

**PROMISSORY NOTE**

\$379,067.31

Kennewick, Washington

March 15, 2023

**FOR VALUE RECEIVED**, the undersigned promises to pay to the order of Candy Mountain LLC , the principal sum of Three Hundred Seventy Nine Thousand, Sixty Seven and 31/100 Dollars (\$379,067.31) 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, Two Hundred, Fifty Six and 77/100 Dollars (\$3,256.77), with the first payment due on or before the tenth (10th) day of April 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: *Kirk A. Rato*

Its: *Managing Member*

**Ph 14****STEEPLECHASE**

	<u>Domestic</u>		
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	
	<u>Irrigation</u>		
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**

	<u>Domestic</u>		
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	
	<u>Irrigation</u>		
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**

	<u>Domestic</u>		
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	
	<u>Irrigation</u>		
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	\$425,375.15	
<b>TOTAL</b>	<b>\$1,121,550</b>		



**Goodman And Mehlenbacher Enterprises, Inc**  
 GENERAL CONTRACTOR  
 WA# GOODMME006BJ & OR CCB#149669  
 PO Box 5949 Kennewick WA 99336  
 Office: 509-582-5570 | fax: 509-582-5770

<b>To:</b> Tri City Development Corp	<b>Contact:</b> Geoff Clark
<b>Address:</b> PO Box 1307 Gig Harbor, WA USA	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> Steeplechase Plat Ph 1 & 2	<b>Bid Number:</b> 19102
<b>Project Location:</b> Clearview Lane, Kennewick, WA	<b>Bid Date:</b> 2/26/2020

Notes: Roadway Excavation, Check Dams, and Dry Utilities are all educated guesses. Need PUD plan, CAD files and Details to provide estimate.

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>A</b>					
1	Mobilization	1.00	LS	\$13,480.00	\$13,480.00
2	Construction Entrance	1.00	EACH	\$1,200.00	\$1,200.00
3	Clear And Grub	11,135.00	CY	\$2.00	\$22,270.00
4	Roadway Excavation	20,492.00	CY	\$3.00	\$61,476.00
5	Finish Subgrade	204,000.00	SF	\$0.16	\$32,640.00
6	Finish Rock	8,080.00	TON	\$22.00	\$177,760.00
7	Paving	1.00	LS	\$208,544.00	\$208,544.00
8	Utility Adjustments	28.00	EACH	\$392.00	\$10,976.00
9	Monuments	22.00	EACH	\$650.00	\$14,300.00
10	Storm Check Dams	10.00	EACH	\$250.00	\$2,500.00
<b>Total Price for above A Items:</b>					<b>\$545,146.00</b>
<b>B</b>					
11	Water Main 8" C900	6,965.00	LF	\$21.00	\$146,265.00 ✓
12	Water Services	60.00	EACH	\$1,000.00	\$60,000.00 ✓
13	Water Valves And Fittings	1.00	LS	\$22,000.00	\$22,000.00 ✓
14	Fire Hydrants	12.00	EACH	\$4,500.00	\$54,000.00 ✓
15	Water Blow Off	4.00	EACH	\$1,600.00	\$6,400.00 ✓
16	Water Air Release Valve And Vault	2.00	EACH	\$3,400.00	\$6,800.00 ✓
17	Water Tie In	2.00	EACH	\$2,100.00	\$4,200.00 ✓
18	Irrigation Main 10" & 8"	6,850.00	LF	\$23.00	\$157,550.00 ✗
19	Irrigation Services Make Singles	60.00	EACH	\$820.00	\$49,200.00 ✗
20	Irrigation Valves And Fittings	1.00	LS	\$37,500.00	\$37,500.00 ✗
21	Irrigation Blow Off	2.00	EACH	\$1,500.00	\$3,000.00 ✗
22	Irrigation Air Release Valve And Vault	2.00	EACH	\$3,400.00	\$6,800.00 ✗
23	Irrigation Tie In	2.00	EACH	\$2,100.00	\$4,200.00 ✗
24	Dry Utilities - (Estimate)	9,000.00	LF	\$6.00	\$54,000.00
<b>Total Price for above B Items:</b>					<b>\$611,915.00</b>

**Total Bid Price: \$1,157,061.00**

**Notes:**

**EXCLUSIONS**

(Permits, Fees, Survey, Material Testing, Bonds, Rock Excavation, Dewatering, Import Fill, Export Excess, Hydroseed)

✓ DOMESTIC \$299,665  
 ✗ IRRIGATION \$258,250



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GENERAL CONTRACTOR

WA# GOODMME006BJ & OR CCB#149669

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Office: 509-582-5570 | fax: 509-582-5770

<b>To:</b> Tri-City Development Corp	<b>Contact:</b> Geoff Clark
<b>Address:</b> Gig Harbor, WA	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> Bridlewood	<b>Bid Number:</b> 1975
<b>Project Location:</b> Summitview, Kennewick, WA	<b>Bid Date:</b> 9/6/2019

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization	1.00	LS	\$15,395.62	\$15,395.62
2	Mass Grading In Right Of Way (Road / Ditch)	1.00	LS	\$16,214.45	\$16,214.45
3	Finish Subgrade	1.00	LS	\$5,641.52	\$5,641.52
4	Finish Rock	880.00	TON	\$23.74	\$20,891.20
5	Ditch Rock (Shows On Plans, May Be Able To Delete)	120.00	TON	\$31.97	\$3,836.40
6	HMA Including Water Patch	22,300.00	SF	\$1.45	\$32,335.00
7	Utility Adjustments	4.00	EACH	\$435.10	\$1,740.40 ✓
8	COK Monuments	4.00	EACH	\$584.97	\$2,339.88
9	Storm 12" Culvert	80.00	LF	\$47.32	\$3,785.60
10	Water Tie In	1.00	EACH	\$4,781.70	\$4,781.70 ✓
11	Water Main	520.00	LF	\$19.60	\$10,192.00 ✓
12	Water Services	9.00	EACH	\$963.85	\$8,674.65 ✓
13	Fire Hydrant	1.00	EACH	\$4,375.62	\$4,375.62 ✓
14	Water Blowoff	1.00	EACH	\$2,344.94	\$2,344.94 ✓
15	Irrigation Tie In	1.00	EACH	\$3,393.85	\$3,393.85 ✗
16	Irrigation Main	510.00	LF	\$15.76	\$8,037.60 ✗
17	Irrigation Services	9.00	EACH	\$935.48	\$8,419.32 ✗
18	Irrigation Blow Off	1.00	EACH	\$2,227.75	\$2,227.75 ✗
19	Dry Utilities Dig And Backfill (No Power Plan Yet)	1,200.00	LF	\$6.61	\$7,932.00
20	Hydroseeding	1.00	ACRE	\$744.00	\$744.00

**Total Bid Price: \$163,303.50**

**Notes:**

- **EXCLUSIONS**
  - Permits
  - Fees
  - Survey / Staking
  - Geotech / Testing
  - Bonds
  - Rock Excavation
  - Dewatering
  - Import Fill / Export Excess

✓ Domestic \$32,109.31  
✗ Irrigation \$22,078.52



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<b>To:</b> Tri-City Development Corp	<b>Contact:</b> Geoff Clark
<b>Address:</b> Gig Harbor, WA	<b>Phone:</b>
	<b>Fax:</b>
<b>Project Name:</b> Ridgeview Plat	<b>Bid Number:</b> 1980
<b>Project Location:</b> Summitview, Kennewick, WA	<b>Bid Date:</b> 10/15/2019

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Mobilization	1.00	LS	\$5,808.17	\$5,808.17
2	Mass Grading (Fill Material Found On Site)	1.00	LS	\$19,629.53	\$19,629.53
3	Finish Subgrade	1.00	LS	\$10,421.66	\$10,421.66
4	Finish Rock	1,557.00	TON	\$23.74	\$36,963.18
5	Ditch Rock (Shows On Plans, May Be Able To Delete)	750.00	TON	\$31.97	\$23,977.50
6	HMA	41,110.00	SF	\$1.45	\$59,609.50
7	Utility Adjustments	1.00	EACH	\$495.00	\$495.00
8	COK Monuments	7.00	EACH	\$590.00	\$4,130.00
9	Storm 18" Culvert	160.00	LF	\$69.81	\$11,169.60
10	Water Tie In	1.00	EACH	\$2,300.00	\$2,300.00 X
11	Water Main	1,140.00	LF	\$19.60	\$22,344.00 X
12	Water Services	12.00	EACH	\$950.00	\$11,400.00 ✓
13	Fire Hydrant	2.00	EACH	\$4,450.00	\$8,900.00 ✓
14	Water Blowoff	1.00	EACH	\$2,349.00	\$2,349.00 ✓
15	Irrigation Tie In	1.00	EACH	\$2,300.00	\$2,300.00 ✓
16	Irrigation Main	1,140.00	LF	\$19.60	\$22,344.00 ✓
17	Irrigation Services	12.00	EACH	\$970.00	\$11,640.00 X
18	Irrigation Blow Off	1.00	EACH	\$2,349.00	\$2,349.00
19	Dry Utilities Dig And Backfill (No Power Plan Yet)	2,400.00	LF	\$6.61	\$15,864.00
20	Hydroseeding	1.00	ACRE	\$744.00	\$744.00

**Total Bid Price: \$274,738.14**

**Notes:**

• **EXCLUSIONS**

- Permits
- Fees
- Survey / Staking
- Geotech / Testing
- Bonds
- Rock Excavation
- Dewatering
- Import Fill / Export Excess
- Electrical Is Estimated, No Power Design Available

✓ Domestic 47,293.00  
X Irrigation 36,779.00