed by the District at the time of plan review, (d) if the undersigned is not authorized to act on behalf of the legal owner of the property requesting service.

As the legal owner of the property requesting service (as described on the reverse side) or the owner's authorized agent, I understand and accept that this certificate of sewer or water service availability is issued subject to all of the above conditions.


Sign Above

Print Name: Trevina Wang

Company Name: Daniels Real Estate

Signature of: Property Owner
 Owner's Authorized Agent

Date Signed: June 22, 2016

Phone No.: 206-465-7333

Address: 2401 Utah Ave S, Suite #305, Seattle, WA 98134

EXHIBIT 'A'

LEGAL DESCRIPTION:

PARCEL A:

THE SOUTH 1/3 OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.,
IN KING COUNTY, WASHINGTON;

AND THAT PORTION OF GOVERNMENT LOT 4 OF SAID SECTION 14, LYING SOUTH OF A LINE DRAWN EAST
AND WEST EQUIDISTANT BETWEEN THE NORTH AND SOUTH LINES OF THE SOUTH TWO-THIRDS OF THE
SOUTH 24.75 ACRES OF SAID GOVERNMENT LOT 4;

TOGETHER WITH ALL SECOND-CLASS SHORELANDS ADJACENT THERETO.

PARCEL B:

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M.,
IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF WITHIN THE PLAT OF JUANITA POINT DIVISION NO. 3, ACCORDING TO THE
PLAT RECORDED IN VOLUME 31 OF PLATS AT PAGE 38, IN KING COUNTY, WASHINGTON;

(ALSO KNOWN AS LOTS 1 AND 2 OF WIGHT'S LAKE FRONT ACRE TRACTS, UNRECORDED);

TOGETHER WITH ALL OF GOVERNMENT LOTS 1 AND 2 IN SAID SECTION 23;

TOGETHER WITH ALL SECOND-CLASS SHORELANDS ADJACENT THERETO;

EXCEPT FROM SAID GOVERNMENT LOT 2 AND ADJACENT SECOND-CLASS SHORELANDS THAT PORTION OF
THE SOUTH 14.88 FEET THEREOF LYING SOUTH OF A PROPERTY LINE AS DEFINED IN DOCUMENT NO.
7510010621, RECORDS OF KING COUNTY, WASHINGTON;

AND EXCEPT ANY PORTION OF SAID SECTION 23 LYING WITHIN N.E. 141ST STREET;

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 26 NORTH,
RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, WHICH LIES WEST OF JULIA BLINN ROAD;

AND EXCEPT ANY PORTION OF SAID SECTION 23 LYING WITHIN N.E. 141ST STREET;

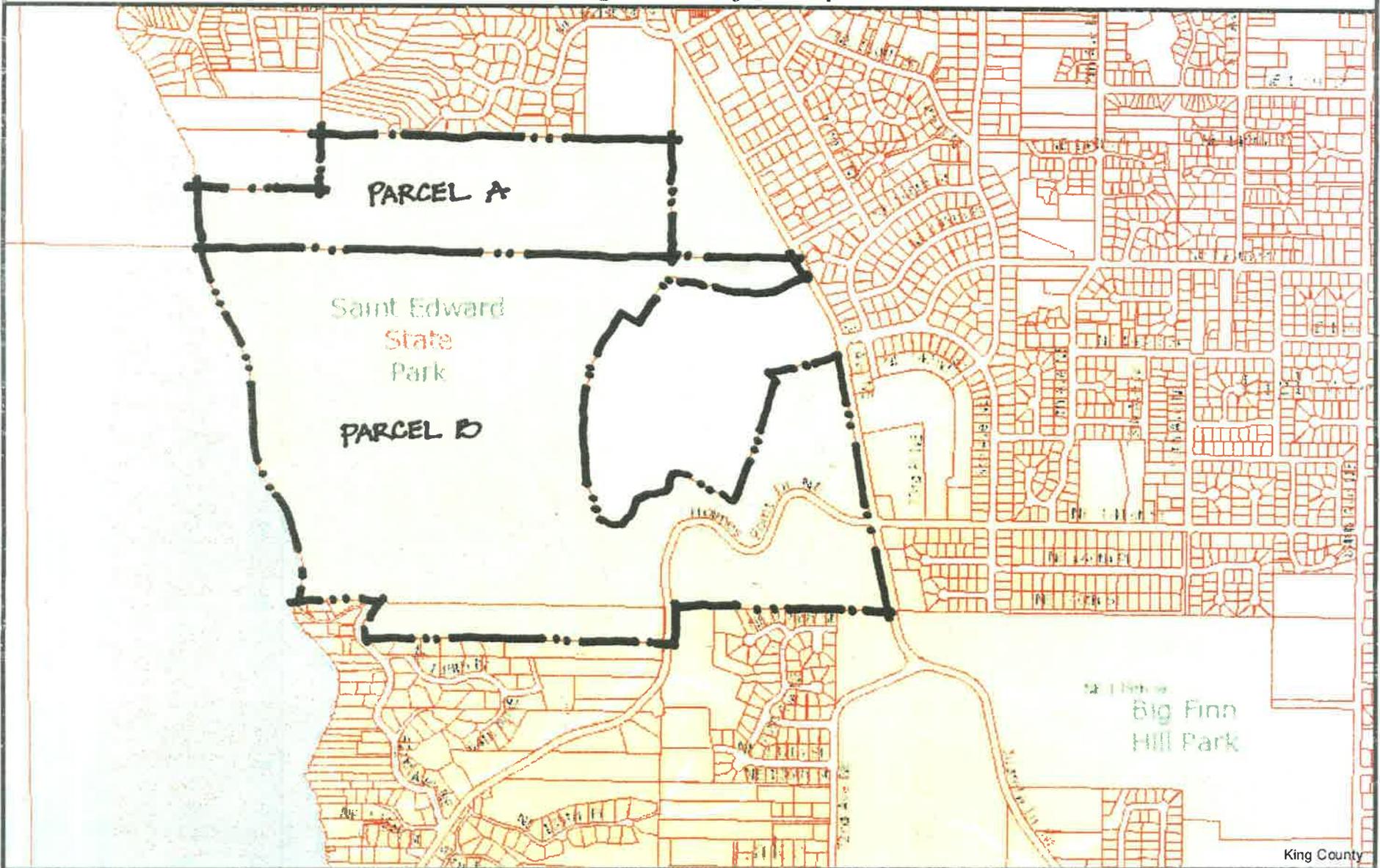
AND EXCEPT THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 23 AND THE NORTHWEST QUARTER
OF SECTION 24, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 24, THENCE SOUTH 89°24'05" EAST ALONG THE
NORTH LINE THEREOF A DISTANCE OF 933.83 FEET TO THE SOUTHWESTERLY MARGIN OF JUANITA DRIVE
N.E. (KENMORE-JUANITA ROAD NO. 2602);

THENCE SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN A DISTANCE OF 76.37 FEET TO A
POINT DESIGNATED AS POINT "A" FOR THE PURPOSES OF THIS DESCRIPTION;

THENCE CONTINUING SOUTH 29°19'28" EAST ALONG SAID SOUTHWESTERLY MARGIN A DISTANCE OF 100.38

King County iMap



King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 6/21/2016

Notes:



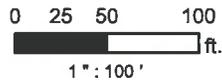
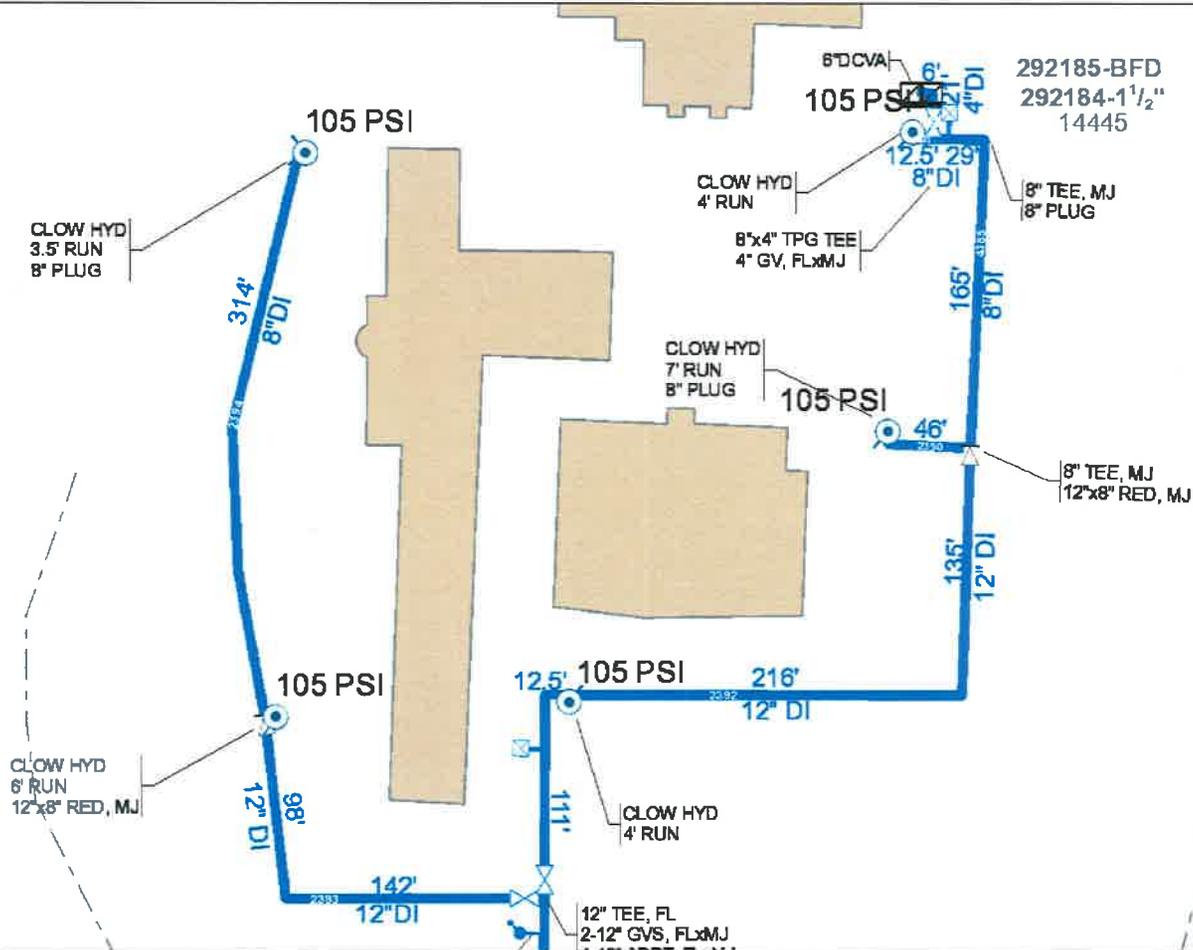
Northshore Utility District Facilities Map

ADDRESS
 6830 NE 185th St.
 Kenmore, WA 98028-2684
 P.O. Box 82489
 Kenmore WA, 98028-0489

TELEPHONE NUMBERS
 Engineering: (425) 398-4401
 Administration: (425) 398-4402
 Operations: (425) 398-4403
 Information: (425) 398-4400

FAX NUMBERS
 Engineering: (425) 398-4435
 Administration: (425) 398-4430
 Operations: (425) 398-4432
 Purchasing: (425) 398-4434

Website: <http://www.nud.net>



These maps and information are provided by Northshore Utility District to give general information about the District and its services. They are not to be used as a substitute for site surveys or advice from a licensed professional. These documents are provided "AS IS" and "WITH ALL FAULTS" and the District disclaims any and all warranties, expressed or implied, regarding the documents.

LEGEND:

 RETAIL SERVICE AREA
(INCLUDING RETAIL SERVICE AREA
BY AGREEMENT)

 CORPORATE BOUNDARY

 MASTER METER

 RESERVOIR

 WATER MAINS UNDER 12-INCH DIAMETER

 WATER MAINS 12-INCH DIAMETER & LARGER

AVAILABLE FIRE FLOW:

 500 - 1000 GPM

 1000 - 1500 GPM

 1500 - 2000 GPM

 2000 - 2500 GPM

 2500 - 3000 GPM

 3000 - 3500 GPM

 3500 - 4000 GPM

 4000 GPM AND ABOVE



Northshore Utility District

Memo

To: Trevina Wang - Program Manager, Daniels Real Estate
From: Tom Alexieff – Senior Engineer, Northshore Utility District TA
CC: Attachment to Certificate of Sewer and Water Availability
Date: June 23, 2016
Re: The Lodge at Saint Edward, Project #D1619

The following are preliminary conditions required for water and sewer services to The Lodge at Saint Edward:

1. Reservations for future as-constructed water easement for future water loop if necessary to accommodate future additional improvements or if change of use of the site warrants the need for a second water connection and redundancy of the water system. It is understood that The Lodge at Saint Edward will lease an area of the state park property and that coordination with the state for obtaining an easement would be necessary.
2. Language in the Developer Extension Agreement (DEA) that if further development beyond what is currently being proposed occurred that required a second or redundant water supply due to policy change, City ordinance change, fire department requirement or other condition required for fire protection as a result of development the cost would be borne by the developer.
3. Add an additional valve between the Bastyr University site and the proposed Lodge site for isolation of the two sites in case of a main break and to keep Bastyr in service.
4. Add two fire hydrants at locations to be determined in order to provide jumper ports for hard to get to sections of water main for providing temporary service.
5. Requirements for standby fire storage/pumps for building evacuation designed by fire sprinkler designer and approved by Northshore Fire Department.
6. Improvements to double check detector assemblies for fire protection to meet current District standards.
7. Review of existing private sanitary sewer system to evaluate its condition, pipe size, slope, etc. and to determine if it can be rehabilitated using CIPP method or if it will require replacement. This system will then become a District facility requiring a sewer easement.
8. DEA as required for sewer and water improvements associated with the development.