

REC'D -  
MAY 17, 2017  
SIGNED

# Easton Water District

## CERTIFICATE OF WATER AVAILABILITY

Owner of Record: Easton Ridge Land Company, Inc.  
Mailing Address: P.O. Box 687  
Roslyn, WA 98941  
Telephone #: 509-674-7271

Proposed Use: Marion Meadows Planned Unit Development

Project Location: Located in Section 01 and a portion of Section 12, Township 20 North and Range 13 East

Parcel #'s: 950625, 95026, 95027, 956193, 956194, 956198, 956199, 956200, 956204, 956205, 956206, 956207, 956208, 956209, 956210, 12080, and 950628

Easton Water District ("District") (State ID# 427005; Water right permit #GC-21660C) is capable of supplying water to the proposed project identified above for up to One Hundred Twenty (120) equivalent residential units ("ERU's") subject to the provisions below and installation of the water system improvements summarily described as follows:

Construct a looped distribution system with fire hydrants, valves, meters, etc. and all appurtenances throughout the proposed development in accordance with Easton Water District's and the Washington Department of Health's standards and specifications. Construct a reservoir with a minimum storage capacity of 132,100 gallons on the north side of I-90 within the existing pressure zone in accordance with the Washington State Department of Health's standards and specifications.

The foregoing assumes that all connections are within the District's existing pressure zone on the North side of I-90. A developer extension agreement with the District is required before any water system improvements are installed.

This document does not constitute an agreement to provide water service. The right to receive water shall not accrue to the property owner until all system improvements have been installed, District connection charges and meter fees have been paid and the property has been connected to the District's water system in accordance with the District's policies and procedures.

The District's water system is approved for 405 Equivalent Residential Connections (ERU's) and currently serves 268 ERU's.

This Certificate of Water Availability will become void one year from the date hereof,

unless it is renewed.

See attached additional terms and conditions which are incorporated by reference as if set forth in full herein.

Purveyor: Easton Water District  
PO Box 68  
Easton WA 98925

Phone 509-656-0284

President/Commissioner: *Gerry Hice* Date: 5-17-17  
Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Secretary/Commissioner \_\_\_\_\_ Date: \_\_\_\_\_  
Paid by \_\_\_\_\_ Date: \_\_\_\_\_

### ADDITIONAL PROVISIONS TO WATER CERTIFICATE OF AVAILABILITY

The following terms and conditions are hereby made a part of and incorporated by reference into the certificate of availability ("Certificate") to which it is attached:

- A. Limitation. The Certificate is based upon a brief analysis of the capacity of District's general and local facilities and upon information provided by the property owner. The Certificate may state that additional facilities must be installed as a condition to service but that is just a preliminary estimate. The full nature and extent of those facilities may require an engineering study to be performed by the property owner. District shall have no responsibility if such preliminary estimate is incorrect or incomplete.
- B. Certificate Not a Contract. The Certificate is not a contract for a water connection. It is only a statement that water service is presently available to the subject property based on information presently known to the District and information provided by the property owner.
- C. Fees and Charges. A water service connection to the subject property is subject to the rates and charges of the District. These may include connection charges, reimbursement charges, surcharges and other charges and are subject to change from time to time without notice. It is the owner's responsibility to check with the District in advance to determine the total amount due for the connection sought. The Certificate does not fix or "lock-in" any charges.
- D. Unavailability of Service. The District shall not be responsible for the unavailability of water service as a result of events beyond its control, including, but not limited to, earthquakes, slides, floods and other acts of God, the unavailability of government permits and approvals, SEPA requirements, the

issuance of limitations, restrictions, bans, moratoriums and other orders of government entities or courts.

For example, the listing of Chinook and other species of fish as endangered or threatened under the Endangered Species Act and court rulings regarding the validity and extent of the District's water rights have created the possibility of future regulations and restrictions that may restrict or even prohibit the District from allowing additional connections to its water system. All representations and obligations contained in this Certificate are subject to all such restrictions, prohibitions, rules and orders. Any person or entity relying on this Certificate for any reason accepts the same subject to all such events and restrictions and releases the District provider from all damages of every description arising there from.