IMPROVEMENT DEFERRAL AGREEMENT

1. Parties

   1.1 City: Camas, Washington

   1.2 Developer: CLB Washington Solutions I, LLC

2. Terms

2.1 Subject Development: Green Mountain Mixed Use, PRD, Phases 1A, 1B, 1D & 1E, City file No. SUB14-02 & MINMOD16-13 (Decision).

2.2 The Tax Parcel Numbers for the Subject Development are 986037-306 and 172553-000. A copy of a map of the Subject Development is attached as **Exhibit A**.

2.3 In the Decision, the Developer was granted approval of the Subject Development, conditioned in part on the Developer constructing the Required Improvements. See attached **Exhibit B** for the Required Improvements.

2.4 The Required Improvements are necessary to mitigate an identified direct impact of the Subject Development.

2.5 Developer has requested that it be permitted to defer construction of the Required Improvements for at least two years, which obligation is secured by a bond in substantially the form attached as **Exhibit C**, and consistent with CMC 17.21.050.

2.6 The authority for this Agreement is RCW 82.02.020 and CMC 17.21.040(A) and (B).

2.7 The Developer hereby agrees to post a bond in the amount of $1,850,775.00, representing the estimated engineering and construction costs of the Required Improvements. City agrees to accept this bond in substantially the form attached as **Exhibit C**. The parties agree that the actual construction cost of the Required Improvements may be less than the bonded amount.

2.8 The Developer agrees to complete the Required Improvements no later than two years from the date of final plat approval; provided, however, that, pursuant to CMC 17.21.040(A)(1), the Developer may request reasonable extensions of time for completion of the Required Improvements upon request to and approval by the City Council.

2.9 Upon completion of the Required Improvements, the Developer will promptly send the Public Works Director a Notice of Completion. The Public Works Director must notify the Developer within 14 days of receipt of the Notice of Completion of any defects or deficiencies in the Required Improvements based on adopted City standards; otherwise the Required Improvements will be deemed complete and approved by the City.

2.9.1 Upon completion of the Required Improvements, pursuant to CMC 17.21.040(B), the Developer must post a bond or other financial security in an amount equal to at least ten percent of the total cost of all Required Improvements to secure successful operation of all Required Improvements and full performance of the Developer's maintenance obligation.

Such financial security shall be effective for a two-year period following final acceptance of installation of all Required improvements by the City.

2.9.2 The Developer is required to perform maintenance functions on drainage improvements described in the Required Improvements for a period of time not to exceed two years from approval of their completion or final acceptance, whichever is later. It shall be the Developer's responsibility to assure there is a functioning storm drainage system at the end of the two-year warranty period

2.10 If the Developer fails to complete the Required Improvements within two years of final plat approval, or any approved extension periods, then:

2.10.1 The City may take steps to demand performance of the Developer's obligation within a reasonable time not to exceed 90 days from the date of demand; or

2.10.2 The City may require the Developer to forfeit the security represented by the bond to pay for the cost of completing the Required Improvements, and if the proceeds from the bond do not cover the cost of the Required Improvements, then the Developer must pay the deficiency based on receipt of invoices, scopes of work, and other documentation from the City clearly demonstrating the deficiency; and

2.11 The City is entitled to its reasonable attorney's fees in enforcing Developer's obligation, only in the event of Developer's default under this Agreement.

2.12 This Agreement does not relieve the Developer of liability for the defective condition of any Required Improvements discovered following the effective term of the security given. The Developer waives all claims for damages against any governmental authority that may occur to adjacent land as a result of construction, drainage and maintenance of the Required Improvements.

CLB WASHINGTON SOLUTIONS I, LLC

BY__________________________

Signature Judd Gilats

Vice President

Print Name

Date __________________________

CITY OF CAMAS, WASHINGTON:

BY__________________________

Signature __________________________

Print Name

Date __________________________

EXHIBIT A

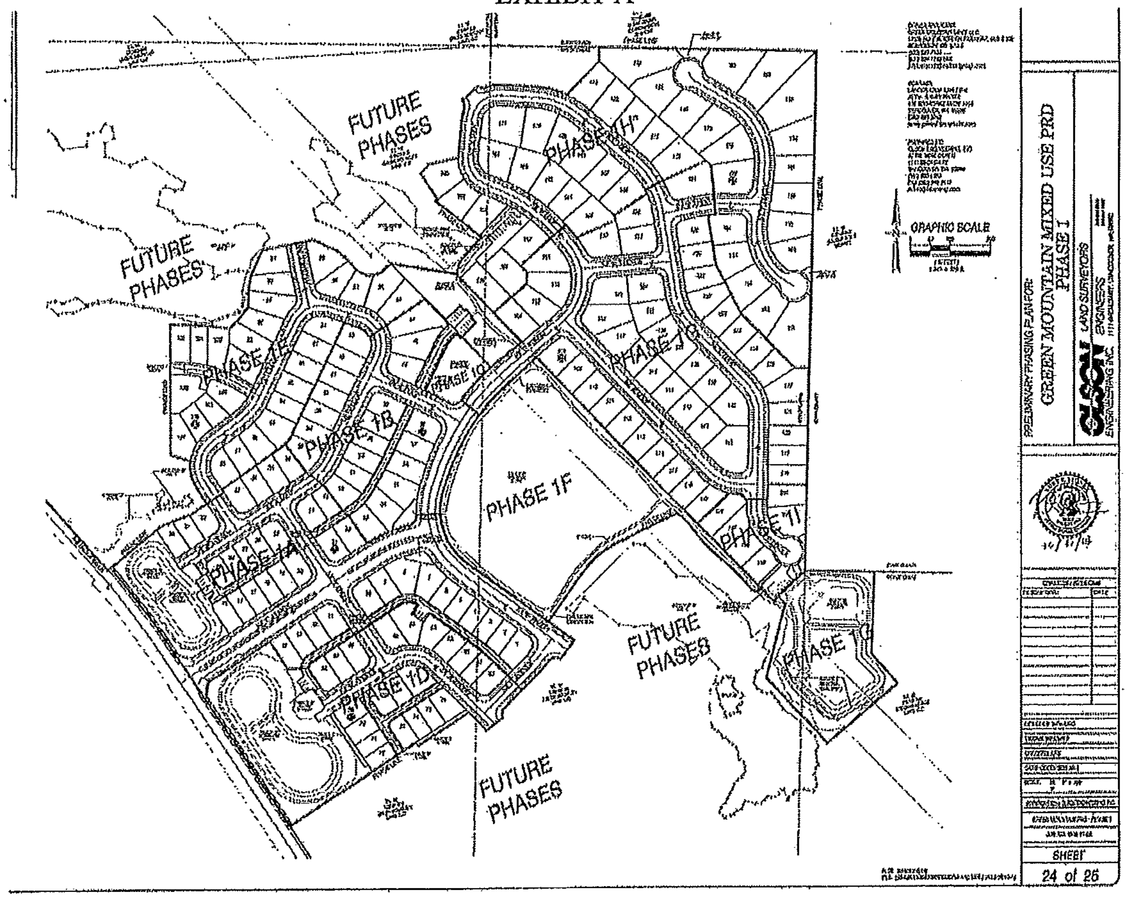
FUTURE PHASES
FUTURE PHASES
PHASE 1H
PHASE 1E
PHASE 1C
PHASE 1G
PHASE 1B
PHASE 1F
PHASE 1I
PHASE 1A
FUTURE PHASES
PHASE 1J
PHASE 1D
FUTURE PHASES
GRAPHIC SCALE
PRELIMINARY PHASING PLAN FOR:
GREEN MOUNTAIN MIXED USE PRD
PHASE 1
OLSON
ENGINEERING INC.
ENGINEERS
LAND SURVEYORS
SHEET
24 of 25

EXHIBIT B

REQUIRED IMPROVEMENTS

See Attached 13 Pages

OLSON ENGINEERING INC.
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660 (360) 695-1385

Green Mountain Mix Use PRD - Phase 1A, B, D & E - Cost Estimate for all work needed for Completion

A	PHASE 1A & 1B

Item #	Description	Unit Of Measure	Quantity	Unit Price	Total Price	Percent Complete	Remaining Price
A-1	**SITEWORK - On Site**						
1	Finish Grade	SF	133,265	$ 0.10	$ 13,327	100	$ -
2	1¼"- Crushed Rock	TN	8,965	$ 16.00	$ 143,440	65	$ 50,204
3	Asphalt Concrete Class ½" 64-22 HMA	TN	3,005	$ 80.00	$ 240,400	100	$ -
4	Vertical Curb @ Parking	LF	565	$ 9.00	$ 5,085	100	$ -
5	Curb & Gutter	LF	7,175	$ 9.00	$ 64,575	100	$ -
6	Sidewalk	SF	7,229	$ 3.75	$ 27,109	0	$ 27,109
7	Pedestrian Ramp	SF	7,285	$ 3.75	$ 27,319	0	$ 27,319
8	Curb @ Pedestrian Ramp	LF	120	$ 10.00	$ 1,200	100	$ -
9	Detectable Warning Surface	SF	240	$ 25.00	$ 6,000	0	$ 6,000
10	Driveway Approach	SF	1,820	$ 4.00	$ 7,280	0	$ 7,280
11	Traffic Control	LS	1	$ 17,500.00	$ 17,500	90	$ 1,750
				Total	$ 553,234		$ 119,662
A-2	**STORM SYSTEM TRACT "A"**						
12	18" CPP w/ Granular Backfill	LF	550	$ 60.00	$ 33,000	100	$ -
13	15" CPP w/ Granular Backfill	LF	260	$ 53.00	$ 13,780	100	$ -
14	12" CPP w/ Granular Backfill	LF	3,000	$ 40.00	$ 120,000	100	$ -
15	10" CPP w/ Granular Backfill (MH - CCI)	LF	648	$ 35.00	$ 22,680	100	$ -
16	6" CPP w/ Granular Backfill, Lateral	LF	635	$ 28.00	$ 17,780	100	$ -
17	6" CPP w/ Granular Backfill, Lateral (Phase 1D)	LF	175	$ 28.00	$ 4,900	100	$ -
18	Manhole, 48", Type 1 w/ Externally Sealed Joints	EA	21	$ 2,250.00	$ 47,250	100	$ -
19	Cleanout (8")	EA	12	$ 375.00	$ 4,500	100	$ -
20	Cleanout (6") @ Lateral	EA	36	$ 275.00	$ 9,900	100	$ -
21	Comb. Curb Inlet, Type 1	EA	24	$ 1,750.00	$ 42,000	100	$ -
22	Curb Inlet, Type 1	EA	8	$ 1,500.00	$ 12,000	100	$ -
23	6" Perf. Pipe D-2729 w/ Drain Rock - French Drain	LF	875	$ 20.00	$ 17,500	100	$ -
24	6" PVC Pipe D-2729 - French Drain	LF	45	$ 15.00	$ 675	100	$ -
25	Storm Facility - Fine Grading/Topsoil	LS	1	$ 20,000.00	$ 20,000	95	$ 1,000
26	Gravel for Access	TN	190	$ 16.00	$ 3,040	100	$ -
27	Asphalt for Access	TN	30	$ 80.00	$ 2,400	100	$ -
28	Chain Link Fence and Gate	LF	1,020.00	$ 15.00	$ 15,300	0	$ 15,300
29	Structures	LS	1	$ 6,000.00	$ 6,000	100	$ -
30	Wet Pond Planting	LS	1	$ 15,000.00	$ 15,000	0	$ 15,000
				Total	$ 407,705		$ 31,300

A-3	STORM SYSTEM TRACT "H"	Unit Of Measure	Quantity	Unit Price	Total Price	Percent Complete	Remaining Price
31	36" CPP w/ Granular Backfill - By Pass	LF	1,540	$ 90.00	$ 138,600	100	$ -
32	24" CPP w/ Granular Backfill	LF	185	$ 70.00	$ 12,950	100	$ -
33	15" CPP w/ Granular Backfill	LF	235	$ 53.00	$ 12,455	100	$ -
34	12" CPP w/ Granular Backfill	LF	520	$ 40.00	$ 20,800	100	$ -
35	10" CPP w/ Granular Backfill (MH - CCI)	LF	60	$ 35.00	$ 2,100	100	$ -
36	6" CPP w/ Granular Backfill, Lateral	LF	335	$ 28.00	$ 9,380	100	$ -
37	Manhole, 72", w/ Externally Sealed Joints - By Pass	EA	6	$ 5,600.00	$ 33,600	100	$ -
38	Manhole, 60", w/ Externally Sealed Joints - By Pass	EA	5	$ 3,500.00	$ 17,500	100	$ -
39	Manhole, 48", w/ Externally Sealed Joints	EA	6	$ 2,250.00	$ 13,500	100	$ -
40	Cleanout (8")	EA	1	$ 375.00	$ 375	100	$ -
41	Cleanout (6") @ Lateral	EA	18	$ 275.00	$ 4,950	100	$ -
42	Comb. Curb Inlet	EA	4	$ 1,750.00	$ 7,000	100	$ -
43	Curb Inlet	EA	1	$ 1,500.00	$ 1,500	100	$ -
44	12" Nyloplast Area Drain	EA	5	$ 750.00	$ 3,750	100	$ -
45	Ditch Inlet G-2	EA	4	$ 1,750.00	$ 7,000	100	$ -
46	Storm Facility - Fine Grade/Topsoil	LS	1	$ 10,000.00	$ 10,000	100	$ -
47	Gravel for Access	TN	130	$ 16.00	$ 2,080	100	$ -
48	Asphalt for Access	TN	20	$ 80.00	$ 1,600	100	$ -
51	Chain Link Fence and Gate	LF	715.00	$ 15.00	$ 10,725	0	$ 10,725
52	Wet Pond Planting	LS	1	$ 12,000.00	$ 12,000	0	$ 12,000
53	Structures	LS	1	$ 8,000.00	$ 8,000	100	$ -
				Total	$ 329,865		$ 22,725

A-4	SANITARY SEWER	Unit Of Measure	Quantity	Unit Price	Total Price	Percent Complete	Remaining Price
54	Connect To Existing 48" Manhole (Maintain Existing 2" Pressure Main	LS	1	$ 1,200.00	$ 1,200	100	$ -
55	8" PVC 3034 w/ Granular Backfill	LF	3,925	$ 42.00	$ 164,850	100	$ -
56	6" PVC 3034 w/ Granular Backfill, Lateral	LF	1,260	$ 30.00	$ 37,800	100	$ -
57	6" PVC 3034 w/ Granular Backfill, Lateral (Phase 1B)	LF	40	$ 30.00	$ 1,200	100	$ -
58	6" PVC 3034 w/ Granular Backfill, Lateral (Phase 1D)	LF	225	$ 30.00	$ 6,750	100	$ -
59	Manhole, 48"	EA	25	$ 2,800.00	$ 70,000	100	$ -
60	Cleanout (8")	EA	6	$ 410.00	$ 2,460	100	$ -
61	Cleanout (4") @ Lateral	EA	58	$ 335.00	$ 19,430	100	$ -
62	Cleanout (4") @ Lateral (Phase 1B)	EA	2	$ 335.00	$ 670	100	$ -
63	Cleanout (4") @ Lateral (Phase 1D)	EA	10	$ 335.00	$ 3,350	100	$ -
64	1½"- Crushed Rock (Patch)	TN	395	$ 16.00	$ 6,320	100	$ -
65	Asphaltic Concrete Class ½" 64-22 HMA (Patch)	TN	115	$ 80.00	$ 9,200	100	$ -
66	Septic Tank (2) Complete	LS	1	$ 50,000.00	$ 50,000.00	100	$ -
				Total	$ 373,230.00		$ -

A-5	WATER	Unit Of Measure	Quantity		Unit Price		Total Price	Percent Complete		Remaining Price
67	Connect To Existing 10" PVC C-900 (Golf Course Main) Install 10" 90° Bend w/ Restrained Joints	EA	1	$	1,500.00	$	1,500	100	$	-
68	18" D.I.P. w/ Granular Backfill	LF	1,495	$	100.00	$	149,500	100	$	-
69	10" D.I.P. w/ Granular Backfill	LF	50	$	50.00	$	2,500	100	$	-
70	8" D.I.P. w/ Granular Backfill	LF	2,350	$	40.00	$	94,000	100	$	-
71	2" Standard Blow Off Assembly	EA	8	$	1,260.00	$	10,080	100	$	-
72	6" Fire Hydrant Assembly, w/ 18" x 6" Tee	EA	2	$	5,500.00	$	11,000	100	$	-
73	6" Fire Hydrant Assembly, w/ 8" x 6" Tee	EA	3	$	3,700.00	$	11,100	100	$	-
74	1" Water Service Assembly	EA	58	$	650.00	$	37,700	100	$	-
75	2" Water Service Assembly (Irrigation)	EA	1	$	2,800.00	$	2,800	100	$	-
					Total	$	320,180		$	-

A-6	STRIPING & SIGNAGE									
76	Signage and Striping	LS	1	$	42,500.00	$	42,500	0	$	42,500
77	Barricade Type III	EA	6	$	1,500.00	$	9,000	0	$	9,000
					Total	$	51,500		$	51,500

A-7	LANDSCAPING	Unit Of Measure	Quantity		Unit Price		Total Price	Percent Complete		Remaining Price
78	Landscaping	SF	15,000	$	3.00	$	45,000	0	$	45,000
					Total	$	45,000		$	45,000

A-8	FRANCHISE UTILITY									
79	Crossing (Power, Cable. Phone, Gas)	EA	35	$	1,000.00	$	35,000	100	$	-
80	Dry Utilities (Per / Lot)	EA	58	$	1,500.00	$	87,000	50	$	43,500
81	Street Lights (150 LF +/- Spacing)	EA	20	$	2,500.00	$	50,000	0	$	50,000
					Total	$	122,000		$	43,500

Phase 1 A & B Onsite Construction Costs	$ 2,202,714.00		$ 313,686.50

B	FRONTAGE - NE INGLE ROAD

Item #	Description	Unit Of Measure	Quantity		Unit Price		Total Price	Percent Complete		Remaining Price
B-1	**SITEWORK**									
1	Sawcut - NE Ingle Rd	LF	930	$	1.50	$	1,395	100	$	-
2	AC Removal - NE Ingle Rd	SF	8,265	$	0.50	$	4,133	100	$	-
3	Mass Grading - NE Ingle Rd	CY	465	$	3.00	$	1,395	100	$	-
4	Finish Grade	SF	12,735	$	0.10	$	1,274	100	$	-
5	1¼"- Crushed Rock	TN	835	$	16.00	$	13,360	100	$	-
6	Asphalt Concrete Class ½" 64-22 HMA	TN	245	$	80.00	$	19,600	100	$	-
7	Grind West side	SF	15,600	$	0.75	$	11,700	0	$	11,700
8	Overlay West Side	TN	300	$	80.00	$	24,000	0	$	24,000
9	Curb & Gutter	LF	805	$	9.00	$	7,245	100	$	-
10	Sidewalk	SF	4,330	$	3.75	$	16,238	0	$	16,238
11	Pedestrian Ramp	SF	1,165	$	3.75	$	4,369	0	$	4,369
12	Detectable Warning Surface	SF	64	$	25.00	$	1,600	0	$	1,600
13	Driveway Approach	SF	80	$	4.00	$	320	0	$	320
14	Traffic Control	LS	1	$	2,500.00	$	2,500	90	$	250
					Total	$	109,127		$	58,476
B-2	**STORM**									
15	10" CPP w/ Granular Backfill (MH - CCI)	LF	142	$	35.00	$	4,970	100	$	-
16	Comb. Curb Inlet, Type 1	EA	2	$	1,750.00	$	3,500	100	$	-
					Total	$	8,470		$	-
B-3	**SANITARY SEWER**									
17	10 " PVC 3034 w/ Granular Backfill	LF	850	$	50.00	$	42,500	100	$	-
18	8" PVC 3034 w/ Granular Backfill	LF	80	$	42.00	$	3,360	100	$	-
19	Manhole, 48"	EA	4	$	2,800.00	$	11,200	100	$	-
20	Cleanout (8")	EA	1	$	410.00	$	410	100	$	-
					Total	$	57,470		$	-
B-4	**WATER**									
21	12" D.I.P. w/ Granular Backfill	LF	480	$	70.00	$	33,600	100	$	-
					Total	$	33,600		$	-
B-5	**STRIPING & SIGNAGE,**									
22	Signage and Striping	LS	1	$	2,500.00	$	2,500	0	$	2,500
					Total	$	2,500		$	2,500

B-6	LANDSCAPING,	Unit Of Measure	Quantity		Unit Price		Total Price	Percent Complete		Remaining Price
23	Landscaping	SF	800	$	3.00	$	2,400	0	$	2,400
					Total	$	2,400		$	2,400

Frontage - NE Ingle Road Construction Costs	$	213,567		$	63,376

C WATER / SANITARY / STORM IN NE INGLE ROAD
(Phase 1 A to Goodwin)

Item # C-1	STORM	Unit Of Measure	Quantity		Unit Price		Total Price	Percent Complete		Remaining Price
1	72" Flow Control Manhole, Type 3 (Tract "A")	EA	1	$	9,500.00	$	9,500	100	$	-
2	24" CPP w/ Granular Backfill (Tract "A")	LF	124	$	70.00	$	8,680	100	$	-
3	12" CPP w/ Granular Backfill (Tract "A"	LF	85	$	40.00	$	3,400	100	$	-
4	42" CPP w/ Granular Backfill w/ Hand Placed Rip-Rap	LF	100	$	120.00	$	12,000	100	$	-
5	36" CPP w/ Granular Backfill	LF	1,320	$	90.00	$	118,800	100	$	-
6	30" CPP w/ Granular Backfill	LF	320	$	80.00	$	25,600	100	$	-
7	18" CPP w/ Granular Backfill	LF	35	$	60.00	$	2,100	100	$	-
8	12" CPP w/ Granular Backfill	LF	25	$	40.00	$	1,000	100	$	-
9	Manhole, 60", Type 3 w/ Externally Sealed Joints	EA	4	$	3,500.00	$	14,000	100	$	-
10	Install Manhole 96" Type 3 w/ 2 - 30" CPP Culverts (In) & 1 - 42" CPP	EA	1	$	7,500.00	$	7,500	100	$	-
11	Install Manhole 72" Type 3 Over Existing 2 - 12" CPP Culverts	EA	1	$	6,000.00	$	6,000	100	$	-
12	Install Manhole 60" Type 3 Over Existing 12" CPP Culverts	EA	2	$	4,500.00	$	9,000	100	$	-
13	Cleanout (8")	EA	1	$	375.00	$	375	100	$	-
14	Remove Existing Storm at Intersection	LS	1	$	3,000.00	$	3,000	100	$	-
15	1¼"- Crushed Rock (Patch)	TN	915	$	16.00	$	14,640	100	$	-
16	Asphalt Concrete Class ½" 64-22 HMA (Patch)	TN	270	$	80.00	$	21,600	100	$	-
					Total	$	257,195		$	-

C-2	SANITARY SEWER									
17	10 " PVC 3034 w/ Granular Backfill	LF	1,645	$	50.00	$	82,250	100	$	-
18	8" PVC 3034 w/ Granular Backfill	LF	160	$	42.00	$	6,720	100	$	-
19	Manhole, 48"	EA	5	$	2,800.00	$	14,000	100	$	-
20	Manhole, 60"	EA	5	$	6,000.00	$	30,000	100	$	-
21	Cleanout (8")	EA	3	$	410.00	$	1,230	100	$	-
22	1¼"- Crushed Rock (0.92') (Patch)	TN	640	$	16.00	$	10,240	100	$	-
23	Asphaltic Concrete (0.25') Class ½" 64-22 HMA (Patch)	TN	190	$	80.00	$	15,200	100	$	-
					Total	$	159,640		$	-

C-3	WATER	Unit Of Measure	Quantity		Unit Price		Total Price	Percent Complete		Remaining Price
24	Connect To Existing 8" Main (Remove Existing Blow Off)	EA	1	$	775.00	$	775	100	$	-
25	18" D.I.P. w/ Granular Backfill	LF	105	$	100.00	$	10,500	100	$	-
26	12" D.I.P. w/ Granular Backfill	LF	1,665	$	70.00	$	116,550	100	$	-
27	8" D.I.P. w/ Granular Backfill	LF	20	$	40.00	$	800	100	$	-
28	2" Standard Blow Off Assembly	EA	3	$	1,300.00	$	3,900	100	$	-
29	1¼"- Crushed Rock (Patch)	TN	655	$	16.00	$	10,480	100	$	-
30	Asphalt Concrete Class ½" 64-22 HMA (Patch)	TN	190	$	80.00	$	15,200	100	$	-
					Total	$	158,205		$	-

C-4	STREET									
1	Street Preparation and Overlay	TN	900	$	120.00	$	108,000	0	$	108,000
2	Traffic Control	LS	1	$	5,000.00	$	5,000	0	$	5,000
						$	113,000		$	113,000

Water/Sanitary/Storm in Ingle Road Construction Costs (Phase 1 A to Goodwin)	$	575,040	$	113,000

D OFFSITE UTILITIES IN GOODWIN ROAD

Item # D-1	SANITARY	Unit Of Measure	Quantity		Unit Price		Total Price	Percent Complete		Remaining Price
1	12" PVC 3034 w/ Granular Backfill	LF	433	$	75.00	$	32,475	0	$	32,475
2	18" PVC 3034 w/ Granular Backfill	LF	25	$	125.00	$	3,125	0	$	3,125
3	Manhole, 48", Type 1, w/ Spray Lined	EA	2	$	4,000.00	$	8,000	0	$	8,000
					Total	$	43,600		$	43,600

D-2	WATER									
4	Connect To Existing 12" Main	LS	1	$	900.00	$	900	0	$	900
5	12" D.I.P. CL 52 w/ Granular Backfill	LF	20	$	75.00	$	1,500	0	$	1,500
6	12" D.I.P. CL 52 (Bridge Crossing)	LF	105	$	300.00	$	31,500	0	$	31,500
7	2" Air / Vacuum Release Valve Assembly	EA	1	$	2,500.00	$	2,500	0	$	2,500
8	12" D.I.P. CL 52 w/ Granular Backfill	LF	1,000	$	75.00	$	75,000	0	$	75,000
9	Water Service w/ DCVA @ Pump Station (1½")	EA	1	$	2,750.00	$	2,750	0	$	2,750
10	Abandoned Existing 8" D.I.P. & Fittings (Per City's Requirements)	LF	1,100	$	15.00	$	16,500	0	$	16,500
					Total	$	130,650		$	130,650

D-3	FORCE MAIN	Unit Of Measure	Quantity		Unit Price		Total Price	Percent Complete		Remaining Price
11	Connect To Existing 6" S.T.E.P. Force Main	LS	1	$	1,000.00	$	1,000	0	$	1,000
12	6" D2241 PVC PC 200 w/ Granular Backfill	LF	1,530	$	45.00	$	68,850	0	$	68,850
13	6" D.I.P. CL 52 (Bridge Crossing)	LF	95	$	225.00	$	21,375	0	$	21,375
14	2" Air / Vacuum Release Valve Assembly	EA	1	$	2,500.00	$	2,500	0	$	2,500
15	2" S.T.E.P. Sewer Service	EA	1	$	2,500.00	$	2,500	0	$	2,500
					Total	$	96,225		$	96,225

D-4	FORCE MAIN ROAD RESTORATION									
16	Sawcut	LF	1,600	$	2.00	$	3,200	0	$	3,200
17	Remove AC	SF	4,600	$	0.75	$	3,450	0	$	3,450
18	1¼"- Crushed Rock (Patch)	TN	370	$	16.00	$	5,920	0	$	5,920
19	Asphalt Concrete Class ½" 64-22 HMA (Patch)	TN	200	$	80.00	$	16,000	0	$	16,000
20	Asphalt Concrete Class ½" 64-22 HMA (Patch)	SF	6,500	$	1.00	$	6,500	0	$	6,500
					Total	$	35,070		$	35,070
	Offsite Utilites in Goodwin Road Construction Costs						#REF!		$	305,545

E	LEFT TURN LANE - GOODWIN RD / INGLE RD									
Item #		Unit			Unit		Total	Percent		Remaining
E-1	DEMOLITION	Of Measure	Quantity		Price		Price	Complete		Price
1	Sawcut	LF	1,200	$	2	$	2,400	0	$	2,400
2	AC Removal (Exist'g Edge Road)	SF	1,200	$	1	$	900	0	$	900
3	Relocate Exist'g Signs	EA	4	$	125	$	500	0	$	500
					Total	$	3,800		$	3,800
E-2	EROSION CONTROL									
4	Silt Fence	LF	1,200	$	2	$	2,700	0	$	2,700
5	Hydroseed & Mulch Right - Of - Way	SF	9,800	$	0	$	2,940	0	$	2,940
6	Erosion Control Maintenance	LS	1	$	1,700	$	1,700	0	$	1,700
					Total	$	7,340		$	7,340
E-3	ROADWORK									
7	Mass Grading & Haul Off	CY	350	$	10	$	3,500	0	$	3,500
8	Finish Grade	SF	6,710	$	0	$	2,013	0	$	2,013
9	Geotextile Fabric	SY	805	$	2	$	1,489	0	$	1,489
10	1¼"- Crushed Rock (0.92')	TN	440	$	20	$	8,800	0	$	8,800
11	Asphalt Concrete (0.25') Class ½" 64-22 HMA	TN	130	$	135	$	17,550	0	$	17,550
12	Traffic Control	LS	1	$	7,500	$	7,500	0	$	7,500
					Total	$	40,852		$	40,852

E-4	STORM	Unit Of Measure	Quantity		Unit Price		Total Price	Percent Complete		Remaining Price
13	Regrade Roadside Ditch	LF	750	$	4	$	2,625	0	$	2,625
14	Traffic Control	LS	1	$	1,500	$	1,500	0	$	1,500
					Total	$	4,125		$	4,125
E-5	WATER									
15	Adjust Blow-Off & Valve Lids To Grade	EA	1	$	250	$	250	0	$	250
					Total	$	250		$	250
E-6	STRIPING & SIGNAGE									
16	Solid Double Yellow Line	LF	140	$	1	$	140	0	$	140
17	Solid White Line (Fog & Lane Lines)	LF	2,100	$	1	$	1,050	0	$	1,050
18	Turn Arrow	EA	4	$	350	$	1,400	0	$	1,400
19	White Thermoplastic Stop Bar	EA	1	$	660	$	660	0	$	660
20	Traffic Control	LS	1	$	2,000	$	2,000	0	$	2,000
					Total	$	5,250		$	5,250
	Left Turn Lane at Goodwin Rd and Ingle Rd Construction Costs					$	61,617.25		$	61,617.25

F PRESSURE MAIN MODIFICATIONS AT CAMAS MEADOWS

Item # F-1	FORCE MAIN	Unit Of Measure	Quantity		Unit Price		Total Price	Percent Complete		Remaining Price
1	Connect To Existing 10" S.T.E.P. Force Main (Tee & Valves)	LS	1	$	5,000.00	$	5,000	0	$	5,000
2	8" D2241 PVC PC 200 w/ Granular Backfill	LF	380	$	55.00	$	20,900	0	$	20,900
3	Connect To Existing Wet Well	LS	1	$	1,000.00	$	1,000	0	$	1,000
					Total	$	26,900		$	26,900
F-2	STREET/PARKING RESTORATION									
4	Sawcut	LF	550	$	2.00	$	1,100	0	$	1,100
5	Remove AC - Street	SF	100	$	0.75	$	75	0	$	75
6	Remove Driveway Aproach & Sidewalk	SF	150	$	2.30	$	345	0	$	345
7	Remove AC - Parking	SF	1,740	$	0.75	$	1,305	0	$	1,305
8	Remove Curb - Parking	LF	130	$	1.30	$	169	0	$	169
9	1¼"- Crushed Rock (Patch)	TN	95	$	16.00	$	1,520	0	$	1,520
10	Asphalt Concrete Class ½" 64-22 HMA (Patch)	TN	40	$	80.00	$	3,200	0	$	3,200
11	Driveway Aproach & Sidewalk	SF	150	$	4.00	$	600	0	$	600
12	Vertical Curb - Parking	LF	130	$	10.00	$	1,300	0	$	1,300
					Total	$	9,614		$	9,614
	Pressure Main Modification at Camas Meadows Construction Cost					$	36,514		$	36,514

G GOODWIN ROAD PUMP STATION

Item #		Unit Of Measure	Quantity	Unit Price	Total Price	Percent Complete	Remaining Price
G-1	**PUMP STATION**						
1	Erosion Control	LS	1	$ 10,000.00	$ 10,000	0	$ 10,000
2	Excavation/Grading/Earthwork	LS	1	$ 20,000.00	$ 20,000	0	$ 20,000
3	Dewatering (Water -10')	LS	1	$ 15,000.00	$ 15,000	0	$ 15,000
4	Granular Backfill	TN	1,100	$ 17.00	$ 18,700	0	$ 18,700
5	Shoring	LS	1	$ 20,000.00	$ 20,000	0	$ 20,000
6	Control Panel/Electrical System	LS	1	$ 200,000.00	$ 200,000	0	$ 200,000
7	Odor Control	LS	1	$ 15,000.00	$ 15,000	0	$ 15,000
8	Generator	LS	1	$ 40,000.00	$ 40,000	0	$ 40,000
9	Wet Well Vault Plumbing	LS	1	$ 250,000.00	$ 250,000	0	$ 250,000
10	Control Panel Structure and foundation	LS	1	$ 30,000.00	$ 30,000	0	$ 30,000
				Total	$ 618,700		$ 618,700
	Goodwin Road Pump Station				$ 618,700		$ 618,700

H PHASE 1 D

Item #		Unit Of Measure	Quantity	Unit Price	Total Price	Percent Complete	Remaining Price
H-1	**SITEWORK**						
1	Finish Grade	SF	28,400	$ 0.10	$ 2,840	0	$ 2,840
2	1¼"- Crushed Rock (0.92')	TN	1,860	$ 16.00	$ 29,760	80	$ 5,952
3	Asphalt Concrete (0.25') Class ½" 64-22 HMA	TN	545	$ 80.00	$ 43,600	0	$ 43,600
4	Curb & Gutter	LF	1,310	$ 9.00	$ 11,790	100	$ -
5	Sidewalk	SF	2,595	$ 3.75	$ 9,731	0	$ 9,731
6	Pedestrian Ramp	SF	1,820	$ 3.75	$ 6,825	0	$ 6,825
7	Curb @ Pedestrian Ramp	LF	30	$ 10.00	$ 300	0	$ 300
8	Detectable Warning Surface	SF	64	$ 25.00	$ 1,600	0	$ 1,600
9	Driveway Approach	SF	665	$ 4.00	$ 2,660	0	$ 2,660
				Total	$ 109,106		$ 73,508
H-2	**STORM**						
10	12" CPP w/ Granular Backfill	LF	905	$ 40.00	$ 36,200	100	$ -
11	10" CPP w/ Granular Backfill (MH - CCI)	LF	190	$ 35.00	$ 6,650	100	$ -
12	6" CPP w/ Granular Backfill, Lateral	LF	210	$ 28.00	$ 5,880	100	$ -
12	Manhole, 48", Type 1 w/ Externally Sealed Joints	EA	9	$ 2,250.00	$ 20,250	100	$ -
13	Comb. Curb Inlet, Type 1, w/ 10" Zymark	EA	10	$ 1,750.00	$ 17,500	100	$ -
14	Cleanout (8")	EA	2	$ 375.00	$ 750	100	$ -
15	Catch Basin, Type 1, w/ 12" Zymark	EA	2	$ 1,500.00	$ 3,000	100	$ -
				Total	$ 86,480		$ -

		Unit Of Measure	Quantity	Unit Price	Total Price	Percent Complete	Remaining Price
H-3	**SANITARY SEWER**						
16	8" PVC 3034 w/ Granular Backfill	LF	415	$ 42.00	$ 17,430	100	$ -
17	6" PVC 3034 w/ Granular Backfill, Lateral	LF	235	$ 30.00	$ 7,050	100	$ -
18	Manhole, 48", Type 1, w/ Spray Lined	EA	3	$ 2,800.00	$ 8,400	100	$ -
19	Cleanout (8")	EA	1	$ 410.00	$ 410	100	$ -
20	Cleanout (6") @ Lateral	EA	21	$ 335.00	$ 7,035	100	$ -
				Total	$ 40,325		$ -
H-4	**WATER**						
21	8" D.I.P. w/ Granular Backfill	LF	1,240	$ 40.00	$ 49,600	100	$ -
22	2" Standard Blow Off Assembly	EA	3	$ 1,260.00	$ 3,780	100	$ -
23	6" Fire Hydrant Assembly, w/ 8" x 6" Tee	EA	2	$ 3,700.00	$ 7,400	100	$ -
24	1" Water Service	EA	21	$ 650.00	$ 13,650	100	$ -
				Total	$ 74,430		$ -
H-5	**STRIPING & SIGNAGE**						
25	Signage and Striping	LS	1	$ 3,400.00	$ 3,400	0	$ 3,400
26	Barricade Type III	EA	2	$ 1,500.00	$ 3,000	0	$ 3,000
				Total	$ 6,400		$ 6,400
H-6	**LANDSCAPING**						
27	Right - Of - Way / Median	SF	325	$ 3.00	$ 975	0	$ 975
				Total	$ 975		$ 975
H-7	**FRANCHISE UTILITY**						
28	Crossing (Power, Cable. Phone, Gas)	EA	6	$ 1,000.00	$ 6,000	100	$ -
29	Dry Utilities (Per / Lot)	EA	21	$ 1,500.00	$ 31,500	50	$ 15,750
30	Street lighting (150 LF +/- Spacing)	EA	4	$ 2,500.00	$ 10,000	0	$ 10,000
				Total	$ 47,500		$ 25,750
	Phase 1 D Onsite Construction Costs				$ 365,216		$ 106,633

I	PHASE 1 E						
Item #		Unit Of Measure	Quantity	Unit Price	Total Price	Percent Complete	Remaining Price
I-1	**SITEWORK**						
1	Finish Grade	SF	33,500	$ 0.10	$ 3,350	70	$ 1,005
2	1¼"- Crushed Rock (0.92')	TN	2,355	$ 16.00	$ 37,680	80	$ 7,536
3	Asphalt Concrete (0.25') Class ½" 64-22 HMA	TN	630	$ 80.00	$ 50,400	0	$ 50,400
4	Curb & Gutter	LF	2,045	$ 9.00	$ 18,405	0	$ 18,405
5	Sidewalk	SF	585	$ 3.75	$ 2,194	0	$ 2,194
6	Pedestrian Ramp	SF	775	$ 3.75	$ 2,906	0	$ 2,906
7	Curb @ Pedestrian Ramp	LF	25	$ 10.00	$ 250	0	$ 250
8	Detectable Warning Surface	SF	34	$ 25.00	$ 850	0	$ 850
9	Driveway Approach	SF	220	$ 4.00	$ 880	0	$ 880
				Total	$ 116,915		$ 84,426
I-2	**STORM**						
10	12" CPP w/ Granular Backfill	LF	1,165	$ 40.00	$ 46,600	100	$ -
11	10" CPP w/ Granular Backfill	LF	165	$ 35.00	$ 5,775	100	$ -
12	6" CPP w/ Granular Backfill, Lateral	LF	920	$ 28.00	$ 25,760	100	$ -
13	Manhole, 48", Type 1 w/ Externally Sealed Joints	EA	9	$ 2,250.00	$ 20,250	100	$ -
14	Cleanout (8")	EA	4	$ 375.00	$ 1,500	100	$ -
15	Comb. Curb Inlet, Type 1, w/ 10" Zymark	EA	8	$ 1,750.00	$ 14,000	100	$ -
16	Catch Basin, Type 1, w/ 12" Zymark	EA	1	$ 1,500.00	$ 1,500	100	$ -
				Total	$ 113,885		$ -
I-3	**SANITARY SEWER**						
17	8" PVC 3034 w/ Granular Backfill	LF	1,115	$ 42.00	$ 46,830	100	$ -
18	6" PVC 3034 w/ Granular Backfill, Lateral	LF	800	$ 30.00	$ 24,000	100	$ -
19	Manhole, 48", Type 1, w/ Spray Lined	EA	9	$ 2,800.00	$ 25,200	100	$ -
20	Cleanout (8")	EA	2	$ 410.00	$ 820	100	$ -
21	Cleanout (6") @ Lateral	EA	28	$ 335.00	$ 9,380	100	$ -
				Total	$ 106,230		$ -
I-4	**WATER**						
22	8" D.I.P. w/ Granular Backfill	LF	1,885	$ 40.00	$ 75,400	100	$ -
23	2" Standard Blow Off Assembly	EA	2	$ 1,260.00	$ 2,520	100	$ -
24	6" Fire Hydrant Assembly, w/ 8" x 6" Tee	EA	1	$ 3,700.00	$ 3,700	100	$ -
25	1" Water Service	EA	28	$ 650.00	$ 18,200	100	$ -
				Total	$ 99,820		$ -

		Unit Of Measure	Quantity	Unit Price	Total Price	Percent Complete	Remaining Price
I-5	**STRIPING & SIGNAGE**						
26	Signage and Striping	LS	1	$ 1,600.00	$ 1,600	0	$ 1,600
27	Barricade Type III	EA	1	$ 1,500.00	$ 1,500	0	$ 1,500
				Total	$ 3,100		$ 3,100
I-6	**LANDSCAPING**						
28	Right - Of - Way	SF	515	$ 3.00	$ 1,545	0	$ 1,545
				Total	$ 1,545		$ 1,545
I-7	**FRANCHISE UTILITY**						
29	Crossing (Power, Cable. Phone, Gas)	EA	8	$ 1,000.00	$ 8,000	100	$ -
30	Dry Utilities (Per / Lot)	EA	28	$ 1,500.00	$ 42,000	0	$ 42,000
31	Street lighting (150 LF +/- Spacing)	EA	5	$ 2,500.00	$ 12,500	0	$ 12,500
				Total	$ 62,500		$ 54,500
	Phase 1 E Onsite Construction Costs				$ 503,995		$ 143,571

Cost to Complete all work associated with Green Mountain PURD Phase 1A, B, C & D.

A	Phase 1 A & B Onsite Construction Costs	$313,687
B	Frontage - NE Ingle Road Construction Costs	$63,376
C	Water/Sanitary/Storm in Ingle Road Construction Costs	$113,000
D	Offsite Utilites in Goodwin Road Construction Costs	$305,545
E	Left Turn Lane at Goodwin Rd and Ingle Rd Construction Costs	$61,617
F	Pressure Main Modification at Camas Meadows Construction Cost	$36,514
G	Goodwin Road Pump Station	$618,700
H	Phase D	$106,633
I	Phase E	$143,571
	Total Cost to Complete all Work Required for Phases 1A and B	**$1,762,643**

KURT E. STONEX
STATE OF WASHINGTON
26352
REGISTERED
PROFESSIONAL ENGINEER

2/23/17

EXHIBIT C
SAMPLE BOND FORM

* *NOTE: THIS WORDING MUST BE ON THE BOND!*

BONDING COMPANY NAME AND TITLE BLOCK

____

BOND NO. ______________

SURETY BOND

KNOW ALL BY THESE PRESENTS:

That we,
____
____
____
__________ as Principal(s), and
______________________________. COMPANY, a
______________ corporation authorized
to transact surety business in the State of Washington, as
Surety, are held and firmly bound unto
* The City of Camas, Washington
____
___, as Obligee, in the penal sum of

($1,850,775.00) DOLLARS, lawful money of the United States of America, for the payment of which, well and truly to be made, we bind ourselves, our heirs, legal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, **_* The Principal is required to post financial security per CMC 17.21.040 (A1 - A9) of the Camas Municipal Code for completion of site improvements associated with the Green Mountain Mixed Use, PRD, Phases 1A, 1B, 1D & 1E, City file No. SUB14-02 & MINMOD16-13._**

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, That if the said Principal(s) shall comply with all applicable

Ordinances, Rules and Regulations, and any Amendments thereto, then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, * **That this bond shall continue in force until:**

☐ * **Project is deemed complete by the City of Camas.**

☐ Cancelled by Surety giving ________________ days written notice to Obligee and Principal of its intention to terminate its liability hereunder.

SIGNED AND SEALED this ________________ day of
________________________.

____
By ____________________, Principal
______________________COMPANY

By ____________________, Attorney-in-Fact