

PROMISSORY NOTE

\$425,375.15

Kennewick, Washington

March 15, 2023

FOR VALUE RECEIVED, the undersigned promises to pay to the order of Candy Mountain LLC , the principal sum of Four Hundred Twenty-Five Thousand, Three Hundred, Seventy-Five, and 15/100 Dollars (\$425,375.15) in lawful money of the United States of America with interest thereon in like lawful money at the rate of nine and three quarter percent (9.75%) per annum with monthly payments of principal and interest of Three Thousand, Six Hundred, Fifty-four and 63/100 Dollars (\$3,654.63), with the first payment due on or before the tenth (10th) day April of 2023, and shall continue at that rate until paid in full.

Any amounts not paid by the twentieth (20th) day of the month shall be subject to a late payment fee of one and one-half percent (1 1/2%) of the amount due.

The undersigned, at its option, may prepay the principal balance plus accrued interest at any time without penalty.

If an installment of principal and interest is not paid within thirty (30) days of the date when due, at the option of the holder of this Note, an action may be instituted to recover the full amount of the principal and interest owed, or any part thereof, and in such case, the prevailing party, in addition to the costs provided by statute, shall be entitled to a reasonable attorney's fee incurred as a result of the action. If an action is so instituted, all principal amounts due shall bear interest at the rate of twelve percent (12%) per annum from the date when the amount was not paid when due. Any judgment rendered under this Promissory Note shall bear interest at the rate of twelve percent (12%) per annum.

The undersigned waives presentment for payment, protest and notice of dishonor of this note.

Pay to:
Candy Mountain LLC
PO Box 1307
Gig Harbor, WA 98335

SUMMIT VIEW WATERWORKS, LLC

By:



Its:

Managing Member

11-Mar-22

Ph 14

STEEPLECHASE

Domestic

Water Main Line	\$146,265	
Water Services	\$60,000	
Water Valves	\$22,000	
Fire Hydrants	\$54,000	
Water Blow Offs	\$6,400	
Water Air Release	\$6,800	
Water Tie In	\$4,200	\$299,665

Irrigation

Irrigation Main Line	\$157,550	
Irrigation Services	\$49,200	
Irrigation Valves	\$37,500	
Irrigation Blow Off	\$3,000	
Air Release Valve	\$6,800	
Irrigation Tie In	\$4,200	\$258,250

Ph 12

BRIDLEWOOD

Domestic

Water Tie In	\$4,781.70	
Water Main Line	\$10,192	
Water Services	\$8,674.65	
Fire Hydrants	\$4,375.62	
Water Blow Offs	\$2,344.94	
Valve Adjustments	\$1,740.40	\$32,109.31

Irrigation

Irrigation Tie In	\$3,393.85	
Irrigation Main Line	\$8,037.60	
Irrigation Services	\$8,419.32	
Irrigation Blow Off	\$2,227.75	\$22,078.52

Ph 13

RIDGEVIEW

Domestic

Water Tie In	\$2,300	
Water Main Line	\$22,344	
Water Services	\$11,400	
Fire Hydrants	\$8,900	
Water Blow Offs	\$2,349	\$47,293

Irrigation

Irrigation Tie In	\$2,300	
Irrigation Main Line	\$22,344	
Irrigation Services	\$11,640	
Valve Adjustments	\$495	\$36,779

Storage Tank

SVWW - Reimbursements	\$22,425.57	
Peninsula Engineering	\$19,365	
Peninsula Engineering	\$34,125	
SVWW - Reimbursements	\$4,732.10	
Benton PUD	\$6,859.48	
Department of Health	\$1,416	
Goodman Mehlenbacher	\$62,961.84	
Peninsula Engineering	\$7,000	
Roger's Survey	\$1,132.87	
Shearer and Associates	\$190,759.08	
Peninsula Engineering	\$6,415	
Shearer and Associates	\$47,745.93	
Shearer and Associates	\$8,449.19	
Shearer and Associates	\$11,988.09	\$426,375.15
TOTAL	\$1,121,550	

thefourcs

From: "Michele Coyne" <michele103wiserpky@gmail.com>
Date: Friday, January 10, 2020 10:05 AM
To: "Geoff Clark" <thefourcs@comcast.net>
Cc: "Kirk Rathbun" <k2rathbun@gmail.com>
Attach: Reservoir 2.pdf
Subject: SVWW Reservoir Reimbursement

Geoff and Jan,

Kirk asked that I forward the attached bills for reimbursement to SVWW; totaling \$22,425.57.

These are expenses starting in 2018 for the second reservoir. Since it has been determined that CMLLC will pay for the new reservoir, SVWW is seeking reimbursement for those items already paid.

SVWW will receive the reimbursement in 2020 but you may choose to issue the check in December 2019 or January 2020 depending on the needs for CMLLC.

Please let Kirk or I know if we can answer any questions on the request.

Thank you,
Michele

--

Michele Coyne

phone (509) 735-2151
fax (509) 735-2436

Summit View Water Works
68900- Well Expense

1/11/2020

6046

22,425.57

PAYMENT
RECORD

5. This Agreement may only be amended, supplemented, modified, or terminated by written notice.

If you agree with the above terms, sign in the place provided below and send me an executed copy of this letter, retaining the other copy for your records. Please include a check for the noted retainer amount. I appreciate this opportunity to be of service. If you have any need to talk to me, I can be most reliably reached by email at rmoorepe@yahoo.com and at cell # (253) 363-1258.

 Engineer, Richard A. Moore, P.E. Date
 For Peninsula Engineering Services, Inc.

Kirk Rathbun ^{May 29, 2019}
 Client, Kirk Rathbun Date
 For Summit View Water Works

Addendum: PES Inc. to reference Agreement #2019Res2 for all billing relating to the New Water Storage Reservoir for Summit View Water Works.

SUMMIT VIEW WATER WORKS • (808) 735-2151

Peninsula Engineering Services, Inc.						4518
Date	Type	Reference	Original Amt.	Balance Due	5/29/2019	Payment
5/25/2019	Bill	2019Res2 May 2019	5,000.00	5,000.00	Discount	5,000.00
					Check Amount	5,000.00

cap

ole vk

***Restricted Capital P 2019Res2

5,000.00

PENINSULA ENGINEERING SERVICES, INC.

Richard A. Moore, P.E.

P.O. Box 2693
Bremerton, WA 98310
(253) 363-1258 cell
rmoorepe@yahoo.com

May 25, 2019

Mr. Kirk Rathbun
Summit View Water Works
P.O. Box 7224
Kennewick, WA 99336

Subject: Letter of Agreement for Civil Engineering Services
New Water Storage Reservoir for Summit View Water Works

Dear Kirk:

This Agreement pertains to work to be provided by Peninsula Engineering Services, Inc. (PESI) to Summit View Water Works (SVWW) to assist with the design and construction of a new water storage reservoir. A specific Scope of Work and Budget for all work to be performed under this Agreement follows.

SCOPE OF WORK AND BUDGET

TASK 1) Permitting Assistance: PESI will prepare all submittals necessary to get a County building permit for the new reservoir, including property line setback variance application, etc. Assume 30 hrs @ \$120/hr.

Permitting Assistance.....\$ 3,600.00

TASK 2) Prepare Project Construction Drawings: Plans will include review and coordination of tank plans from Baker Silo, cover sheet, site grading and foundation plan, site plan/yard piping plan, and detail sheets

Prepare Construction Drawings.....\$ 15,000.00

TASK 3) Design Phase Correspondence, Meetings, and Project Management: Time is budgeted to cover Engineer's written and oral communication with client, other consultants, contacts at Benton County and WA-DOH, etc; and, attendance at meetings and/or teleconferences, if required. Estimate a maximum of 16 hrs @ \$120/hr.

Correspondence, Meetings, and Project Management.....\$ 1,920.00

TASK 4) Geotechnical Support During Construction:

PESI will hire GN Northern, Inc. (GNN) to provide services during project construction, including inspection of preparation of the subgrade for the tank foundation and any necessary soil sample collection/testing. GNN's services will include: up to 50 hrs for

Mr. Kirk Rathbun
May 25, 2019
Page 1

Geotech Inspector @ \$95/hr; 10 hrs Geotech Engineer oversight @ \$155/hr; about \$1,000 for soils testing during the construction phase; and coverage for mileage and other expenses. Balance to total shown below is markup for PESI to cover subconsultant oversight and B&O tax, etc.#

Construction Phase Geotechnical Support.....\$ 7,850.00

TASK 5) Construction Phase Project Support: Time and materials as necessary to render support during project construction. Typically includes answering Contractor questions, assessing Change Order requests, site visits for inspections, etc. Estimate a maximum of 32 hrs @ \$120/hr.

Construction Phase Project Support\$ 3,840.00

Reimbursable Expenses: Budget for typical expenses, including travel (\$0.53/mi), lodging, meals, plotting, copies, etc..... \$ 800.00
(This is an estimated budget; actual amount may be more or less.)

Total. All Project Expenses for Civil Engineering.....\$ 33,010.00

RESERVOIR STRUCTURE PLANS AND CONSTRUCTION PHASE SERVICES

Note: Plans for the reservoir foundation, structure and appurtenances are not included in this Scope of Work. It is assumed that such plans will be provided by the reservoir manufacturer. Likewise, all necessary construction phase services needed for inspections and any other work pertaining to the reservoir structure are not included in this Scope of Work and it is assumed that such services shall also be provided by the manufacturer.

DELIVERABLES

I will deliver to you, to the Benton County Building Department, and to the WA State Department of Health the required number of planset copies. I will deliver all documents as both hard-copies and as digital media.

SCHEDULE

I can begin work on this project immediately. I will commit to providing you with a first set of documents for submittal within 10 weeks of your execution of this Letter of Agreement.

PAYMENT SCHEDULE

Client agrees to pay Engineer services rendered as indicated in the schedule of fees listed above. A retainer of \$5,000 is requested to cover time already spent in permitting assistance and preliminary design. A first invoice for \$10,000.00 will be sent to client upon submittal of the first set of plans. The balance of fees for PESI's services will be requested after the plans have been approved for construction by all attendant agencies.

Invoices for construction phase services shall be submitted to SVWW periodically as such services are rendered.

MISCELLANEOUS TERMS

Termination of Agreement

1. Client may terminate this Agreement for Client's convenience upon written Notice of Termination to Engineer.
2. Engineer may terminate this Agreement for breach by Client upon written Notice of Termination to Client.
3. The effective date of Notice of Termination shall be 7 days after the postmark date of the Notice of Termination.
4. In the event of termination by either party, the Engineer shall be paid for all services rendered, including the services of his subconsultants and subcontractors, up until the effective date of the Notice of Termination.

Indemnification

1. Client shall indemnify and hold harmless the Engineer and its personnel and other design team members, from and against damages, losses and expenses (including reasonable attorney's fees) arising out of or resulting from the project, provided that any such damages, losses, or expenses are caused by the Client (except the Engineer) or anyone for whose acts any of them may be liable. This indemnification shall include any claim, damage or losses due to the presence of hazardous materials.
2. Engineer shall indemnify and hold harmless Client and its personnel against damages, losses and expenses (including reasonable attorney's fees) to the extent that they are caused by the negligent act, error, or omission of the Engineer, its employees, or for acts the Engineer may be liable for in performance of its services under this Agreement.

Legal Matters

1. This Agreement is to be governed by the State of Washington, and the parties agree that jurisdiction and venue concerning this Agreement shall be the Municipality or County where the project is located unless another location is mutually agreed upon.
2. Claims, disputes, or other matters relating to the Engineer's performance under this Agreement shall be subject to mediation as a condition precedent to any other form of dispute resolution or litigation, unless the parties mutually agree otherwise. The parties shall share the mediator's fee and any filing fees equally.
3. In the event of litigation or other methods related to enforcement of payment provisions of this Agreement, the Engineer shall be entitled to collect from the Client any judgment or settlement sums due, court costs, and in addition, the reasonable value of the Engineer's time and expenses spent in connection with such collection action, computed in accordance with the Engineer's Standard Rate Schedule.
4. In the event of litigation arising out of this Agreement for any reason including failure of mediation or as required to collect the results of mediation, the non-prevailing party shall pay the prevailing party's court costs, attorney's fees, service of process fees, and other litigation costs.

Kirk A. Rathben
Applicant's or Legal Owner's Name

Managing Member
Print Name & Title

May 22, 2019
Date

Applicant's or Legal Owners

Signature:

[Signature] Managing Member
(Signature) (Title)

The above signed officer of Summit View Water Works LLC /
Cady Mountain LLC (name of entity) warrants and
represents that all necessary legal and corporate actions have been duly undertaken to permit Richard Moore P.E.
to submit this application and that the above
signed officer has been duly authorized and instructed to execute this application.

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

NOTE: THE VARIANCE REQUEST FEE OF \$630.00 MUST BE SUBMITTED WITH THE APPLICATION. THIS FEE IS NON-REFUNDABLE. PLEASE MAKE THE CHECK PAYABLE TO THE BENTON COUNTY TREASURER. THERE ARE NO GUARANTEES THAT YOUR APPLICATION WILL BE APPROVED.

SUMMIT VIEW WATER WORKS • (509) 736-2151

4500

Benton County
Date Type Reference
5/22/2019 Bill Var Ap

Original Amt.
630.00

Balance Due
630.00

5/22/2019
Discount
Check Amount

Payment
630.00
630.00

SVWW - Capital - Reservoir #2 - Variance request for Construction.

✓ me

du [Signature]

Bank of America Chec

630.00

Companion designation

Planning Department
P.O. Box 910
1002 Dudley Avenue
Prosser, WA 99350



Phone (509) 786-5612
Fax (509) 786-5629
planning.department@co.benton.wa.us
co.benton.wa.us

**INFORMATION HANDOUT FOR
VARIANCE APPLICANTS**

This packet is designed to assist you in preparing your application for a Variance Request. Applications may be submitted to the Benton County Planning Department, P.O. Box 910, 1002 Dudley Avenue, Prosser, WA 99350 or to the Benton County Building Department, 5600 W. Canal Drive, Kennewick, WA 99336 between the hours of 8 a.m. and noon and 1 p.m. and 5 p.m., Monday thru Friday.

Please provide the following information at the time of submittal. If any of the following information is not available, we may not be able to process your application.

- 1. A completed application form and applicable non-refundable fee of \$630.00.** Please be as specific as possible with regard to your proposed use on the application, you may use an additional sheet, if necessary. **ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.**
- 2. A detailed scaled drawing showing the following:** location of proposed and/or existing structure(s), access to the site, easements and the distance to the parcel lines and the area for which the variance is required. **Please see the attached sample site plan.**
- 3. Written approval from the respective municipality** if the property will be served by a public water and/or sewer system.

NOTE: THE APPLICATION FEE IS NON-REFUNDABLE. THERE ARE NO GUARANTEES THAT YOUR APPLICATION WILL BE APPROVED.

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

THE FOLLOWING CRITERIA FOR A VARIANCE MUST BE MET:

Any variance granted shall be subject to such conditions as will ensure that the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated, and that the following circumstances are found to apply; (a) because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under identical zone classification; (b) that the

granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which subject property is situated.

Upon determining that you have submitted a complete application, a file will be setup and the application routed to appropriate reviewing agencies. Each agency will review your application and provide the planning department with their comments. A legal notice will be published in the paper and also sent to property owners within 300 feet of the proposed action.

The application will be heard at an Open Record Hearing before the Hearings Examiner. **The applicant or a representative must be present** to answer any questions the examiner may have relative to the proposed variance. You will be sent a staff memo and agenda notifying you as to what date your application will be heard.

After the open record hearing, the Hearings Examiner determines whether the variance request is to be granted, granted with conditions or denied. Written notification of the decision is sent to the applicant. Upon receipt of the written confirmation that the conditions of approval (if any) have been met your permit will be issued.

TIME FRAME: Once the application is deemed complete the review process will begin and provided there is no continuation of the application, a decision on the Variance request will be made within 120 days.

APPEALS: Decisions of the Hearing Examiner shall be final unless the original applicant or a party with standing makes an appeal to the Superior Court of Benton County per RCW 36.70C after the written notice of decision has been rendered.

Any questions regarding this process should be directed to the Benton County Planning Department, 786-5612 - Prosser or 736-3086 - Tri-Cities. The office hours are Monday through Friday, 8 a.m. to 5 p.m., closed noon to 1 p.m. and Holidays.

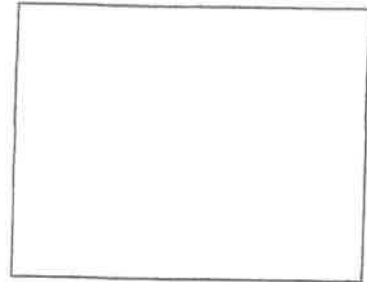
JURISDICTIONS TO BE CONTACTED

BENTON COUNTY PLANNING DEPT
Planning Annex - 1002 Dudley Avenue
Prosser, WA 99350
Prosser: 786-5612
Kennewick: 736-3086

BENTON COUNTY BUILDING DEPT
5600 W. Canal Drive
Kennewick, WA 99337
Prosser: 786-5622
Kennewick: 735-3500

**BENTON COUNTY PLANNING DEPARTMENT
VARIANCE APPLICATION**

FILE NO. _____



1. Name and address of applicant: Summit View Water Works
PO Bx 7224, Kennewick, WA 99336
Phone number: Home: (509) 727-7667 Work: (509) 735-2151

If you wish to be contacted via email please list your email address: k2rathbun@gmail.com

2. Legal owners name and address: _____
Candy Mountain LLC, PO Box 1307, Gig Harbor, WA 98335
Phone number: Home _____ Work (253) 677-3402

3. Legal description or Parcel Number of property for which permit is for: SUMMIT VIEW NO 1 TRACT A SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. (Parcel No. 109883020003000.)

4. Section of the zoning ordinance under which it is claimed that a variance should be granted. (To be completed by the Planning Department). _____

5. A variance is being requested for the purpose of Siting a new water storage reservoir for Summit View Water Works, an Investor-owned water utility that supplies drinking water to >500 homes.

6. What is the minimum variance that will alleviate hardship? Allowance of encroachment up to 9 feet into the 10-foot setback on the north property line and 5 feet into the 10-foot setback on the south property line.

7. Are there special circumstances such as lot size, slope, topography or necessary size or shape of the building which prevent compliance with the zoning ordinance? If so, explain: The Building Code has changed over time, necessitating a larger (wider) footing for the new water storage reservoir, as compared to the footing required for the existing water storage tank on the site which was built in 1991. The larger foundation size now required encroaches into the 10' setbacks, thus the need for setback variances north and south.

8. Does strict application of the zoning ordinance deprive subject property of rights and privileges enjoyed by other properties in the vicinity and under the same zoning classification? If so, explain: A strict application of the zoning ordinance does have an adverse impact on the subject property. It would limit the size of water storage reservoir that could be placed on the site. This doesn't directly compare to application of the ordinance to other properties in the vicinity, because siting a large water tank (such as is proposed) is an uncommon requirement.

9. The property will be served by:
 WATER: Well _____ Private System X City System _____
 SEWER: Septic Tank X City Sewer _____
 POWER: PUD X REA _____
 PHONE: Yes X No _____ Name of Utility Frontier
 GAS: Yes _____ No _____ Name of Utility _____
 CABLE: Yes _____ No _____ Name of Utility _____
 IRRIGATION: Yes X No _____ Name of Utility Summit View Water Works
 PRIVATE IRR. Yes _____ No _____

10. The applicant shall attach a site plan of the property, drawn to a scale of one inch equals fifty feet (1"=50') unless otherwise specifically approved by the Planning Department, showing the following information.

11. Zoning classification of property involved: RL1

12. Total acreage - lot size involved: 0.2727

COMMENTS OR PERTINENT INFORMATION:

Variance application prepared by Richard Moore PE, Peninsula Engineering Services, Inc., PO Box 2693, Bremerton, WA 98310 phone: (253) 363-1258 email: rmoorepe@yahoo.com
Please contact Mr. Moore with any questions.

Signature Block for individuals only.

I certify that the information given above is true and complete.

Applicant's Signature _____ Print Name _____ Date _____

Signature of Legal Owners _____ Print Name _____ Date _____

Signature of Person with additional ownership interest _____ Print Name _____ Date _____

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

If the applicant or legal owner is a corporation/partnership/LLC etc. please use the following signature block. Please copy this page if there is more than one corporation/partnership/LLC signature is required.

PENINSULA ENGINEERING SERVICES, INC.

Richard A. Moore, P.E.

P.O. Box 2693
 Bremerton, WA 98310
 (253) 363-1258 cell
moorepe@yahoo.com

**Attn: Mr. Kirk Rathbun
 Summit View Water Works
 PO Box 7224
 Kennewick, WA 98336**

**Project: Engineering Services - SVWW Reservoir No. 2 Pre-Design
 Date of Bill: Dec 18, 2018**

Bill for Services

Date	Task	Description	Hours	Expenses	Amount
12/17/18		Additional work from GN Northern and follow-up letter report on reservoir pre-design			\$1,500.00

TOTAL DUE: \$1,500.00

SUMMIT VIEW WATER WORKS • (509) 735-2151

Peninsula Engineering Services, Inc.

Date Type Reference
 12/18/2018 Bill Res 2

Original Amt.
 1,500.00

Balance Due
 1,500.00

1/4/2019
 Discount
 Check Amount

4381
 Payment
 1,500.00
 1,500.00

Bank of America Chec

1,500.00

SF5001-1
 LITHO USA 379211M 03760811FM

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 800-545-8848

C6XW400020008 Y11SF068749

EBRD4F STKDK01 03/22/2018 12:27 -31-

From: **Richard Moore** rmoorepe@yahoo.com
 Subject: Bill for Geotech Report
 Date: August 6, 2018 at 10:46 AM
 To: Kirk Rathbun k2rathbun@gmail.com, Michele Spaulding michele103wiserpkwy@gmail.com



Please see below bill for the Geotech Report for the new water tank. A hard copy will be mailed to you today.

PENINSULA ENGINEERING SERVICES, INC.		Richard A. Moore, P.E.			
Summit View Water Works 101904 Wiser Parkway #103 Kennewick, WA 99338		P.O. Box 2693 Bremerton, WA 98310 (253) 363-1258 cell rmoorepe@yahoo.com			
Project: Engineering Services - Geotechnical Report for new water storage reservoir					
Date of Bill: Aug 6, 2018					
Bill for Services					
Date	Task	Description	Hours	Expenses	Amount
		(Services Budget: \$10,000.00)			
		(Paid To-Date: \$5,000.00)			
08/04/18	1	Delivery of Geotechnical Report from GNN			\$5,000.00

SUMMIT VIEW WATER WORKS - (509) 735-2151

Peninsula Engineering Services, Inc.				8/6/2018	4255
Date	Type	Reference	Original Amt.	Balance Due	Discount
8/6/2018	Bill	Bal GeoTech Rpt	5,000.00	5,000.00	
				Check Amount	Payment
					5,000.00
					5,000.00

***Restricted Capital P

5,000.00

COPY

PENINSULA ENGINEERING SERVICES, INC.

Richard A. Moore, P.E.
P.O. Box 2693
Bremerton, WA 98310
(253) 363.1258 cell
rmoorepe@yahoo.com

June 11, 2018

Mr. Kirk Rathbun
Summit View Water Works
101904 Wiser Parkway #103
Kennewick, WA 99338

Subject: Letter of Agreement (LOA) for Civil Engineering Services
Pre-Design Services for New Water Reservoir

Dear Kirk:

This LOA covers the provision of civil and geotechnical engineering services you will need to get ready to build a new water storage reservoir for SVWW. A specific Scope of Work and Budget for all work to be performed under this Agreement follows.

SUMMIT VIEW WATER WORKS • (509) 735-2151

Peninsula Engineering Services, Inc.

Date	Type	Reference	Original Amt.	Balance Due	6/13/2018	Discount	Payment
6/11/2018	Bill	Deposit	5,000.00	5,000.00			5,000.00
					Check Amount		5,000.00
							4130

Bank of America Chec New Water Reservoir - deposit

5,000.00

SAFEGUARD 41740 USA 5798118 0278081118

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 800-545-8845

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226 ABDD47 8L3698 09/15/2016 13:04

NOT INCLUDED IN THE ABOVE SCOPE OF WORK

- Land Surveying Services
- Utility Location Services
- Any type of design work or preparation of plans and specifications
- Any type of environmental analysis or assessment
- Site visit during soils investigation (Geotech Engineer will be present)

5/29/2019

Gmail - Fwd: Variance request VAR 2019-001



Michele Spaulding <michele103wiserpkwy@gmail.com>

Fwd: Variance request VAR 2019-001

2 messages

Kirk Rathbun <k2rathbun@gmail.com>

Wed, May 29, 2019 at 8:07 AM

To: Michele Spaulding <michele103wiserpkwy@gmail.com>, Kelly Rathbun <kelly39r@gmail.com>

Michele,

We need to send the balance of the app fee, believe its \$70. Please send asap.

Kirk

Begin forwarded message:

From: Planning Department <Planning.Department@co.benton.wa.us>

Subject: Variance request VAR 2019-001

Date: May 28, 2019 at 4:58:47 PM PDT

To: "k2rathbun@gmail.com" <k2rathbun@gmail.com>, "moorepe@yahoo.com" <moorepe@yahoo.com>

Attached is the complete letter for your application. Please remember, though, that we still need the remainder of the application fee. Please call if you have any questions.

Thank you!

SUMMIT VIEW WATER WORKS • (509) 736-2151

Benton County

4517

Date	Type	Reference	Original Amt.	Balance Due	5/29/2019 Discount	Payment
5/29/2019	Bill	Ap Fee Balance	70.00	70.00		70.00
					Check Amount	70.00

Bank of America Chec

70.00



TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 800-845-8845

CB3GM4X0020000 Y11SP00570

EBBD4F STKDK01 05/22/2018 12:27 -145-

2 attachments

image002.png
20K

Rogers Surveying, Inc., P.S.

1455 Columbia Park Trail Suite 201
Richland, WA 99352

RECEIVED NOV 12 2018

Invoice

Date	Account #
11/6/2018	34618-1

Bill To
Summit View Water Works PO Box 7224 Kennewick, WA 99336

Re: Easement				P.O. No.
Date	Service Provided	Hours/Miles	Description	Amount
9/26/2018 10/1/2018	LSIT LSIT	1.5 1	Legal & exhibit for vacating portion of existing Benton PUD easement reservoir site. "Set" tanks made proposed setback equidistant from existing property lines. Drafted new tank locations. Wrote and reviewed legals.	165.00 110.00

SUMMIT VIEW WATER WORKS • (509) 735-2151

Rogers Surveying, Inc., P.S.

Date Type Reference
11/6/2018 Bill 34618-1

Original Amt. 275.00

Balance Due 275.00

11/26/2018
Discount

Check Amount

4346
Payment 275.00
275.00

OK

Bank of America Chec

275.00

SF5001-1 UFRD USA SFR11M 007680111M

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 609-545-8845

CSXWAX002000 Y125F005749

EBB04F STKDK01 03/22/2018 12:27 -66-

Approved by DPB: <i>DPB</i>		Credit Cards are accepted with a 4% service fee.		Total: \$275.00	
Phone #	Fax #	Terms	Web Site		
(509) 783-4141	(509) 783-8994	Net 30 days	www.rogerssurveying.com		

Rogers Surveying, Inc., P.S.

1455 Columbia Park Trail Suite 201
Richland, WA 99352

RECEIVED AUG 01 2018

Invoice

Date	Account #
7/26/2018	26018-1

Bill To
Summit View Water Works PO Box 7224 Kennewick, WA 99336

Re:				P.O. No.
Date	Service Provided	Hours/Miles	Description	Amount
Topographic survey				
6/29/2018	2-Man Crew	5	Topo reservoir lot for future expansion.	
6/29/2018	Mileage	30	Searched for control and property corners. Collected topo shots for parcel.	725.00
7/11/2018	CAD Draftsman	3	Mileage	19.50
7/12/2018	LSIT	0.5	Draw topo.	270.00
7/12/2018	CAD Draftsman	0.5	Made drawing edits.	55.00
7/12/2018	CAD Draftsman	4	Drafting for topo.	45.00
7/13/2018	LSIT	1	Continued drawing topo.	360.00
7/25/2018	LSIT	2.5	Made minor revisions to drawing.	110.00
7/26/2018	Credit Per PLS		Completed topo drafting and submitted for review.	275.00
				-300.00

SUMMIT VIEW WATER WORKS • (509) 735-2151

Rogers Surveying, Inc., P.S.

Date	Type	Reference
7/26/2018	Bill	26018-1

Original Amt.
1,559.50

Balance Due
1,559.50

8/7/2018

Discount

Check Amount

4261
Payment
1,559.50
1,559.50

Bank of America Chec

1,559.50

SF6001-1
LITHO USA SPS:LM 06/2006/11M

TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 509-545-8846

CRKWAX002000 Y118F00740

EBBD4F STKD01 03/22/2018 12:27 -151-

(509) 783-4141

(509) 783-8994

Net 30 days

www.rogerssurveying.com

PENINSULA ENGINEERING SERVICES, INC.

Richard A. Moore, P.E.

653 Pleasant Ave.
Bremerton, WA 98337
(253) 363-1258 cell
mooorepe@yahoo.com

**Summit View Water Works
101904 Wisner Parkway #103
Kennewick, WA 99338**

Project: Engineering Services - Geotechnical Report - Addendum No. 2
Date of Bill: Aug 24, 2019

Bill for Services

Date	Task	Description	Hours	Expenses	Amount
08/24/19	1	Geotechnical Report from GNN - Addendum No. 2			\$3,000.00

TOTAL DUE: \$3,000.00

SUMMIT VIEW WATER WORKS • (509) 736-2151

Peninsula Engineering Service Inc.

Date Type Reference
8/24/2019 Bill Eng Geo Rpt

Original Amt.
3,000.00

Balance Due
3,000.00

9/3/2019 4621
Discount Payment
3,000.00 3,000.00
Check Amount

*OK
KR
9/4/19*

***Restricted Capital P

3,000.00

Rogers Surveying, Inc., P.S.

1455 Columbia Park Trail Suite 201
Richland, WA 99352

Invoice

Date	Account #
7/17/2019	22419-1

Bill To
Summit View Water Works PO Box 7224 Kennewick, WA 99336

Re:				P.O. No.
Lot survey				
Date	Service Provided	Hours/Miles	Description	Amount
7/16/2019	I-Man Crew	4	Flag north line of reservoir tract.	380.00
7/16/2019	Mileage	15	Found and located four property corners around Tract "A". Set three points on north property line.	9.75
7/16/2019	Materials		Mileage	3.32

SUMMIT VIEW WATER WORKS • (509) 735-2151

Rogers Surveying, Inc., P.S.

Date Type Reference
7/17/2019 Bill 22419-1

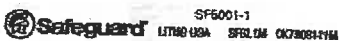
Original-Amt. Balance Due
393.07 393.07

7/29/2019
Discount
Check Amount

4583
Payment
393.07
393.07

Bank of America Chec

393.07



TO REORDER, CALL YOUR LOCAL SAFEGUARD DISTRIBUTOR AT 509-645-8848

CSXNAD03020000 Y116F006748

BBBD4F-SRDK01 03/22/2018-12:27--79-

Approved by DPB: <i>DPB</i>	Credit Cards are accepted with a 4% service fee.	Total: \$393.07
Phone # (509) 783-4141	We value your feedback. You can leave your feedback on our website: www.rogerssurveying.com or by searching Google for Rogers Surveying.	Web Site www.rogerssurveying.com
	Terms Net 30 days	

653 Pleasant Ave.
Bremerton. WA 98337
(253) 363-1258 cell
moorepe@yahoo.com

Summit View Water Works
101904 Wiser Parkway #103
Kennewick, WA 99338

Project: Engineering Services - Reservoir No. 2 Design
Date of Bill: Jan 14, 2020

Bill for Services

Date	Task	Description	Hours	Expenses	Amount
01/14/20	1	Permitting Assistance			\$2,880.00
	.2	Tank Construction Plans			\$15,000.00
	4	Project Management			\$1,440.00
		Expenses			
		Postage			\$20.00
		copies			\$25.00

TOTAL DUE: \$19,365.00

6050

Peninsula Engineering Services, Inc.
13000-Develop Costs-Capitalized:13950-

1/23/2020


19,365.00

PAYMENT
RECORD

101300-CHECKING(4 Permitting/Plans/Mngmt-Reservoir No 2 Design

19,365.00

CASH ONLY IF ALL CHECKS ARE SECURED BY A SECURITY FEATURE LISTED ON BACK INDICATES NO TAMPERING OR COPYING



CANDY MOUNTAIN LLC
P.O. B 1307
Gig Harbor, WA 98335

Columbia State Bank
138 Gage Blvd
Richland, WA 99362
34-527/1251

6054

2/11/2020

Pay to the Order of Peninsula Engineering Services, Inc. \$ **34,125.00**

Thirty-Four Thousand One Hundred Twenty-Five and 00/100 *Dollars*

Peninsula Engineering Services, Inc.
653 Pleasant Ave.
Bremerton, WA 98337

[Signature]

Project Bill 2-11-2020

⑈006054⑈ ⑆125108272⑆7000614110⑈

Debit on Back
IntelliCheckLog™ Secure Check

Account Number	7000614110	Routing Number	125108272
Amount	\$34,125.00	OF6	0
Post Date	20200214	Serial Number	6054
Sequence Number	922095400	Tran	0

02/13/2020 13:32 SAGERME 620600067293 KeyBank NA >021300077< DEP

Robert Moore

**BENTON COUNTY BUILDING DEPARTMENT PERMIT
(PERMIT EXPIRES 2 YEARS FROM DATE ISSUED)**

DATE ISSUED: 1/24/2020

PERMIT: 33969

OWNER: CANDY MOUNTAIN LLC
PHONE:
ADDRESS: PO BOX 1307
PROJECT LOCATION: Kennewick 99336
TAX PARCEL: 109883020003000

CONTRACTOR: GOODMAN & MEHLENBACHER INC
PHONE:
ADDRESS: PO BOX 5949 KENNEWICK
CONTRACTOR LICENSE: GOODMAN & MEHLENBACHER-GOODMME006BJ

TYPE OF WORK: VB
BEDROOMS:
STORIES:
BATHS:
BLDG. TYPE:
VALUATION: 400000.00

ZONE:
OCCUPANCY USE: U
ELEV.:
CONST. TYPE: NC

	Payment Date	Type	Amount
BLDG. FEE: \$4907.10	1/24/2020 12:09:15 PM	CHECK #4751	\$4,732.10
STATE FEE: \$25.00			
ADDRESS POST: \$0.00			
CRITICAL AREA REVIEW FEE: \$0			
TOTAL FEE: \$4,732.10			

LESS COMMERCIAL FEE: 200.00
TOTAL FEE: 4,732.10

OWNER/AUTHORIZED AGENT: *Neil Lujan*

BUILDING DEPARTMENT: *Julie Miller*

SUBJECT TO COMPLIANCE WITH THE ORDINANCES OF THE COUNTY OF BENTON AND INFORMATION FIELD HEREWITH, THIS PERMIT IS GRANTED.
A RE-INSPECTION FEE WILL BE CHARGED FOR EACH INDIVIDUAL INSPECTION EXCEEDING TOW. FEES ARE NOT REFUNDABLE.



STATEMENT: 3556

Statement Date: 11/01/2019

Statement Period: Nov 2019

CANDY MOUNTAIN LLC
PO BOX 7224
KENNEWICK WA 99336

*payments of
Candy M LLC*

RECEIVED NOV 11 2019

Total Due:	6,859.48
Current Due:	0.00
1 - 29 Past Due:	6,859.48
30 - 59 Past Due:	0.00
60 - 89 Past Due:	0.00
90 & Over Past Due:	0.00

Account: 759

Date	Invoice	Description	Qty	Line Amt	Tax	Amount
						PREVIOUS BALANCE:
10/25/2019	3357	Work Order 555131 17115 Grandview Ln re-route three phase primary underground Due Date: 10/25/2019				0.00
						6,859.48
		Product	Line Description	Qty	Line Amt	Tax
		CIAC UG PRIMARY	253.61 CIAC Underground Primary	1.000	6,859.48	0.00
					6,859.48	0.00
						6,859.48
10/25/2019	3357	Work Order 555131 17115 Grandview Ln re-route three phase primary underground Due Date: 10/25/2019				-6,859.48
10/25/2019	3358	Work Order 555131, 17115 Grandview Ln re-route three phase primary underground Due Date: 10/25/2019				6,859.48
		Product	Line Description	Qty	Line Amt	Tax
		CIAC UG PRIMARY	253.61 CIAC Underground Primary	1.000	6,859.48	0.00
					6,859.48	0.00
						6,859.48
						Total Due: 6,859.48



Statement Date: 11/01/2019	Total Due:	6,859.48
Statement: 3556	Amount Enclosed:	<input type="text"/>
Account: 759		

CANDY MOUNTAIN LLC
PO BOX 7224
KENNEWICK WA 99336

Remit To:
Misc Receivables Remit
BENTON PUD
ATTN: CUSTOMER SERVICE
P.O. BOX 6270
KENNEWICK WA 99336

From:

11/11/2019 11:54

#563 P.002/002



STATEMENT: 3556

Statement Date: 11/01/2019

Statement Period: Nov 2019

CANDY MOUNTAIN LLC
PO BOX 7224
KENNEWICK WA 99336

Total Due:	6,859.48
Current Due:	0.00
1 - 29 Past Due:	6,859.48
30 - 59 Past Due:	0.00
60 - 89 Past Due:	0.00
90 & Over Past Due:	0.00

Account: 759

Page 2 of 2

Date	Invoice	Description	Amount
			6031
		Benton PUD 68900- Well Expense	6,859.48
			11/13/2019
			6,859.48

PAYMENT
RECORD

101300-CHECKING(4) Statement 3556

6,859.48

Rev 3/11

Messages

From:

04/08/2020 10:39 #643 P.003/003



Office of Drinking Water
INVOICE

Engineering, Planning, and Sanitary Survey Review Form

TO: KELLY RATHBUN
SUMMIT VIEW WATER SYSTEM
PO BOX 7224
KENNEWICK WA 99336

Invoice Number	E002692
Invoice Date	March 30, 2020
Billing Period	30 days EA

DATE	DESCRIPTION	QTY	COST	AMOUNT
1/13/20	REVIEW AND/OR APPROVAL OF PROJECT REPORT SUMMIT VIEW WATER SYSTEM BENTON COUNTY -- PWS ID # 03303 RESERVOIR 2 SUBMITTAL #: 20-0108	1	1	\$1416.00
	DOH Share			-\$0.00
	Total			\$1416.00

Payment due within 30 days. Interest shall accrue at 1% per month after 30 days.

Make Checks Payable to Department of Health

Return Lower Portion to:

Department of Health
PO Box 1099
Olympia, WA, 98507-1099

Alm, Kristyn S (DOH)

From: Ikehara, Nathan W (DOH)
Sent: Friday, March 27, 2020 8:53 AM
To: Richard Moore
Cc: Kirk Rathbun; Mallery, Scott (DOH); DOH EPH DW ERO ADMIN
Subject: Summit View Water System - PWSID# 03303 - Benton Co - Submittal# 20-0108

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Green Category

Richard,

Thank you for the Summit View Water System – Reservoir No. 2 submittal. It was received in our office on 1/13/2020. Thank you for additionally providing a project report and capacity analysis on 2/24/2020. I have the following comments, which need to be addressed before our office can approve the submittal:

1. The Aquastore packet construction documents appear to be missing details for an access hatch and reservoir vent. Please provide construction details for these items.
2. The construction documents appear to show the overflow discharging immediately adjacent to the reservoir and upgrade from reservoir #1. How will overflow erosion and runoff be addressed?

We will be sending an invoice in the amount of \$1,416.00 for this review via regular mail. Should you have any questions, feel free to contact me, thanks!

Sincerely,

Nathan Ikehara, EIT
 Regional Engineer
 Office of Drinking Water

6073

Department of Health
 55000-Development Costs Expense:558

4/8/2020

1,416.00

PAYMENT
 RECORD

Goodman & Mehlenbacher

PO Box 5949
2312 S. Ely Street
Kennewick, WA 99336

Invoice

<i>Date</i>	<i>Invoice #</i>
5/18/2020	22397

Bill To
Summit View Water Works PO Box 7224 Kennewick, WA 99336

Job Name	
#20-002 Summit View Res	
P.O. No.	Terms
PR #1	Due on receipt

<i>Description</i>	<i>Qty</i>	<i>Rate</i>	<i>Amount</i>
<i>Schedule B</i>		58,298.00	58,298.00T
		Subtotal	\$58,298.00
		Sales Tax (8.0%)	\$4,663.84
		Total	\$62,961.84
		Balance Due	\$62,961.84

Phone # Fax # E-mail
(509) 582-5570 (509) 582-5770 office@gameincgc.com

SUMMIT VIEW WATER WORKS RESERVOIR NO. 2 - SCHEDULE OF VALUES

Item Number	Description	Quantity	UM	Unit Bid Price	Total Bid Price
1	Mobilization	1	LS	\$2,360.00	\$2,360.00
2	Fence Removal And Salvage (budget)	0	LS	\$1,890.00	\$0.00
3	Shrub-Tree Removal (budget)	0	LS	\$2,445.00	\$0.00
4	Site Prep - Excavation, Haul, Import And Place 1-1/4" Base Rock For Tank Foundation	1	LS	\$29,587.00	\$29,587.00
5	Reroute 4" Fill Line From Pump House, 4" Line To Floor Flange	1	LS	\$7,706.00	\$7,706.00
6	Fill Line 6x4 Tap To Tank Floor Flange	1	LS	\$9,195.00	\$9,195.00
7	Discharge Line 12x6 Tap To Tank Floor Flange	1	LS	\$8,200.00	\$8,200.00
8	BPUD - Dig And Backfill	250	LF	\$5.00	\$1,250.00
Total:					\$58,298.00

Goodman Mehlenbacher
55000-Development Costs Expense:558

5/19/2020

6096

62,961.84

PAYMENT
RECORD

101300-CHECKING(4 Reservoir Tank

62,961.84

Summit View Water Works
101904 Wiser Parkway #103
Kennewick, WA 99338

Project: Post-Design Engineering Services - Reservoir No. 2
Date of Bill: May 20, 2020

Bill for Services

Date	Task	Description	Hours	Amount
05/20/20		This amount covers GN Northern's final invoice for inspection and testing (\$6,759.32) plus some mark-up to cover my B&O and related time		\$7,000.00
		GNN's final amt was less than original budget (\$7,500). They included concrete inspection and testing that wasn't included in their original Scope of Work. Their work on concrete testing and inspections was @ \$1,500 - \$2,000.		
		Expenses		

\$7,000.00 6097

5/20/2020

7,000.00

Peninsula Engineering Services, Inc.
30-Development Costs Expense:558

PAYMENT RECORD

7,000.00



101300-CHECKING(4 Reservoir #2- engineering

From:

05/18/2020 18:21

#666 P.001/001

Rogers Surveying, Inc., P.S.

1455 Columbia Park Trail Suite 201
Richland, WA 99352

RECEIVED MAY 11 2020

Invoice

Date	Account #
5/5/2020	12920-1

Bill To
Summit View Water Works PO Box 7224 Kennewick, WA 99336

Re:	P.O. No.
Construction staking <i>CMLC-Res #2 Const.</i>	

Date	Service Provided	Hours/Miles	Description	Amount
4/7/2020	Project Manager	1.5	Stake new storage tank and waterlines.	
4/10/2020	2-Man Crew	4	Set up for tank and water line staking.	255.00
4/10/2020	Mileage	21	Lay out new water line as well as offsets to center of tank.	660.00
4/10/2020	Materials		Mileage	13.65
4/28/2020	2-Man Crew	1	Check elevation of existing tank footing.	28.82
4/28/2020	Mileage	16	Mileage	165.00
				10.40

Approved by DPB: <i>DPB</i>	Credit Cards are accepted with a 4% service fee.	Total: \$1,132.87
Phone #	We value your feedback. You can leave your feedback on our website: www.rogerssurveying.com or by searching Google for Rogers Surveying.	Terms
(509) 783-4141		Web Site
		Net 30 days
		www.rogerssurveying.com

Roger's Surveying Inc
55000-Development Costs Expense:558

5/20/2020

6101

1,132.87

PAYMENT
RECORD

101300-CHECKING(4 12920-1

1,132.87



REV 3-11

REQUEST FOR PAYMENT DETAIL

Project: SV001 / Summit View Reservoir Invoice: 25019 Draw: 1 Period Ending Date: Detail Page 2 of 2 Pages

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	MOB & DeMOB Personnel	1,632.00		816.00		816.00	50.00	816.00	40.80
2	Tank Foundation	38,840.00		38,840.00		38,840.00	100.00		1,942.00
3	Tank - Material & Installation	102,466.00		76,849.50		76,849.50	75.00	25,616.50	3,842.48
4	Dome - Material & Installation	50,267.00		50,267.00		50,267.00	100.00		2,513.35
5	Tank Appurtenances	36,861.00		18,430.50		18,430.50	50.00	18,430.50	921.53
6	Tank - Leak Test & Inspection	2,234.00						2,234.00	
							6104		
									190,759.08

Shearer & Associates, Inc
55000-Development Costs Expense:558

5/23/2020

PAYMENT
PREPARED

101300-CHECKING(4 Reservoir #2 Invoice:25019

190,759.08

Rev 3/11

Totals	232,300.00	185,203.00	185,203.00	79.73	47,097.00	9,260.16
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Battle Ground, WA 98604
PH (360)666-5600

Change Order

Project:
2-20-001 Summit View Reservoir #2
South End of Grandview Lane
Kennewick, WA 99336

Change Order: 1

Date: 4/13/2020

Architect's Project:

To Contractor:
Shearer & Associates, Inc
19300 NE 112th Ave Ste 100
Battle Ground, WA 98604

The Contract is changed as follows:
Add Sales Tax

1 Add Sales Tax to Contract

\$19,978.00

Prices in this change order exclude all state and local sales tax. If applicable all taxes will be added at the time of billing.

The original Contract Amount was	\$232,300.00
Net change by previously authorized Change Orders	\$0.00
The Contract Amount prior to this Change Order was	\$232,300.00
The Contract will be increased by this Change Order in the amount of	\$19,978.00
The new Contract Amount including this Change Order will be	\$252,278.00

The Contract Time will be unchanged.
The date of Substantial Completion as of the date of this Change Order therefore is

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACT AND OWNER.

ARCHITECT	Shearer & Associates, Inc CONTRACTOR 19300 NE 112th Ave Ste 100 Battle Ground, WA 98604	OWNER
_____ (Signature)	_____ (Signature)	_____ (Signature)
By _____	By _____	By _____
Date _____	Date _____	Date _____

[Handwritten Signature]
Kirk A. Ratzliff
April 15, 2020

REQUEST FOR PAYMENT

From: Shearer & Associates, Inc
 19300 NE 112th Ave Ste 100
 Battle Ground, WA 98604

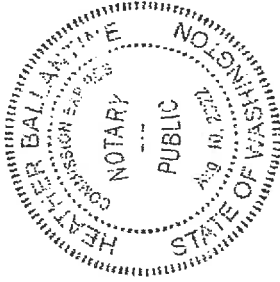
To: Summit View Water Works, Inc.
 PO Box 7224
 Kennewick, WA 99336

Invoice: 25019
 Draw: 1
 Invoice date: 5/22/2020
 Period ending date:

Contract For:

Project: SV001
 Summit View Reservoir
 Contract date:
 Architect:
 Scope:

Original contract amount	\$232,300.00
Approved changes	\$0.00
Revised contract amount	
Contract completed to date	
Add-ons to date	\$0.00
Taxes to date	\$14,816.24
Less retainage	\$9,260.16
Total completed less retainage	
Less previous requests	\$0.00
Current request for payment	
Current billing	
Current additional charges	\$0.00
Current tax	\$14,816.24
Less current retainage	\$9,260.16
Current amount due	\$190,759.08
Remaining contract to bill	



CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the Summit View Water Works, Inc. relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: Shearer & Associates, Inc

By: [Signature]
 Date: 5/22/2020

State Of Washington County Of Clark

Subscribed and sworn to before me this 22nd day of May, 2020
 Notary Public [Signature]
 My commission expires: Aug 10 2022

SHEARER & ASSOCIATES, INC
GENERAL CONTRACTOR | DEVELOPMENT



INTERIM LIEN / CLAIM WAIVER

CUSTOMER: Summit View Water Works

PROJECT: Summit View Reservoir #2

PROJECT ADDRESS: KENNEWICK, WA

CONTACT PERSON: Norm Dietrich

CONTACT TELEPHONE: (360) 666-5600

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check from:

Summit View Water Works

in the sum of:

\$190,759.08

and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers a progress payment for labor, services, equipment, materials furnished and/or claims through 5/31/2020

only and does not cover any retention or items furnished after that date. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF Washington THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

(Signature Authorized Corporate Officer/Partner/Owner)

Vice President

Title

Dated this 22 day of May, 2020

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received progress payments in the sum of:

for services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers payment for labor, services, equipment, materials furnished and/or claims through:

only and does not cover any retention or items furnished after that date.

NOTICE: THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF Washington THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

(Signature Authorized Corporate Officer/Partner/Owner)

Title

Dated this _____ day of _____, 20__.

Summit View Water Works
101904 Wiser Parkway #103
Kennewick, WA 99338

Project: Post-Design Engineering Services - Reservoir No. 2
Date of Bill: June 3, 2020

Bill for Services

Date	Task	Description	Hours	Amount
Sep		Cost Estimate - Requested for Loan app	3	\$375.00
Dec-Jan		Review CST Submittals & Cost Estimates	6	\$750.00
01/09/20		Plan Submittal to DOH	1.5	\$187.50
01/10/20		Review tank Dome submittal	1	\$125.00
01/10/20		Prepare site plan sketch for BC Planning	2	\$250.00
02/06/20		Final review of CST submittals	2	\$250.00
02/11/20		Review Goodman submittals	1	\$125.00
Feb		Various coordination w/ client & Contractors	4	\$500.00
02/24/20		Prepare Project Report for DOH	8	\$1,000.00
Mar		Various coordination w/ client & Contractors	4	\$500.00
03/24/20		Review Goodman submittals	1	\$125.00
03/27/20		Shearer internal ladder questions/submittal	1	\$125.00
03/27/20		DOH Questions re: Project Report	1	\$125.00
04/13/20		Pre-Con listen in	1	\$125.00
04/15/20		Shearer ? Re: inlet pipes	1	\$125.00
04/27/20		Coordination re: Overflow, Inspections, etc	2	\$250.00
04/28/20		Coordination re: Overflow, Inspections, etc	3	\$375.00
04/29/20		Coordination re: Inspections, etc	0.5	\$62.50
04/30/20		Coordination re: Inspections, Drain outlet, etc	0.5	\$62.50
05/01/20		Coordination re: Inspections, Geotech Testing	0.5	\$62.50
05/04/20		Assist Shearer w/ last compaction test	1	\$125.00
May		Questions re: overflow	2	\$250.00
June		Preparation of Record Drawings	5	\$625.00
		Submittal to DOH, As-Builts and CCR	2	\$250.00
		Expenses		
		Postage		\$10.00
		copies		\$20.00
		plotting		\$10.00

\$6,415.00

Peninsula Engineering Services, Inc.
55000-Development Costs Expense:558

6/4/2020

6108

6,415.00

PAYMENT
RECORD

101300-CHECKING(4) Reservoir # 2 engineering services

6,415.00



REQUEST FOR PAYMENT

From: Shearer & Associates, Inc
 19300 NE 112th Ave Ste 100
 Battle Ground, WA 98604

To: Summit View Water Works, Inc.
 PO Box 7224
 Kennewick, WA 99336

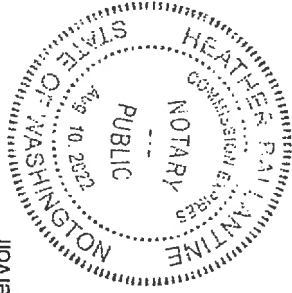
Invoice: 25028
 Draw: 2
 Invoice date: 6/23/2020
 Period ending date:

Contract For:

Request for payment:

Original contract amount \$232,300.00
 Approved changes \$7,461.38
 Revised contract amount
 Contract completed to date
 Add-ons to date \$0.00
 Taxes to date \$18,524.66
 Less retainage \$11,577.93
 Total completed less retainage \$190,759.08
 Less previous requests
 Current request for payment
 Current billing \$0.00
 Current additional charges \$3,708.42
 Current tax \$2,317.77
 Less current retainage
 Current amount due \$47,745.93
 Remaining contract to bill

Project: SV001
 Summit View Reservoir
 Contract date:
 Architect:
 Scope:



CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner		
Total approved this Month		
NET CHANGES by Change Order	TOTALS	

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the Summit View Water Works, Inc. relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: Shearer & Associates, Inc

State Of Washington

County Of Clark

By: HE Dietrich

Subscribed and sworn to before me this 23 day of June, 2020

Date: 6-23-20

Notary Public
 My commission expires: Aug 10, 2022

REQUEST FOR PAYMENT DETAIL

Project: SV001 / Summit View Reservoir Invoice: 25028 Draw: 2 Period Ending Date: Detail Page 2 of 2 Pages

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	MOB & DeMOB Personnel	1,632.00	816.00	816.00		1,632.00	100.00		81.60
2	Tank Foundation	38,840.00	38,840.00			38,840.00	100.00		1,942.00
3	Tank - Material & Installation	102,466.00	76,849.50	25,616.50		102,466.00	100.00		5,123.31
4	Dome - Material & Installation	50,267.00	50,267.00			50,267.00	100.00		2,513.35
5	Tank Appurtenances	36,861.00	18,430.50	18,430.50		36,861.00	100.00	2,234.00	1,843.06
6	Tank - Leak Test & Inspection	2,234.00							
	C01 Sales Tax 19,978.00								
	C02 Gauge Board	7,461.38		1,492.28		1,492.28	20.00	5,969.10	74.61

6120
47,745.93

Shearer & Associates, Inc
 55000-Development Costs Expense:558

PAYMENT PRECORP

101300-CHECKING(4 Progress Payment-Invoice 25028

Rev 3/11

Totals	239,761.38	185,203.00	46,355.28	231,558.28	96.58	8,203.10	11,577.93
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REQUEST FOR PAYMENT

From: Shearer & Associates, Inc
 19300 NE 112th Ave Ste 100
 Battle Ground, WA 98604

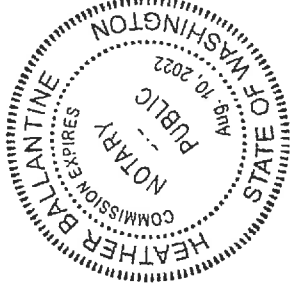
To: Summit View Water Works, Inc.
 PO Box 7224
 Kennewick, WA 99336

Invoice: 25033
 Draw: 3
 Invoice date: 7/21/2020
 Period ending date:

Contract For:

Request for payment:

Original contract amount	\$232,300.00	Project: SV001	Summit View Reservoir
Approved changes	\$7,461.38	Contract date:	
Revised contract amount		Architect:	
Contract completed to date		Scope:	
Add-ons to date	\$0.00		
Taxes to date	\$19,180.91		
Less retainage	\$11,988.09		
Total completed less retainage			
Less previous requests	\$238,505.01		
Current request for payment			
Current billing			
Current additional charges	\$0.00		
Current tax	\$656.25		
Less current retainage	\$410.16		
Current amount due	\$8,449.19		
Remaining contract to bill			



CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the Summit View Water Works, Inc. relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: Shearer & Associates, Inc

State Of Washington

County Of Clark

By: Norm Dietrich Subscribed and sworn to before me this 22 day of July, 2020

Date: 7-22-20
 Notary Public Heather Ballantine
 My commission expires: Aug 10, 2022

REQUEST FOR PAYMENT DETAIL

Project: SV001 / Summit View Reservoir Invoice: 25033 Draw: 3 Period Ending Date: Detail Page 2 of 2 Pages

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	MOB & DeMOB Personnel	1,632.00	1,632.00			1,632.00	100.00		81.60
2	Tank Foundation	38,840.00	38,840.00			38,840.00	100.00		1,942.00
3	Tank - Material & Installation	102,466.00	102,466.00			102,466.00	100.00		5,123.31
4	Dome - Material & Installation	50,267.00	50,267.00			50,267.00	100.00		2,513.35
5	Tank Appurtenances	36,861.00	36,861.00			36,861.00	100.00		1,843.06
6	Tank - Leak Test & Inspection	2,234.00		2,234.00		2,234.00	100.00		111.70
C01	Sales Tax 19,978.00								
C02	Gauge Board	7,461.38	1,492.28	5,969.10		7,461.38	100.00		373.07
							6128		
							8,449.19		

Shearer & Associates, Inc
 55000-Development Costs Expense:558

7/24/2020

PAYMENT PRECORDED

101300-CHECKING(4 Invoice 25033- Reservoir S~~W~~WW 8,449.19



Rev 3/11

	239,761.38	231,558.28	8,203.10	239,761.38	100.00	11,988.09
Totals						

SHEARER & ASSOCIATES, INC

GENERAL CONTRACTOR | DEVELOPMENT



INTERIM LIEN / CLAIM WAIVER

CUSTOMER: Summit View Water Works

PROJECT: Summit View Reservoir

PROJECT ADDRESS: KENNEWICK, WA

CONTACT PERSON: Norm Dietrich

CONTACT TELEPHONE: (360) 666-5600

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check from:
Summit View Water Works
in the sum of:

\$8,449.19

and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers a progress payment for labor, services, equipment, materials furnished and/or claims through 7/31/2020

only and does not cover any retention or items furnished after that date. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF Washington THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.



(Signature Authorized Corporate Officer/Partner/Owner)

Vice President

Title

Dated this 22 day of July, 2020

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received progress payments in the sum of: \$47,745.93

for services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers payment for labor, services, equipment, materials furnished and/or claims through: 6/30/2020

only and does not cover any retention or items furnished after that date.

NOTICE: THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF Washington THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

(Signature Authorized Corporate Officer/Partner/Owner)

Vice President

Title

Dated this 22 day of July, 2020

REQUEST FOR PAYMENT

From: Shearer & Associates, Inc
 19300 NE 112th Ave Ste 100
 Battle Ground, WA 98604

To: Summit View Water Works, Inc.
 PO Box 7224
 Kennewick, WA 99336

Invoice: 25043
 Draw: 4
 Invoice date: 8/25/2020
 Period ending date:

Contract For:

Request for payment:

Original contract amount	\$232,300.00	Project: SV001	Summit View Reservoir
Approved changes	\$7,461.38	Contract date:	
Revised contract amount		Architect:	
Contract completed to date		Scope:	
Add-ons to date	\$0.00		
Taxes to date	\$19,180.91		
Less retainage	\$0.00		
Total completed less retainage	\$246,954.20		
Less previous requests			
Current request for payment	\$11,988.09		

Current billing	\$0.00
Current additional charges	\$0.00
Current tax	\$0.00
Less current retainage	-\$11,988.09
Current amount due	\$11,988.09
Remaining contract to bill	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

I hereby certify that the work performed and the materials supplied to date, as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the Summit View Water Works, Inc. relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner.

CONTRACTOR: Shearer & Associates, Inc

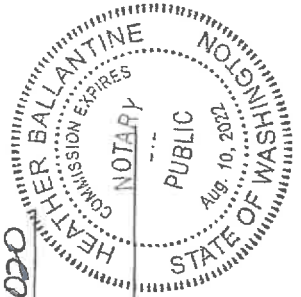
State Of Washington County Of Clark

By: Norm Dietrich

Subscribed and sworn to before me this 25 day of August, 2020

Date: 8-25-20

Notary Public
 My commission expires: Aug 10, 2022



Shearer & Associates, Inc
55000-Development Costs Expense:558

9/6/2020

6137

11,988.09

PAYMENT
RECORD

101300-CHECKING(4 Draw #4 Final Draw Reservoir

11,988.09



SHEARER & ASSOCIATES, INC

GENERAL CONTRACTOR | DEVELOPMENT



INTERIM LIEN / CLAIM WAIVER

CUSTOMER: Summit View Water Works

PROJECT: Summit View Reservoir

PROJECT ADDRESS: KENNEWICK, WA

CONTACT PERSON: Norm Dietrich

CONTACT TELEPHONE: (360) 666-5600

CONDITIONAL RELEASE

The undersigned does hereby acknowledge that upon receipt by the undersigned of a check from:

Summit View Water Works

in the sum of:

\$11,988.09

and when the check has been properly endorsed and has been paid by the bank upon which it was drawn, this document shall become effective to release any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers a progress payment for labor, services, equipment, materials furnished and/or claims through 7/31/2020

only and does not cover any retention or items furnished after that date. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF Washington THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

(Signature Authorized Corporate Officer/Partner/Owner)

Vice President

Title

Dated this 25 day of August, 2020

UNCONDITIONAL RELEASE

The undersigned does hereby acknowledge that the undersigned has been paid and has received progress payments in the sum of:

for services, equipment or materials furnished to the above referenced job and does hereby release pro tanto any and all claims and rights of lien which the undersigned has on the above referenced job. This release covers payment for labor, services, equipment, materials furnished and/or claims through:

only and does not cover any retention or items furnished after that date.

NOTICE: THIS DOCUMENT WAIVES RIGHTS UNCONDITIONALLY AND STATES THAT YOU HAVE BEEN PAID FOR GIVING UP THOSE RIGHTS. THIS DOCUMENT IS ENFORCEABLE AGAINST YOU IF YOU SIGN IT, EVEN IF YOU HAVE NOT BEEN PAID. IF YOU HAVE NOT BEEN PAID, USE A CONDITIONAL RELEASE FORM.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF Washington THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT.

(Signature Authorized Corporate Officer/Partner/Owner)

Title

Dated this _____ day of _____, 20__.