

WOODINVILLE WATER DISTRICT
 17238 N.E. Woodinville-... Road
 P. O. Box 1390
 Woodinville, Washington 98072-1390
 (425) 487-4100
 FAX (425) 485-6381

EXHIBIT 16
PAGE 1 OF 7

WATER AND SEWER AVAILABILITY REQUEST RESPONSE

(Note: These values are based on the information submitted with the application.
 Connection Charges quoted are valid for 90 days from the date the response is issued.)

The appropriate boxes have been checked that apply to: Water Service Sewer Service

Service is available to the property described as: 15025 124th Ave NE;

Parcel Identification Number (PIN): 1626059017, subject to the following conditions:

N/A Completion of the water and/or sewer system under terms of a Developer Extension Agreement and payment of related fees (Admin. Deposit, Design Review, & Construction Inspection Deposit);

N/A Payment of Latecomer Charges

Water: \$ _____

Sewer: \$ _____

N/A Payment of LFC (Local Facility Charges)

Water: \$ _____

Sewer: \$ _____

N/A Meters required: (as necessary)

Domestic Irrigation *Fire (SDC Fee Waived)

Water Meter Connection Costs (per lot; applies to irrigation meters)

Meter Size	SDC	Set Fee	Full Set Deposit	Total	
				Set Fee per Lot	Full Set Fee per Lot
3/4"	\$3,408	\$340	\$2,000	\$3,748	\$5,408
1"	\$8,129	\$415	\$2,000	\$8,544	\$10,129
1.5"	\$17,040	-	\$2,000	\$19,040	\$19,040
2"	\$27,264	-	\$2,000	\$29,264	\$29,264
3"	\$59,226	-	\$2,000	\$61,226	\$61,226
4"	\$89,898	-	\$2,000	\$91,898	\$91,898
6"	\$182,928	-	\$2,000	\$184,928	\$184,928
8"	\$297,696	-	\$2,000	\$299,696	\$299,696

Sewer Connection Costs (per lot/building)

Use	SDC per RCE	Permit Fee
*Residential (SFR)	\$1,273	\$240
**Non-Residential	\$1,273	\$260

* Each SFR is the equivalent of one RCE

** The number of RCE's is determined by the Sewer Use Certification Form (Form 1058);
 SDC is multiplied by the total number of RCE's determined by Form 1058

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CITY OF WOODINVILLE
 DEVELOPMENT SERVICES

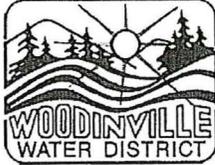


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WOODINVILLE WATER DISTRICT
17238 NE Woodinville-Duvall Road
Woodinville, WA 98072
Phone: (425) 487-4100
www.woodinvillewater.com

WATER AND SEWER AVAILABILITY REQUEST APPLICATION

Date: December 14, 2012 Grid SE 16 26-5 Map Page M-2

Property Address: 15025 124th Ave NE PIN: 1626059017

Property Owners Name: Schuster Family LTD Partnership

Who should we contact when the certificate is complete?

Name: Todd Oberg Phone: 425.216.4051 x224

Mailing Address: 25 Central Way, Suite 400 City: Kirkland

Fax: 425.216.4052 Email Address: toberg@thebluelinegroup.com

1. Relation of Applicant to property: (check one)

Property Owner Owner Representative Other (specify): _____

2. Certificate Status:

New Certificate Certificate Renewal

2. Is your request for: (Check One)

Sewer Water Both

3. Does the property have water service currently?

Yes (metered) Yes (Well) No
If "yes", is there a backflow assembly located behind the meter? Yes No

4. Will the building require a fire sprinkler system?

Yes No Don't know

5. Reason for request: (Check One)

Existing single family lot has/needs (check those that apply):

Failing Septic Addition or Remodel (total sq. ft. after remodel _____ s.f.)
 Septic Design Failing Well
 Other (specify): _____

New Construction on existing lot is: (Check One)

Single Family, Duplex Mother-in-Law Other (specify): _____
(All structures with separate foundations require separate meters)

Square Footage of Home: _____ s.f.

Proposed Development is: (Check One)

Commercial Multi-Family (# of units _____) Industrial
 Plat - # of Lots _____ Short Plat - # of Lots _____
 Other (specify _____)

6. Please provide a sketch showing the distance to the house from each property line. You may attach a site plan or use the designated space below. The distances can be approximate, but be as accurate as possible.

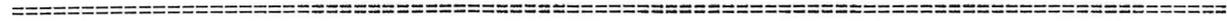
See attached site plan.

Date: 12/14/12

Applicant Signature: [Handwritten Signature]

Print Name: Toss Oberg

(To be filled out by District staff upon receipt)



Date: 12/17/12

Reviewed By: [Handwritten Signature]

Taken in by: _____

Date Received: _____

Time of Day: _____

Contacted for Pickup:

Date: _____

By: _____

CITY OF WOODINVILLE
 17301 133 Ave NE
 Woodinville WA 98072
 425-489-2700

This certificate provides the
 Building and Fire Departments
 with information necessary for
 permit approvals

QTR SE
 SEC 14
 TWP 34
 RG 5
 Book _____
 Pg M-2

EXHIBIT 16
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CERTIFICATE OF WATER AVAILABILITY

Do not write in this box

Number _____	Name _____
--------------	------------

- Building Permit
- Short Subdivision
- Preliminary Plat of PUD
- Rezone or other _____

APPLICANT'S NAME DR Horton
 PROPOSED USE Subdivision of 1 parcel into 147 lots with landscape and access tracts.
 LOCATION 15025 124th Ave NE PIN 1626059017

(Attach map & legal description if necessary)

WATER PURVEYOR INFORMATION

1. a. Water will be provided by service connection only to an existing _____ water main _____ feet from the site.
- OR
- 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) A developer extension agreement is required for this project that will necessitate an extension or refurbishment of the District's infrastructure.
2. a. The water system is in conformance with a County approved water comprehensive plan.
- OR
- b. The water system improvement will require a water comprehensive plan amendment.
3. a. The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city, or is within the County approved service area of private water purveyor.
- OR
- b. Annexation or BRB approval will be necessary to provide service.
4. a. Water ~~is~~ will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant 0 feet from the building property (or as marked on the attached map):
- | Rate of Flow | Duration |
|---|---|
| <input type="checkbox"/> less than 500 gpm (approx. _____ gpm) | <input type="checkbox"/> less than 1 hour |
| <input type="checkbox"/> 500 to 999 gpm | <input type="checkbox"/> 1 hour to 2 hours |
| <input type="checkbox"/> 1,000 gpm or more | <input checked="" type="checkbox"/> 2 hours or more |
| <input checked="" type="checkbox"/> calculation of <u>1670</u> gpm (Commercial Building Permits require flow test or calculation) | |
| <input type="checkbox"/> Flow test of _____ | |
- St: 43 psi Res: 33 psi
- OR
- b. Water system is not capable of providing fire flow.
5. a. Water system has certificates of water right or water right claims sufficient to provide service.
- OR
- b. Water system does not currently have necessary water rights or water right claims

COMMENTS/CONDITIONS Fire flow taken @ east side of site.

I hereby certify that the above water agency information is true. This certification shall be valid for one year from the date of signature.

Woodinville Water District _____
 Agency Name
 General Manager _____
 Title

Ken Howe _____
 Signatory Name
Ken Howe _____
 Signature
12.17.12 _____
 Date

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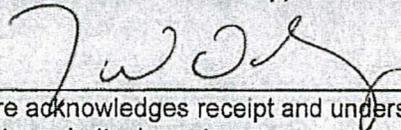
DEC 18 2012

ATTACHMENT TO
WOODINVILLE CERTIFICATE OF WATER AVAILABILITY
WOODINVILLE WATER DISTRICT

The following terms and conditions apply to the Woodinville Certificate of Availability.

1. This Certificate of Water Availability is valid only for the real property referenced herein, which is in the District's service area, for the sole purpose of submission to the Woodinville Building and Land Department and/or the Seattle/King County Department of Public Health. This Certificate is between the District and the applicant only, and shall not be assigned or transferred by any party without the prior express written consent of the parties, such consent not to be unreasonably withheld. Further, no third person or party shall have any rights hereunder whether by agency or as a third party beneficiary or otherwise.
2. This District makes no representations, express or implied, that the applicant will be able to obtain the necessary permits, approvals, and authorizations from Woodinville or any other governmental agency necessary before applicant can utilize service which is the subject of this Certificate.
3. As of the date of the issuance of this Certificate, the District has water available to provide such utility service to the property which is the subject of this Certificate, and the utility systems exists or may be extended by the applicant to provide service to such property. However, service at a level consistent with the water system plan of the District and meeting the District's standards may require improvements to the District's water system. The issuance of this Certificate creates no contractual relationship between the District and the applicant, and the issuance of this Certificate may not be relied upon and does not constitute the District's guarantee that water will be available at the time the applicant may apply to the District for such service.
4. Application for and the possible provision of District utility service to the property which is the subject of this Certificate shall be subject to and conditioned upon the availability of water service to the property at the time of such application, as well as all federal, state, and District laws, ordinances, policies, and regulations in effect at the time of such application for utility service.

12/14/12
Date



Signature acknowledges receipt and understanding of Water Availability Certificate and attachment.

PAID

DEC 17 2012

Amount 40.00
Check No. 1124
BY C. Schmitt

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CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Rept 81961

F12

SE4 16-26-5

EXHIBIT 16
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CERTIFICATE OF WATER AVAILABILITY

CERTIFICATE OF SEWER AVAILABILITY

Do not write in this box
Number _____ Name _____

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

APPLICANT'S NAME DR Horton

PROPOSED USE Subdivision of 1 parcel into 147 lots with landscape and access tracts.

LOCATION 15025 124th Ave NE parcel 1626059019

LEGAL DESCRIPTION NW quarter of the SE quarter of Section 16 Township 26N range 5E
(Attach map & legal description if necessary)

* * * * *

SEWER AGENCY INFORMATION

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

1. a. Sewer service will be provided by side sewer connection only to an existing _____ size sewer _____ feet from the site of the sewer or

b. Sewer service will require an improvement to the sewer system of:
 (1) _____ feet of sewer trunk or lateral to reach the site; and/or

(2) The construction of a collection system on the site; and/or

(3) Other (describe) Developer extension agreement & Agreement for Interim Sewer Service

(4) Pump System _____

2. a. The sewer system is in conformance with a City approved sewer comprehensive plan.

or

b. The sewer system improvement will require a sewer 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

b. Annexation or BRB approval will be necessary to provide service.

4. Service is subject to the following:

a. Connection charge: Due

b. Easement(s): _____

c. Other: _____

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CITY OF WOODINVILLE
DEVELOPMENT SERVICES

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

Civil Engineer
Title

Signatory Name

Tom Alessi
Signature

12-17-12
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 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 applies). If any of the specifications, in this section or on any other document submitted to obtain this certificate, is changed, this certificate is void.

- Up to 147 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: _____

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

Project Required.

3. This certificate is valid only for one year from the date of issuance. Re-issuance or extension may or may not be granted depending on the availability of system capacity and other changing conditions affecting the utility system(s). New certificate, if granted, may be issued with new or additional requirements for service.
4. 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.
5. District cannot determine and describe all conditions and system improvements needed for service to the proposed project without a detail 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.
6. 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: Rose Tinti
Company Name: The Bluebon Group

Signature of: Property Owner
 Owner's Authorized Agent

Date Signed: 12/14/2012

Phone No: 425 216 4051

Address: 25 Central Way, Suite 400
Kirkland, WA 98033

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