

PROMISSORY NOTE

\$317,107.52

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, Seventeen Thousand, One Hundred, Seven and 52/100 Dollars (\$317,107.52) 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 (9.75.00%) per annum with monthly payments of principal and interest of Two Thousand, Seven Hundred, Twenty Four and 44/100 Dollars (\$2,724.44), 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

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

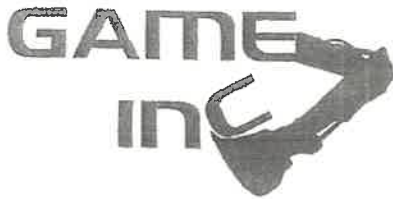
Ph 13

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
TOTAL		\$1,121,550	



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

To: Tri City Development Corp	Contact: Geoff Clark
Address: PO Box 1307 Gig Harbor, WA USA	Phone:
Project Name: Steeplechase Plat Ph 1 & 2	Bid Number: 19102
Project Location: Clearview Lane, Kennewick, WA	Bid Date: 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
A					
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
Total Price for above A Items:					\$545,146.00
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
Total Price for above B Items:					\$611,915.00
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



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

To: Tri-City Development Corp	Contact: Geoff Clark
Address: Gig Harbor, WA	Phone:
	Fax:
Project Name: Bridlewood	Bid Number: 1975
Project Location: Summitview, Kennewick, WA	Bid Date: 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



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

To: Tri-City Development Corp	Contact: Geoff Clark
Address: Gig Harbor, WA	Phone:
	Fax:
Project Name: Ridgeview Plat	Bid Number: 1980
Project Location: Summitview, Kennewick, WA	Bid Date: 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 International 36,779.00