



CITY OF OTHELLO



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35 0.00 Adams Co. Auditor



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136 0.00 Adams Co. Auditor



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2 0.00 Adams Co. Auditor

Return address:

CITY OF OTHELLO
500 E MAIN
OTHELLO, WA 99344

Please print neatly or type information

Document Title(s)

Extra Territorial Utility Extension Agreement, Covenant Running With the Land, and Power of Attorney

Reference Number(s) of related documents

Additional Reference Numbers on page _____

Grantor(s) (Last, First and Middle Initial)

CITY OF OTHELLO
500 E. MAIN
OTHELLO, WA 99344

Additional Grantees on page _____

Grantee(s) (Last, First and Middle Initial)

Land O'Lakes Puring Feed LLC
PO Box 64281
St. Paul, MN 55164-0281

Additional Grantees on page _____

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

Portion of Farm Unit 73, Irrigation Block 45, Columbia Basin Project

Additional Legal Description on page 5 of 7

Assessor's Property Tax Parcel/Account Number

2100 4507 30200

Additional Parcel Numbers on page _____

The Auditor/Recorded will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



RECORD AND RETURN TO

City of Othello
500 E Main St
Othello, WA 99344

EXTRA TERRITORIAL UTILITY EXTENSION AGREEMENT, COVENANT RUNNING WITH THE LAND, AND POWER OF ATTORNEY

Grantor: Land O'Lakes Purina Feed LLC
Grantee: The City of Othello, WA
Legal Desc. (Abbrev.) Portion of Farm Unit 73, Irrigation Block 45, Columbia Basin Project
Additional Legal on Exhibit A
Assessor's Tax Parcel No. 2100 4507 30200

1 **Parties:** The parties to this Agreement are the City of Othello, Washington (herein City), a municipal corporation of the State of Washington, located entirely within Adams County, Washington, and Land O'Lakes Purina Feed LLC, a Delaware limited liability company (herein Developer).

2 **Recitals:**

- 2.1 The City is the owner of a municipal water and sewer system which operates within the City's limits and adjacent to real property near Othello, Washington.
- 2.2 Developer desires to receive water and/or sewer utility service from the City for use upon Developer's real property located more than one half mile from the corporate limits of the City and located within the City's Urban Services Area (USA).
- 2.3 The City, pursuant to Resolution #96-06, requires that all non-contiguous real property which receives water and/or sewer utility services from the City be subject to an agreement which affects the use of the real property served by the City utilities, restricts expansion of City utility services beyond those contracted for, and creates a covenant running with the land.
- 2.4 Developer is fully aware of the restrictions imposed upon Developer and Developer's successor(s), heir(s), and assign(s) by City Resolution #96-06 and enters into this Agreement freely and voluntarily.

3 **Agreement:** It is agreed by and between the parties as follows:

- 3.1 The City will provide the water and sewer utility services listed below to Developer at the premises stated, pursuant to the terms of this Agreement.
- 3.2 The real property to be serviced is located within the City's USA and is described as noted on the attached Exhibit A.
- 3.3 This Agreement shall be filed for record in the Office of the Adams County Auditor and shall be in the nature of a covenant running with the premises. It is the intent of Developer to have this Agreement, so long as it is in force, to be considered, interpreted, and regarded as a covenant running with the land as to the premises.



- 3.4 All connections to the City water system or to the City sewer system shall comply with the ordinances and rules of the City with respect to the appropriate utility. Any connection to the City's water and/or sewer system is subject to payment for the utility service of a rate established by the City which shall be subject to adjustment from time to time by the Othello City Council. The availability of the utility authorized by this Agreement is subject to the capacity of the City's water system.
- 3.5 The water delivered pursuant to this Agreement shall be the same as other water delivered within the City's system. The City makes no warranty as to such water quantity or quality other than it shall be delivered in accordance with the regulations applicable to city water systems.
- 3.6 The water service provided by the City is for up to eight thousand gallons per day.
- 3.7 The sewer utility service provided is permission to discharge wastewater at a maximum of zero gpm with a total allowable discharge of up to zero gallons per day and with a constituent stream of no different or greater density or concentration of salts and other identified effluents than that allowed by the discharge permit approved by the City.
- 3.8 Developer agrees and covenants that all sewer and/or water utility system components to be built and attached to the City's utility system shall be built to City standards. The standards applied by the City may include requiring construction in excess of that minimally required to connect the premises to City utilities where such additional construction is consistent with a City plan of service within the area of the premises.
- 3.9 Developer agrees and covenants that the premises will not be used in any manner or for any purpose inconsistent with or contrary to the City's comprehensive land use plan as that plan now exists or as it may be from time to time altered, amended, or readopted. The Developer acknowledges the premises are subject to development pursuant to regulations administered by Adams County. The Developer agrees the City may impose development conditions greater than those imposed by Adams County, but in no event greater than those imposed for similar development within the City's limits, as a condition of receiving utility services under this Agreement. The premises currently are used in a manner consistent with the City's comprehensive land use plan.
- 3.10 This Agreement is entered into by the City based on the utility uses identified above and the land uses identified by the Developer for the premises. Developer or the successor holder of the fee title to the premises shall be bound by this Agreement and be responsible to perform under this Agreement. No subsequent leasehold, joint venture, or other tenancy or use agreement shall relieve the Developer or the Developer's successor in interest from performing under this Agreement.

To continue this Agreement in effect and to continue a delivery of the identified utilities, any successor in interest shall execute an acknowledgment of this Agreement, Covenant, and Power of Attorney in a form approved by the City.

- 3.11 Developer shall execute contemporaneously with this Agreement the subjoined Power of Attorney and subjoined Covenant respecting the annexation of the premises by the City. This Power of Attorney is executed, as is this Agreement, by Developer with a full understanding that Developer may be waiving and transferring to the City a valuable right as a land owner as respects annexation by the City. Developer waives any objection to annexation by the City. Developer acknowledges Developer has relied solely upon Developer's own legal counsel and fully understands the legal rights Developer is or may be surrendering to the City by the execution of this Agreement and the subjoined Covenant and Power of Attorney.
- 3.12 Developer understands the delivery of utility services to these premises so long as they remain outside the corporate limits of the city, is a discretionary act of the City and the execution of this Agreement and performance hereunder are not intended and shall not be considered as an indication by the City



CITY OF OTHELLO

of the intention to become a general provider of utility service beyond the terms of this contract, to these premises or any other lands located outside the corporate limits of Othello.

- 3.13 Developer acknowledges that so long as the premises remain outside the corporate limits of the City, any or all utility service provided under this Agreement by the City are, or may become subject to, surcharges and/or increased charges in addition to the charges to similar customers located within the corporate limits.
 - 3.14 Developer agrees that payment of service charges, surcharge assessments, and/or additional charges required by City ordinances to be paid for the utility services mentioned above will in no way relieve the premises from Developer's share of any future Local Improvement District or Utility Local Improvement District payments which may be assessed to pay all or a portion of the expenses of installing main or mains, together with necessary valves, fire hydrants, pipe fittings and all other appurtenances which may be installed to serve a district which includes the premises.
 - 3.15 Developer agrees that in the event of a sale, gift, transfer, segregation, assignment, or device of Developer's fee interest in the premises it will disclose the existence of this Agreement.
 - 3.16 In the event of a breach of this Agreement by the Developer or any successor in interest, this Agreement, and all deliveries of utilities hereunder, shall be subject to termination thirty (30) days after notice to the Developer of the breach if the breach has not been cured.
 - 3.17 In the event the premises is delivered City utilities pursuant to this Agreement and the premises become located outside the City's USA, this Agreement shall be deemed to have been terminated as provided for in the provisions dealing with the term of this Agreement. The period of termination shall begin upon the date the premises become located outside the City's USA unless the parties agree otherwise in writing.
 - 3.18 The permission to obtain City utilities contained in this Agreement shall lapse and become null and void if the premises are not connected to the City's utility system within twenty four (24) months of the execution of this Agreement.
- 4 **Term:** This Agreement shall be in effect so long as Developer abides, observes, and performs this Agreement and the premises remains outside the corporate limits of the City of Othello. This Agreement may be terminated by either party giving at least eighteen (18) months written notice of termination to the other, unless a shorter notice is agreed to in writing. Upon annexation of these entire premises into the City of Othello, this Agreement and the subjoined Covenant and Power of Attorney shall terminate and be of no further force or effect.

Dated: 9/22/08 Dated: 9/5/08

CITY OF OTHELLO

LAND O' LAKES PURINA FEED LLC

By
Shannon McKay, Mayor

By



State of Minnesota
County of Ramsey

I certify that I know or have satisfactory evidence that PAUL SCHREIER signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the VP-SUPPLY CHAIN of Land O'Lakes Purina Feed LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated SEPT. 5, 2008

[Signature]
Notary Public

Kathleen Till Robinson
[Type or Print Name]
My appointment expires 12/31/2013



State of Washington
County of Adams

I certify that I know or have satisfactory evidence that Sharon McKay ~~ER Kelley~~ signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Mayor of the City of Othello to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated Sept. 22, 2008

[Signature]
Notary Public

Debbie L. Kudrna
[Type or Print Name]
My appointment expires 12/4/2008





Exhibit A

Legal Description

PARCEL A:

That portion of Farm Unit 73, Irrigation Block 45, Columbia Basin Project, according to the Fourth Revision of the Farm Unit Plat thereof filed for record September 3, 1958, in the office of the Auditor of Adams County, Washington, lying southwesterly of a line parallel to and 10 feet northeasterly measured at right angles from a line described as follows:

Beginning at a point on the southerly line of said Farm Unit 73, which point is 457.13 feet easterly of the southwest corner of said Farm Unit 73; thence northwesterly at an angle of 60°22' with the said southerly line of Farm Unit 73 a distance of 483.53 feet; thence right long the arc of a curve whose radius is 573.69 feet through a central angle of 18° 00'; thence northwesterly on a tangent to said curve a distance of 58.57 feet; thence right along the arc of a curve whose radius is 573.69 feet through a central angle of 8°00''; thence northwesterly on a tangent to said curve a distance of 7.19 feet; thence right along the arc of a curve whose radius is 955.37 feet through a central angle of 8° 55'.

EXCEPT that portion of said Farm Unit 73 lying southwesterly of the northeasterly right of way line of the County Road (Broadway Avenue extended) as now there established across said Farm Unit.

PARCEL B:

That portion of Farm Unit 73, Irrigation Block 45, Columbia Basin Project, according to the Fourth Revision of the Farm Unit Plat thereof filed for record September 3, 1958, in the office of the Auditor of Adams County, Washington, lying westerly of a line 2,426 feet west of the east line of said Farm Unit and southerly and easterly of a line parallel to and 15 feet southerly and easterly, as measured at right angles from the following described center line:

Beginning at the southwest corner of said Farm Unit; thence North 89° 52' East along the south line of said Farm Unit, a distance of 100 feet thence North 20°13' East 400 feet; thence continuing North 20°13' East 150 feet; thence North 89°52' East 450 feet, more or less to a point distant 2426.0 feet, measured at right angles, from the easterly line of said Farm Unit 73' EXCEPT that portion of the above described land conveyed to the Milwaukee Land Company by Deed recorded in Volume 96 of Deeds, Page 521, as described in Parcel A above.

PARCEL C:

That portion of Farm Unit 73, Irrigation Block 45, Columbia Basin Project, according to the Fourth Revision of the Farm Unit Plat thereof filed for record September 3, 1958, in the office of the Auditor of Adams County, Washington, and lying in the Northwest Quarter of Section 27, Township 16 North, Range 29, E.W.M., described as follows:

Beginning at the west quarter corner of said Section 27; thence North 89° 52' East along the south line of said northwest quarter 154.3 feet to the southwest corner of said Farm Unit 73; thence continuing North 89° 52' East 116.0 feet; thence North 20° 13' East 394.9 feet to the true point of beginning; thence continuing North 20°13' East 139.1 feet; thence North 89°52' East 433.1 feet; thence North 00° 24' East 819.7 feet to the North line of said Farm Unit 73; thence South 89°48' West along said north line 500 feet, more or less, to the northwest corner of said Farm Unit 73. Beginning again at the true point of beginning; thence North 29° 46' West 63.23 feet; thence on a 563.69 foot radius curve to the right an arc length of 177.09 feet; thence North 11°46' West 58.57 feet; thence on a 563.69 foot radius curve to the right an arc length of 78.70 feet; thence North 03°46' West 11.6 feet, more or less, to the westerly boundary line of said Farm Unit 73; thence North 10° 23' East along said westerly boundary 592.7 feet, more or less, to the northwest corner of said Farm Unit 73. The West line of the property herein described is the same as the East line of the property described in deed recorded in Volume 96 of Deeds, Page 521.



COVENANT RUNNING WITH THE LAND

1. **Basis:** The foregoing Extra Territorial Utility Extension Agreement shall be deemed to be a covenant running with the land affecting the entire premises described above. Such Covenant shall be recorded with the Adams County Auditor and become a covenant of record. Such Covenant shall remain in full force and effect for the life of the Extra Territorial Utility Extension Agreement. Any attempt to cancel, restrict, or modify this Covenant independent of the Extra Territorial Utility Extension Agreement shall terminate said Agreement immediately unless such cancellation, modification, or restriction is agreed to by the Othello City Council. This Covenant shall expire and be of no further force or effect upon the annexation of the entire premises described in the foregoing Extra Territorial Utility Extension Agreement into the City of Othello.
2. **Creation:** Developer, as the owner in fee simple of the above described premises, hereby creates a covenant running with the land to affect and include the entire described premises. That Covenant shall include all the terms, conditions, limitations, and obligations of the Extra Territorial Utility Extension Agreement above.

Dated: 9/15/08
 By: [Signature]

State of Minnesota
 County of Ramsey

I certify that I know or have satisfactory evidence that PAUL SCHREIER signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the VP-SUPPLY CHAIN of Land O'Lakes Purina Feed LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated SEPT. 5, 2008

[Signature]
 Notary Public

Kathleen Till Robinson
 [Type or Print Name]
 My appointment expires 1/31/2013





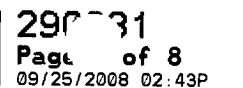
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POWER OF ATTORNEY

- Appointment:** Developer hereby makes, constitutes, and appoints the City of Othello, Washington Developer's true and lawful attorney for Developer and in Developer's name, place, and stead for the purposes stated herein. In accordance with RCW 35A.01.090(9)(d), Developer's officer duly authorized to execute deeds or encumbrances has executed this Power of Attorney. Certified proof of such officer's authority is attached hereto.
- Independent Advice:** Developer has executed this Power of Attorney for the purposes stated after having a full understanding of the implications of the execution of this instrument. This Power of Attorney is also executed after being fully advised by Developer's own counsel as to the power being conveyed to the City of Othello and with a full appreciation and waiver of any rights being abrogated.
- Purpose:** Developer appoints the City of Othello as Developer's attorney solely for the purpose of executing any and all documents, petitions, requests, letters, or the like necessary or desirable in the process of the annexation of the premises described in the foregoing Extra Territorial Utility Extension Agreement into the corporate limits of the City of Othello as provided by law.
- Termination:** This Power of Attorney may be revoked by Developer only upon the termination of the forgoing Extra Territorial Utility Extension Agreement, or upon the consent of the City of Othello's City Council. The continued validity, viability, and existence of this Power of Attorney is a prerequisite of continued utility service delivery to the premises under the terms of the Extra Territorial Utility Extension Agreement by the City of Othello. Termination of this Power of Attorney by Developer shall immediately and automatically terminate the Extra Territorial Utility Extension Agreement between Developer and the City of Othello. This Power of Attorney is deemed revoked automatically upon the annexation of the entire premises described in the foregoing Extra Territorial Utility Extension Agreement into the corporate limits of the City of Othello.

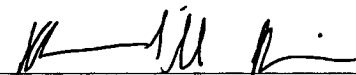
Dated: 9/5/08

By 

State of Minnesota
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Dated SEPT. 5, 2008


Notary Public

Kathleen Till Robinson
[Type or Print Name]

My appointment expires 1/31/2013

