

WATER AGREEMENT

Party 1: RICHARDSON WATER COMPANY, a Washington Corporation
Party 2: SUN COUNTRY ESTATES MAINTENANCE ASSOCIATION, a non-profit Washington Homeowners Association

RECITALS:

1. Richardson Water Company delivers water to Sun Country Estates Maintenance Association system as authorized by Washington State Ground Water Permit No. G4-30219P.
2. Sun Country Estates Maintenance Association delivers domestic and irrigation water to lots within the Sun Country Estates manufactured home development.
3. The parties desire by this Memorandum to define the general terms and conditions pursuant to which Richardson Water Company provides water to Sun Country Estates Maintenance Association.

AGREEMENT

1. This Agreement shall be for a term commencing on the date of execution and terminating on December 31, 2028.
2. Sun Country Estates Maintenance Association provides irrigation and domestic service to 174 residential lots within Sun Country Estates Maintenance Association. Commencing October 1, 2018, the Sun Country Estates Maintenance Association agrees to pay Richardson Water Company a monthly fee of \$7,830.00 based on a charge of \$45.00 per lot. Commencing January 1, 2019, Sun Country Estates Maintenance Association agrees to pay Richardson Water Company \$8,700.00 based on a monthly charge of \$50.00 per lot. Commencing on July 1, 2019, Sun Country Estates Maintenance Association agrees to pay Richardson Water Company \$9,570.00 based on a monthly charge of \$55.00 per lot.
3. Commencing on January 1, 2021 and thereafter on the first day of January of each year, the monthly charge to be paid by Sun Country Estates Maintenance Association to Richardson Water Company shall increase one and a half percent (1.5%) per annum. By way of example, on January 1, 2021, the monthly charge of \$9,714.42 based on a charge of \$55.83 per lot.

4. Richardson Water Company will supply Sun Country Estates Maintenance Association with an annual consumer confidence letter as the monthly lab reports showing the results of water quality testing.

5. Richardson Water Company shall comply with all Department of Health Rules & Regulations regarding public water systems.

6. This contract is binding on successors, assigns, etc. in the event Richardson Water Company decides to sell the water system. Richardson Water Company shall provide Sun Country Estates Maintenance Association, in writing, the specific terms and conditions on which it intends to offer the water system for sale. Sun Country Estates Maintenance Association shall have ninety (90) days from the date of receipt of the terms and conditions to notify Richardson Water Company of Sun Country Estates Maintenance Associations agreement to purchase the water system on the offered terms and conditions.

If Sun Country Estates Maintenance Association does not agree to purchase the water system as above provided, Richardson Water Company shall be free to offer the water system for sale to third-parties; provided, however, no third-party sale shall be on more favorable terms than those offered to and not accepted by Sun Country Estates Maintenance Association. The provisions of this section shall apply to any transfer of Richardson Water Company, the water system or an interest in the water system by purchase, gift, inheritance or otherwise to a lineal descendant of Dennis T. Richardson, Sr.

7. This Agreement and the parties' obligations pursuant to it are subject to potential regulation and change by the Washington Utilities and Transportation Commission.

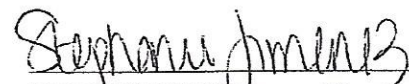
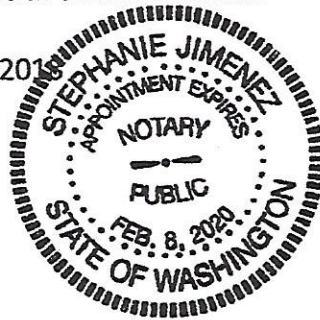
RICHARDSON WATER COMPANY:



DENNIS T. RICHARDSON, SR., President

I CERTIFY that I know or have satisfactory evidence that DENNIS T. RICHARDSON, SR. signed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED: August 22, 2018



NOTARY PUBLIC in and for the State of Washington

Residing at Yakima

My commission expires 2.8.20

SUN COUNTRY ESTATES MAINTENANCE ASSOCIATION BOARD OF DIRECTORS:

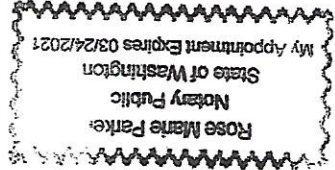
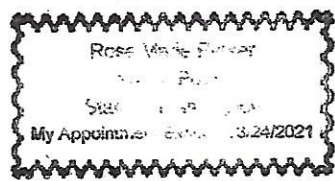
Charles Pierson
CHARLES PIERSON, President

Linda Wade
LINDA WADE

Patricia Herrington
PATRICIA HERRINGTON, Vice President

William R Perry
WILLIAM PERRY

Hal Behme
HAL BEHME

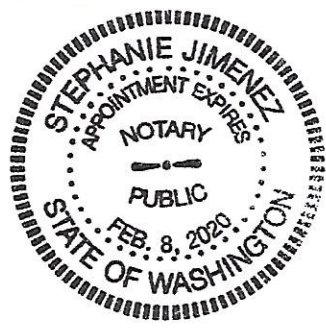


STATE OF WASHINGTON)
 :SS
County of Yakima)

I CERTIFY that I know or have satisfactory evidence that CHARLES PIERSON signed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED: August 22, 2018

Stephanie Jimenez
NOTARY PUBLIC in and for the
State of Washington
Residing at Yakima
My commission expires 2-8-20

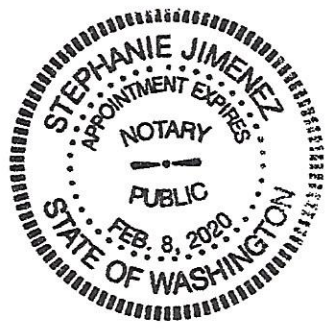


STATE OF WASHINGTON)
 :SS
County of Yakima)

I CERTIFY that I know or have satisfactory evidence that PATRICIA HERRINGTON signed this instrument and acknowledged it to be her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED: August 22, 2018

Stephanie Jimenez
NOTARY PUBLIC in and for the
State of Washington
Residing at Yakima
My commission expires 2-8-20



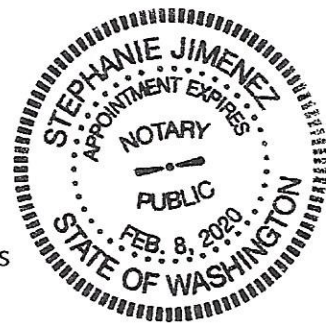
STATE OF WASHINGTON)

:SS

County of Yakima)

I CERTIFY that I know or have satisfactory evidence that LINDA WADE signed this instrument and acknowledged it to be her free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED: August 22, 2018



Stephanie Jimenez
NOTARY PUBLIC in and for the
State of Washington
Residing at Yakima
My commission expires 2-8-20

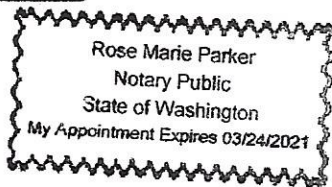
STATE OF WASHINGTON)

:SS

County of Yakima)

I CERTIFY that I know or have satisfactory evidence that WILLIAM PERRY signed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED: August 23, 2018



Rose Marie Parker
NOTARY PUBLIC in and for the
State of Washington
Residing at Yakima, wa 98901
My commission expires 3-24-21

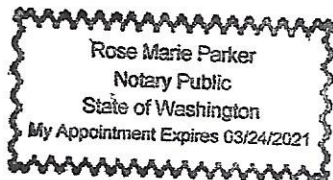
STATE OF Washington)

:SS

County of Yakima)

I CERTIFY that I know or have satisfactory evidence that HAL BEHME signed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED: August 20, 2018



Rose Marie Parker
NOTARY PUBLIC in and for the
State of Washington,
Residing at Yakima, wa
My commission expires 3-24-21

SUN COUNTRY ESTATES MAINTENANCE ASSOCIATION
3701 Gun Club Road, #76
Yakima, WA 98901-9549

August 23, 2018

Washington Utilities and Transportation Commission
1300 S. Evergreen Pk. Dr. S.W.
Olympia, WA 98509

Dear Commissioners,

Richardson Water Company and Sun Country Estates Maintenance Association have reached an agreement for continued water service.

The Board of Directors for Sun Country Estates Maintenance Association and Richardson Water Co. held a meeting with the residents of the Association on August 21, 2018. The Board met with Richardson Water Co. again on August 22, 2018 to complete the agreement and sign it.

This Water Agreement will go into effect on October 1, 2018 and continue until 2028.

Richardson Water Company has supplied water to Sun Country Estates Maintenance Association for approximately forty years without problems and would like to continue.

Sincerely,



Charles Pierson, President
SUN COUNTRY ESTATES MAINTENANCE ASSOCIATION BOARD OF DIRECTORS

CC: Mike Richardson
Richardson Land & Investment Co.