

After Recording Return to:

CITY OF SEDRO-WOOLLEY
325 METCALF STREET
SEDRO-WOOLLEY, WA 98284

**DEVELOPMENT AGREEMENT
BUCKO PLAT**

Grantor: BUCKO SURVIVORS TRUST
Grantee: CITY OF SEDRO-WOOLLEY
Legal Description: See attached Exs. A & B
Tax Parcel ID#: P37256 / 350423-1-012-0002 and P37251 / 350423-1-008-0206

THIS DEVELOPMENT AGREEMENT ("Development Agreement" or "Agreement") is entered into this ___day of _____, 2021 by and between the City of Sedro-Woolley, Washington, a Washington municipal corporation (the "City"), and Bucko Survivors Trust, a Washington limited liability company ("Developer").

WHEREAS, the Legislature, through RCW Sections 36.70B.170 through .210 has authorized the City to enter into development agreements; and

WHEREAS, the City of Sedro-Woolley adopted provisions for processing Development Agreements in Sedro-Woolley Municipal Code Chapter 2.90; and

WHEREAS, Developer owns that certain parcel of real property commonly known as Bucko Estates, Sedro-Woolley, Washington legally described on **EXHIBIT A** attached hereto (the "Development Parcel"), as well as an adjacent parcel of real property legally described on **EXHIBIT B** (the "Future Development Parcel"); and

WHEREAS, the Development Parcel and Future Development Parcel are within the City limits; and

WHEREAS, the Development Parcel lies between Cook Road to the south and F&S Grade Road to the north; and

WHEREAS, to the north of F&S Grade Road lies Jones Road; and

WHEREAS, the City has long identified the need for an arterial street connecting Cook Road to Jones Road; and

WHEREAS, Developer intends to develop property in the location identified by the City as best suited for the connecting arterial; and

WHEREAS, the City originally sited the arterial road on property owned by the Developer but outside the footprint of the Development Project, as shown on City of Sedro-Woolley Jones/John Liner/Trail Road Scoping Study Report; and

WHEREAS, in January 2021 the City advised the Developer of the need to relocate the location of the arterial through the footprint of the Development Project due to infeasibility of previous location; and

WHEREAS, the City has requested that the Developer modify the property dedication requirements to accommodate the arterial and revise the originally submitted plans for the Development Project; and

WHEREAS, the City has requested that the Developer construct the City's arterial both in lieu of certain neighborhood streets and as the connecting street between Cook Road and F & S Grade Road; and

WHEREAS, the Developer has incurred additional costs associated with the revised plans as a result of accommodating the arterial; and

WHEREAS, it is in the best interest of the Parties and the public to collaborate on the construction of the transportation infrastructure; and

WHEREAS, in authorizing development agreements pursuant to Sections 36.70B.170-210 RCW, the Legislature found that the lack of certainty in the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers, and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public; and

WHEREAS, the execution of a development agreement is a proper exercise of the City police power and contractual authority, in order to ensure development that is consistent with the Comprehensive Plan and with applicable development regulations adopted by the City as part of its authority to plan under Chapter 36.70A RCW, and to mitigate the impacts of such development; and

WHEREAS, on August 25, 2021, the City issued a State Environmental Policy Act Mitigated Determination of Nonsignificance, which addresses the Development Agreement; and

WHEREAS, the City Council held a public hearing on December 8, 2021 to consider this Development Agreement, and the City Council adopted Resolution No. _____, approving this Development Agreement, consistent with RCW 36.70B.200; and

WHEREAS, after due consideration of the terms of this agreement and public hearing, the City and Developer have agreed to enter into this Development Agreement, which shall be used to establish the preliminary development plan for the Development Project;

NOW, THEREFORE, in consideration of the mutual promises and agreements made herein, and other good and valuable consideration, the sufficiency of which is hereby mutually acknowledged, the City and Developer agree as follows:

1. DEFINITIONS.

As used in this Development Agreement, the following terms, phrases and words shall have the meanings and be interpreted as set forth in this Section.

- a. “Adopting Resolution” means the Resolution which approves this Development Agreement, as required by RCW 36.70B.200.
- b. “Council” means the duly elected legislative body governing the City of Sedro Woolley.
- c. “Director” means the City’s Community Development Director or Director of Planning and Building.
- d. “Effective Date” means the effective date of the Adopting Resolution.
- e. “Existing Land Use Regulations” means the ordinances adopted by the City Council of Sedro Woolley in effect on the Effective Date, including the Adopting Resolutions that govern the permitted uses of land, the density and intensity of use, and the design, improvement, construction standards and specifications applicable to the development of the Subject Property, including, but not limited to the Comprehensive Plan, the City’s Official Zoning Map and development standards, the Design Manual, the Public Works Standards, SEPA, Concurrency Ordinance, and all other ordinances, codes, rules and regulations of the City establishing subdivision standards, park regulations,

building standards. “Existing Land Use Regulation” does not include non-land use regulations, regulation which are not “land use control ordinances” under state law, nor does it include taxes, impact fees, other development or regulatory fees, or storm water control regulations.

f. “Development Project” means the anticipated development of the Development Property, as specified in Section 3 below and as provided for in all associated permits/approvals, and all incorporated exhibits.

2. **EXHIBITS.**

Exhibits to this Agreement are as follows:

EXHIBIT A – Legal description of the Development Parcel

EXHIBIT B – Legal description of the Future Development Parcel

EXHIBIT C – Original Site Plan Submittal (Unapproved - Reference Only)

EXHIBIT D – Footprint of Development Project

EXHIBIT E – North Trail Road Arterial alignment

EXHIBIT F – Estimated quantity of materials and cost of street and associated improvements under Developer’s originally submitted plans

EXHIBIT G – Estimated quantity of materials and cost of street and associated improvements under revised plans to accommodate the North Trail Road Arterial

EXHIBIT H – Additional initial redesign costs as a direct result of accommodating the North Trail Road Arterial

3. **DEVELOPMENT PROJECT; PERMITS; VESTING.**

a. The Developer shall be permitted to design and construct a plat for single-family and multi-family residential lots on the Development Parcel that meets the City land use regulations and subject to the Developer obtaining all necessary permits and approvals for the plat and its construction (the “Development Project”). The Development Project shall be designed and constructed with an approximate footprint as depicted on the site plan attached as **EXHIBIT D**. The final site plan and number of lots will be determined through the permitting process in accordance with the City’s land use regulations.

b. Full improvements shall be constructed by Developer for the North Trail

Road Arterial within the proposed right of way noted on **EXHIBIT E** consistent with the requirements for a minor arterial under the City's code.

c. The Developer shall be responsible for applying for and obtaining all necessary approvals and permits unless otherwise specified in this Development Agreement. The City will review and process all of Developer's applications for approvals and permits in a timely manner in accordance with all applicable statutes, ordinances, codes and this Agreement. Notwithstanding the foregoing, the City will make reasonable efforts to expedite any remaining review of the project.

d. The Development Project shall meet all federal, state and local regulations for development of the Property. Subject to the terms of this Agreement, the Development Project shall be designed and constructed in accordance with the Existing Land Use Regulations. The Development Project, except as hereinafter provided, shall vest in the regulations for the development and use and mitigation requirements at the time of a complete development application and for the entire term of this Agreement. During the term of this Agreement, the City shall not modify or impose new or additional regulations or development standards on the Development Project beyond those set forth in this Development Agreement. During the term of this Agreement, the City shall not impose new mitigation requirements or additional mitigation or impact fees on the Development Project. To the extent this Development Agreement does not establish standards for certain elements of the Development Project, such elements shall be governed by the Regulations as of the date hereof.

4. CREDITS.

For purposes of computing traffic or other impact fees with respect to the Development Project credits will be given as follows:

- i. Per EXHIBIT D, the plat creates 60 single family lots and 4 duplex lots, total 68 dwelling units (DU). The Transportation Impact Fee (TIF) would be 68 DUs at \$2,781 per DU = \$189,108. The Developer is eligible to receive TIF credits for the value of the dedicated right of way as a result of the City's initial request to realign the arterial up to this amount.
- ii. Should there be additional value in excess of \$189,108 for the dedication of the right of way crossing Parcel 37253 Bucko Estates, the City shall provide Developer monetary compensation upon dedication for this additional amount.
- iii. To determine if there is additional value for the dedicated right of way crossing Parcel 37253, the Developer will provide an appraisal of the right of way in its pre-developed state from an appraiser chosen from a City-

provided approved list of appraisers. In the event that the City or the Developer disagrees with the appraisal, either may secure a second appraisal from the approved list of appraisers. The Parties will then negotiate in good faith to reach an agreed upon value. If there is additional value, compensation by the City for this amount will be made in the form of monetary compensation.

5. ROADWAY IMPROVEMENTS.

a. The Developer will provide a record of survey and CAD files (AutoCAD DWG format) of their site to the City for the City's use to establish the final right-of-way alignment.

b. The Developer shall design and construct to City's Engineering and Design and Development Standards street improvements for North Trail Road Arterial, a minor arterial, at the Developer's expense in the newly dedicated right-of-way subject to the cost sharing provisions under Section 6 below. The arterial roadway will be designed, constructed and installed in accordance with the City's road design standard as determined through the permitting process. The street improvements will be constructed from Cook Road to the north property line of the plat, as depicted in **Exhibit E**.

6. COST SHARING.

a. Developers Responsibility.

a. The Developer is constructing the North Trail Road Arterial at the request of the City. The Developer's responsibility, in the absence of this Agreement, would be limited to the construction of neighborhood streets and appurtenances necessary to serve the Plat envisioned under the originally submitted, but unapproved, plans for the Development Project, as submitted to the City on February 4, 2021. (As shown on **Exhibit C**.)

b. Exhibit F (the "Original Costs") outlines the material cost estimates of the work items necessary to construct the street system that would have been required of the Developer under the original plans. **These material cost estimates shall be termed the "Developer's Road Construction Responsibility."**

b. City's Responsibility.

a. **Exhibit G** (the "Revised Costs") outlines the material cost estimates of the work items necessary to construct the street system and appurtenances under the revised plans that accommodate the City's North Trail Road

Arterial.

- b. The City recognizes that the Developer would not be responsible for the costs of constructing the North Trail Road Arterial under the original plans for the Development Project and that the difference between the Original Costs and the Revised Costs are not the Developer's responsibility or obligation. The City shall therefore compensate the Developer for the difference between the Original Costs and the Revised Costs. **This difference shall be the "City's Road Construction Responsibility."**
- c. The Parties recognize that the costs of materials may change between the Effective Date and when the Developer constructs the North Trail Road Arterial and neighborhood streets. An adjustment of the estimates shown on Exhibits F and G may be necessary to reflect actual material costs at the time of construction. The Parties will cooperate in good faith to agree on an adjustment if necessary.
- d. In addition to the City's Responsibility for its share of constructing the North Trail Road Arterial, the City agrees to pay its share of the design, engineering, and permitting costs associated with the North Trail Road Arterial ("City's Design/Engineering/Permitting Responsibility"). The City's share shall be 14.2% of the total road design, engineering, and permitting costs for the Development Project. Developer shall submit invoices with corresponding back-up documentation in a timely fashion.
- e. The City shall provide the Developer with the City's Road Construction and Design/Engineering/Permitting Responsibility amounts at the time the Developer completes construction of the North Trail Road Arterial. Compensation payment will be made in the form of monetary compensation.

7. PHASING.

The Development Project will occur in three phases. The first phase (Phase I) will consist of the portions of the Development Project that are located north of the Brickyard Creek, with the exception of that portion of the North Trail Road Arterial between "Y" Avenue and Brickyard Creek, which will be constructed as part of Phase II. The second phase (Phase II) will consist of the portion of the North Trail Road Arterial between "Y" Avenue and Brickyard Creek and the portions of the Development Project that are located south of Brickyard Creek, including the portion of the North Trail Road Arterial that crosses Brickyard Creek and the portion that extends to Cook Road, except that Lots 40 through 60, and the roads, infrastructure, and tracts that serve those lots will constitute the third phase (Phase III). The phases are shown on Exhibit D. Right-of-way dedication for the entire Project shall occur upon preliminary plat approval.

8. CONDEMNATION AND BOUNDARY LINE ADJUSTMENT.

a. The City shall take steps necessary to purchase and secure property to the west of the Development currently titled in the name of Raymond Nelson. (Parcel No. 37159) (the “Nelsen Property”). The Nelson Property will be utilized as right-of-way to allow the arterial to shift to the west and be constructed at a width that meets engineering standards. The City will exchange portions of the Nelson Property with the Sedro-Woolley School District by boundary line adjustment for District property necessary to complete the arterial.

b. Once obtained, the City will allow the Developer to incorporate and utilize a portion of the Nelson Property sufficient for the stormwater management of runoff created by the North Trail Road arterial, subject to approval of the plans by the City and applicable stormwater requirements under the code.

c. The Developer’s obligations under this Development Agreement are contingent on the City obtaining the Nelson Property. If the City does not or cannot obtain the Nelson property by the time the Developer has obtained all necessary permits to begin construction of Phase I of the Development Project, the terms of this Development Agreement shall terminate and the City agrees that the Developer may reinstate the original submittal and proceed with the review of the Development Project under the original plans submitted to the City on February 4, 2021, under an expedited review process. Developer acknowledges the City’s original comments regarding right-of-way acquisition as they relate to the original submittal and the need to secure additional property to meet the intersection requirements of the City.

d. The City will also complete a boundary line adjustment (BLA) between property owned by the Sedro Woolley School District (Parcel P-37255) and the property being donated as right-of-way by the Developer to allow for the North Trail Road Arterial alignment as shown on Exhibit D. This BLA will occur after the right-of-way is donated to the City and before the Developer has completed Phase I of the Development Project.

e. The Developer will dedicate sufficient right-of-way from Parcel 37256 to allow for future construction of a roundabout intersection at Cook Road and North Trail Road.

9. ADDITIONAL AGREEMENTS.

a. The Parties acknowledge that the Developer’s accommodation of the North Trail Road Arterial at the request of the City resulted in additional redesign costs. The City agrees to provide Developer with monetary compensation for the value of these costs as shown on **Exhibit H**. These costs only include the costs of redesign attributable to the initial redesign and resubmittal required as a direct result of accommodating the

North Trail Road Arterial.

b. The Parties acknowledge that the Developer's accommodation of the North Trail Road Arterial at the request of the City resulted in configuration of certain lots that creates challenges for the Developer, in that compliance with setback requirements will result in lots that will be difficult to develop. The condition that caused the hardship – i.e., the accommodation of the City's arterial road – was not created by the Developer. These conditions are unique to the Developer's property as a result of the arterial. Given the above, the City agrees that setback variances for the following lots shall apply: Lots 64, 63, 31, 17, 18, 19, 20, 21 and 1 all front on the arterial road. All portions of these lots shall be allowed a 10 setback where adjacent to the arterial. In addition, Lot 64 may have a 5 foot setback along the property line with Lot 63 (for a 1 or 2 story building only). Also in addition, Lot 21 may have a 10-foot setback on the Y Avenue frontage. These variances do not shift the impact or burden of development to the City or other property owners.

c. The Parties acknowledge that constructing the Development Project in phases will result in locations where the roadway will terminate at a hammerhead turnaround during Phase I. The first location is at the westerly end of the new plat road noted as "Y" Avenue on Exhibit D. This roadway will end with a hammerhead turnaround a "Y" Avenue and "X" Street until the Developer builds the Trail Road section through to Cook Road as part of Phase 2. The second location is the southeast corner of the plat where Bucko Avenue ends at a hammerhead runaround onto the Commercial Parcel subject to an easement. The City, through the authority granted its Public Works Director, hereby approves these dead-end locations under City of Sedro Woolley Public Works Department Standards 3.2.10.

d. The Parties acknowledge that the Development Project as shown on Exhibit D complies with the requirements for open space under the City's code if the Development was built as one phase. However, full compliance with open space requirements will not be achieved until completion of Phase II. To provide sufficient open space during Phase I, the Parties agree that Lot 16 on Exhibit D may be approved under the preliminary plat as a buildable lot but will remain as open space until the completion of Phase II. Once Phase II is completed, the open space designation on Lot 16 will be lifted and the lot will be an approved buildable lot. During the time that Lot 16 is designated as open space, the lot shall not be required to meet the recreation area requirements in Chapter 6 of the Sedro-Woolley design standards and Chapter 17.38 SWMC. During Phase I the lot will be developed as an open space/grass play field. If construction of Phase II has not begun by March 31, 2024, the Developer shall install recreation improvements on Lot 16 consistent with the requirements of Chapter 17.38 SWMC. Notwithstanding the foregoing, during Phase I the Developer may install infrastructure improvements on Lot 16.

10. UTILITIES.

a. The Developer is responsible to coordinate with all utility service providers. This includes water, sewer, power, communications, and gas. Developer shall be responsible for all costs associated with the location, or relocation of utilities for the Development Project and the work described in this Agreement that is the responsibility of Developer.

b. The Developer shall build all utilities in accordance with the construction plans in Exhibit E.

11. DEVELOPMENT AND LAND USE PROVISIONS.

a. The Developer will design the site in accordance with the Sedro-Woolley Municipal Code Titles 16 and 17.

b. The North Trail Road Arterial roadway section shall be as per the City of Sedro-Woolley Jones/John Liner/Trail Road Scoping Study Report, Figure 4.5.1 Trail Road Typical Section as modified in Exhibit F.

12. GENERAL COMPLIANCE.

Except as specifically provided in this Agreement, the Developer shall comply with all City ordinances, regulations, development standards and policies in effect at the time of a complete plat application is submitted to the City, provided that if relevant ordinances, regulations, development standards and policies are modified prior to approval of the related permits, the Developer may, at its option, elect to comply with the newer requirements without changing their vesting date for the remainder of the applicable Regulations. Developer shall be subject to all pertinent impact fee requirements, including parks, transportation and school impact fees, subject to vesting as provided herein at the time of complete building permit applications as specified in Section 1.d. of this agreement. Pursuant to RCW 36.70B.170(4), this Development Agreement shall reserve authority for the City to impose new or different regulations to the extent required by a serious threat to the public health and safety. The Developer is responsible for all other utility facility and connection fees as applicable.

13. TERM.

This Development Agreement shall be effective for a term of ten (10) years from the date of the final recording with the Skagit County Auditor following approval of Resolution 21-XX Upon expiration of such period, this Development Agreement shall automatically terminate unless otherwise renewed by the City Council following the applicable processes for Development Agreements.

14. ENFORCEABILITY.

Unless terminated in accordance with the provisions hereof, or amended in writing by a document signed by all parties hereto, this Development Agreement is enforceable during its term by any party to the Development Agreement. Thereafter, this Development Agreement is enforceable with respect to any continuing obligation of the parties that survive termination, as set forth herein.

15. GENERAL.

a. This Development Agreement shall be recorded at the Skagit County Auditor's Office within 30 days of approval by the City Council.

b. Any permit or approval issued by the City must be consistent with this Development Agreement.

c. This Development Agreement is a covenant running with the land and is binding on the heirs, personal representatives, successors and assigns of the parties herein.

d. Nothing in this Development Agreement shall be construed to restrict the authority of the City to exercise its power and discretion to rezone the Real Property following expiration of the term of this Development Agreement.

e. In the event of breach of this Agreement by either party, the non-breaching party shall be entitled to bring an action for specific performance and/or injunctive relief. In addition, in the event of breach by one or more Developers, the City shall be entitled to stop work on any pending development approval or permit by the breaching Developer and shall be entitled to withhold approval of pending permit applications submitted by the breaching Developer. City shall be entitled to pursue any security for performance set out in this Agreement. In the event either party commences an action to enforce this agreement or for other relief pursuant to this agreement, the prevailing party in such litigation shall be entitled to an award of reasonable costs and attorney's fees, including costs and fees on appeal.

f. In the event of any dispute as to interpretation or application of the terms or conditions of this Agreement, the Developer and the City shall meet within ten (10) business days after request from any party for the purpose of attempting, in good faith, to resolve the dispute. The meeting may, by mutual agreement, be continued to a date certain in order to include other parties or persons, or to obtain additional information. In the event that a dispute is not resolved through party consultation, the matter shall be scheduled for mediation before a mutually agreed upon neutral party. If the matter is not settled through mediation, any aggrieved party may file an action in the Skagit County Superior Court, as may be allowed by law and court rules.

g. This Agreement shall be governed by and be interpreted in accordance with the laws of the State of Washington.

h. If any provision of this Agreement is determined to be unenforceable or invalid by a court of law, then this Agreement shall thereafter be modified to implement the intent of the parties to the maximum extent allowable under law.

i. This Agreement shall not be modified or amended except in writing signed by the City and Developer or their respective successors in interest.

j. This Agreement represents the entire agreement of the parties with respect to the subject matter hereof. There are no other agreements, oral or written, except as expressly set forth herein.

k. The Developer agrees that in the event of a proposed sale, gift, transfer, segregation, assignment or devise of the Property, the Developer shall disclose the existence of this Agreement to the interested party.

l. This Agreement has been reviewed and revised by legal counsel for all parties and no presumption or rule that ambiguity shall be construed against the party drafting the document shall apply to the interpretation or enforcement of this Agreement.

m. This Agreement shall not be construed as a waiver of any and all other development regulations of the City or other governmental agencies applicable to the development of Developer's property.

n. Except as set forth herein and applicable city code, this Agreement shall not be construed or deemed as a waiver by either City or Developer of any other legal rights, privileges or protections applicable to the property arising under: 1) the Federal or State Constitution; 2) Federal, State or local legislation; 3) Federal or State judicial authority; or 4) any other recognized body of law or equity.

EXECUTED THIS _____ DAY OF _____, 2021.

DEVELOPER:

BUCKO SURVIVORS TRUST, a
Washington Limited Liability Company

CITY OF SEDRO-WOOLLEY:

By: _____

By: _____
Julia Johnson, Mayor

Approved as to form:

Nikki Thompson, City Attorney

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they
signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses
and purposes mentioned in the instrument.

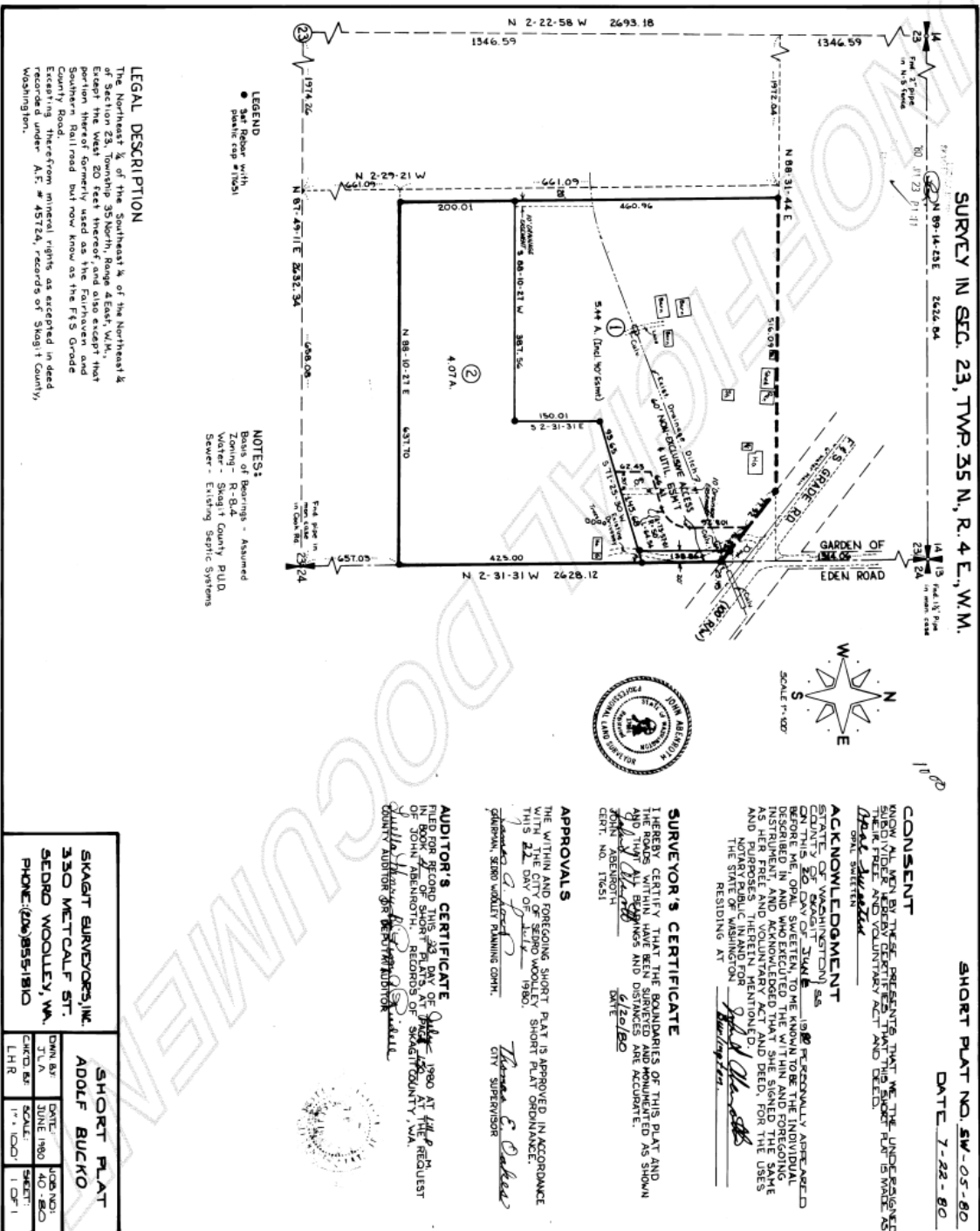
DATED this ____ day of _____.

(Legibly print name of notary)
NOTARY PUBLIC in and for the State of
Washington, residing at _____
My commission expires _____

EXHIBIT A

Legal description of the Development Parcel

EXHIBIT A



SURVEY IN SEC. 23, TWP. 35 N., R. 4 E., W.M.

SHORT PLAT NO. SW-05-80
DATE 7-22-80

X-02223-0009



CONSENT
 I, the undersigned, being the owner of the above described land, do hereby consent to the recording of the above described plat and to the use of the same for the purposes herein mentioned.

 JOHN A. SWEETEN

ACKNOWLEDGMENT
 STATE OF WASHINGTON, SS. I, the undersigned, a Notary Public for the State of Washington, do hereby certify that the above described plat was signed and acknowledged before me on the 22nd day of July, 1980, by the individual named therein and acknowledged that she signed the same for the purposes herein mentioned and that she is the owner of the above described land for the purposes herein mentioned.

 JOHN A. SWEETEN

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS PLAT AND THE HOUSE THEREON HAVE BEEN SURVEYED AND MONUMENTED AS SHOWN ON THE ABOVE DESCRIBED PLAT AND AS SHOWN ON THE RECORDS.

 JOHN A. SWEETEN
 DATE 6/20/80
 CERT. NO. 17651

APPROVALS
 THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE CITY OF SEBRO WOOLLEY SHORT PLAT ORDINANCE.

 1980.

 CHERMAN, SEBRO WOOLLEY PLANNING COM. CITY SUPERVISOR

AUDITOR'S CERTIFICATE
 I HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN ACCORDANCE WITH THE CITY OF SEBRO WOOLLEY SHORT PLAT ORDINANCE.

 COUNTY AUDITOR FOR SEBRO WOOLLEY

- LEGEND**
- Marker with public cap #1001
- NOTES:**
- Bearings - Assumed
 - Zoning - R-8.4
 - Water - Skagit County PUD
 - Sewer - Existing Septic Systems

LEGAL DESCRIPTION
 The Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M., Except the West 20 feet thereof, and also except that portion thereof formerly used as the Fairhaven and Southern Railroad but now known as the F&S Grade County Road. Except the area therefrom mineral rights, as excepted in deed recorded under A.S. # 45724, records of Skagit County, Washington.

SKAGIT SURVEYORS, INC. 330 METCALF ST. SEBRO WOOLLEY, WA. PHONE: (206) 855-1810		SHORT PLAT ADOLF BILCO	
DRAWN BY T.V.A.	DATE JUNE 1980	JOB NO. 40-80	SHEET 1 OF 1
CHECKED BY L.H.R.	SCALE 1" = 100'		

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EXHIBIT B

Legal description of the Future Development Parcel

EXHIBIT B

ADDRESS: Vacant Lot, Sedro-Woolley, WA 98284

The North Half of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East, W.M., EXCEPT THE West 20 feet thereof, and ALSO EXCEPTING THE East 127 feet 5 inches thereof.

PARCEL #: P37256 / 350423-1-012-0002

ADDRESS: 503 F&S Grade Road, Sedro-Woolley, WA 98284

Tract 2, Short Plat No. SW 05-80 approved July 22, 1980 and recorded July 23, 1980 in Book 4 of Short Plats, at page 150, under Auditor's File No. 8007230039.

(Being a portion of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 23, Township 35 North, Range 4 East, W.M.)

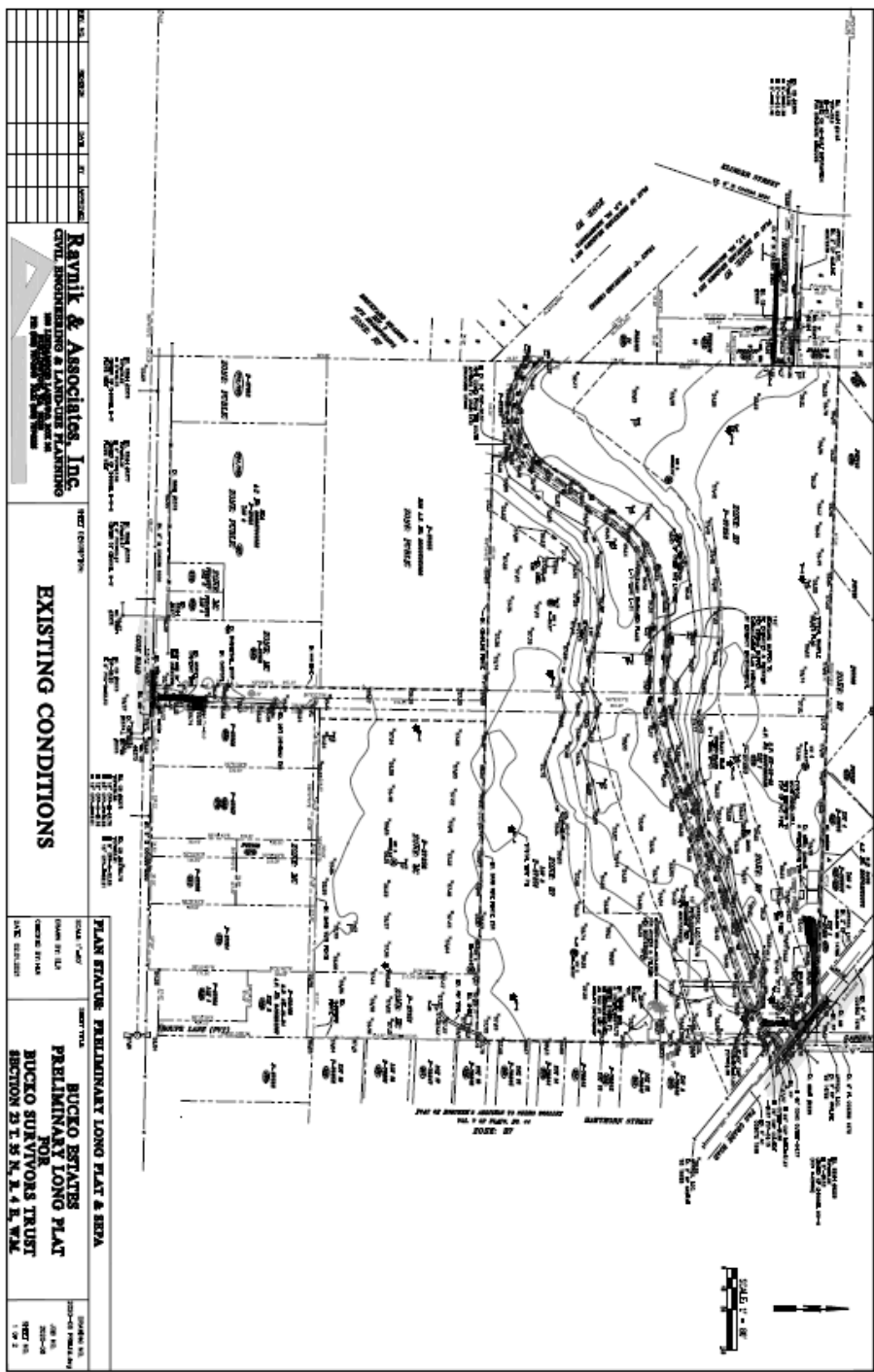
TOGETHER WITH an easement 60 feet in width for ingress, egress and utilities over, under and across Tract 1 and Tract 2 of said Short Plat as delineated on the face of said Short Plat.

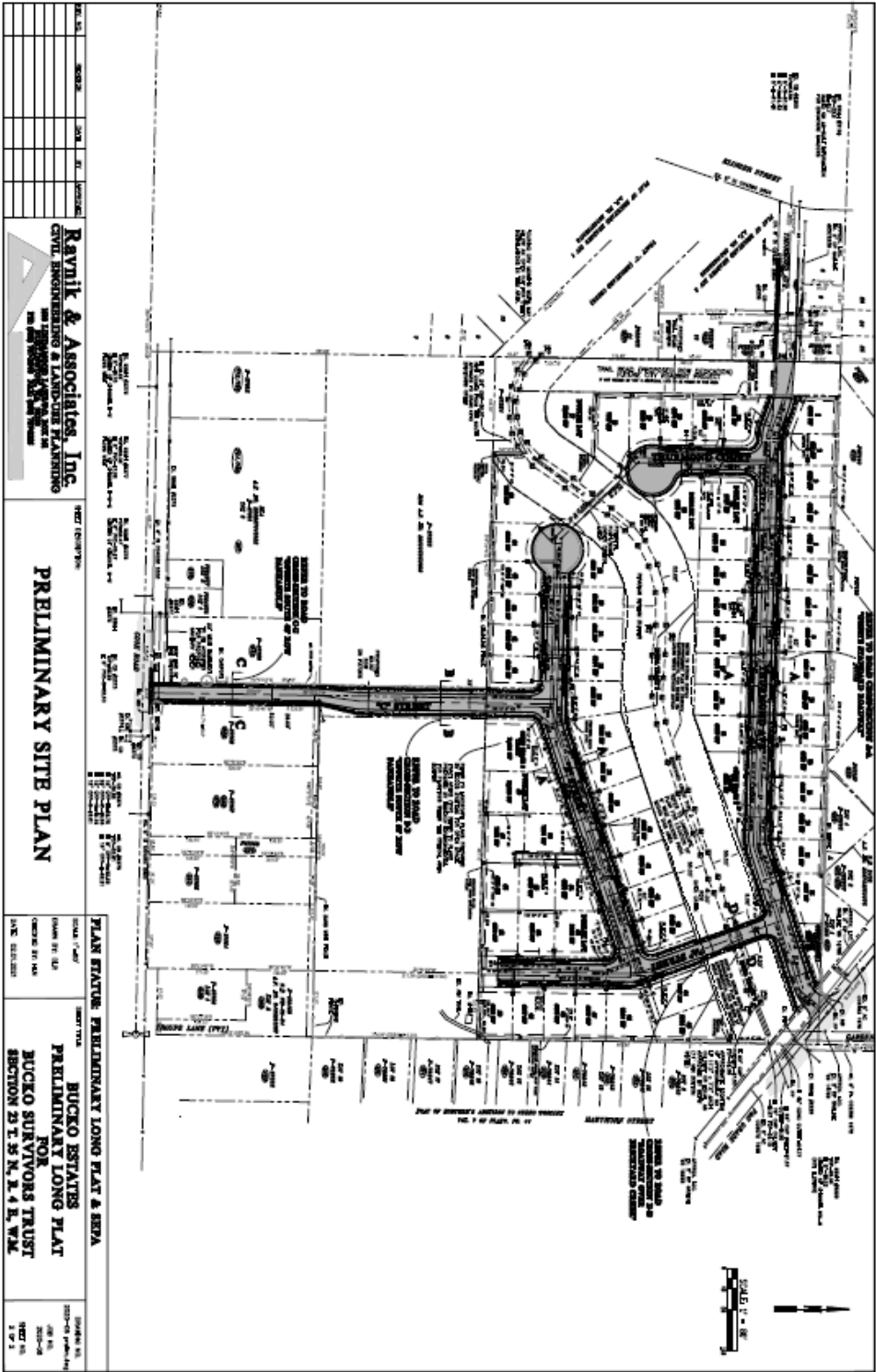
PARCEL #: P37251 / 350423-1-008-0206

EXHIBIT C

Original Site Plan Submittal (Unapproved)

EXHIBIT C



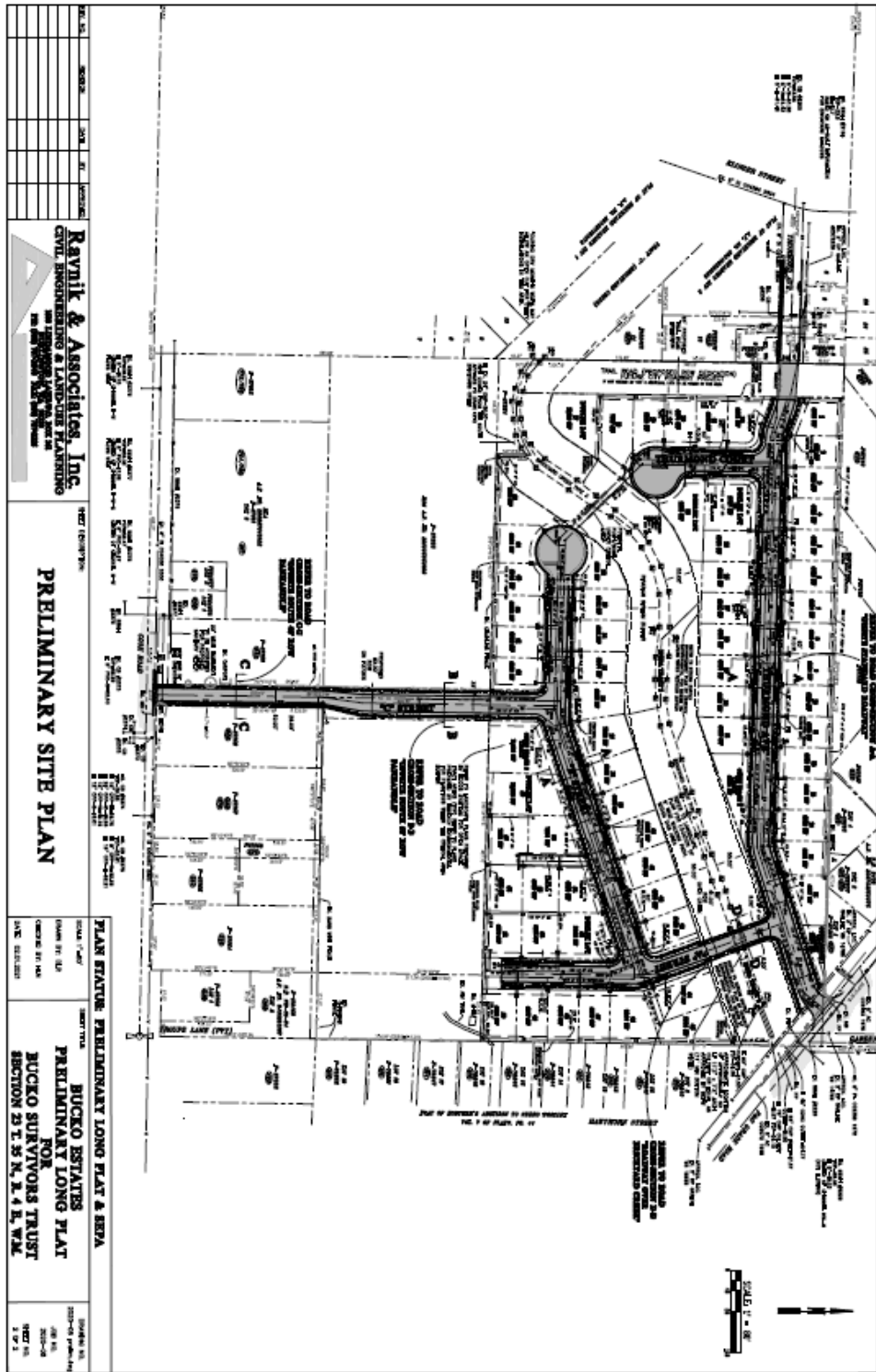


Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
 10000 10th Street, N.E.
 Redmond, WA 98073
 Phone: (206) 881-1100
 Fax: (206) 881-1101
 Website: www.ravnik.com

PRELIMINARY SITE PLAN

PLAN STATOR: PRELIMINARY LONG PLAT & SEVA
 SHEET TITLE: BUCKCO ESTATES PRELIMINARY LONG PLAT FOR BUCKCO SUBDIVISION TRUST SECTION 21, T. 22 N., R. 4 E., W.M.

DATE: 10/20/09
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: AS SHOWN



Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 (303) 733-1111

PRELIMINARY SITE PLAN

PROJECT TITLE: BUCKO ESTATES PRELIMINARY LONG PLAT & SEVA

DATE: 11/11/11

SCALE: 1" = 40'

PROJECT NO: 11-001

DATE: 11/11/11

BY: [Signature]

CHECKED: [Signature]

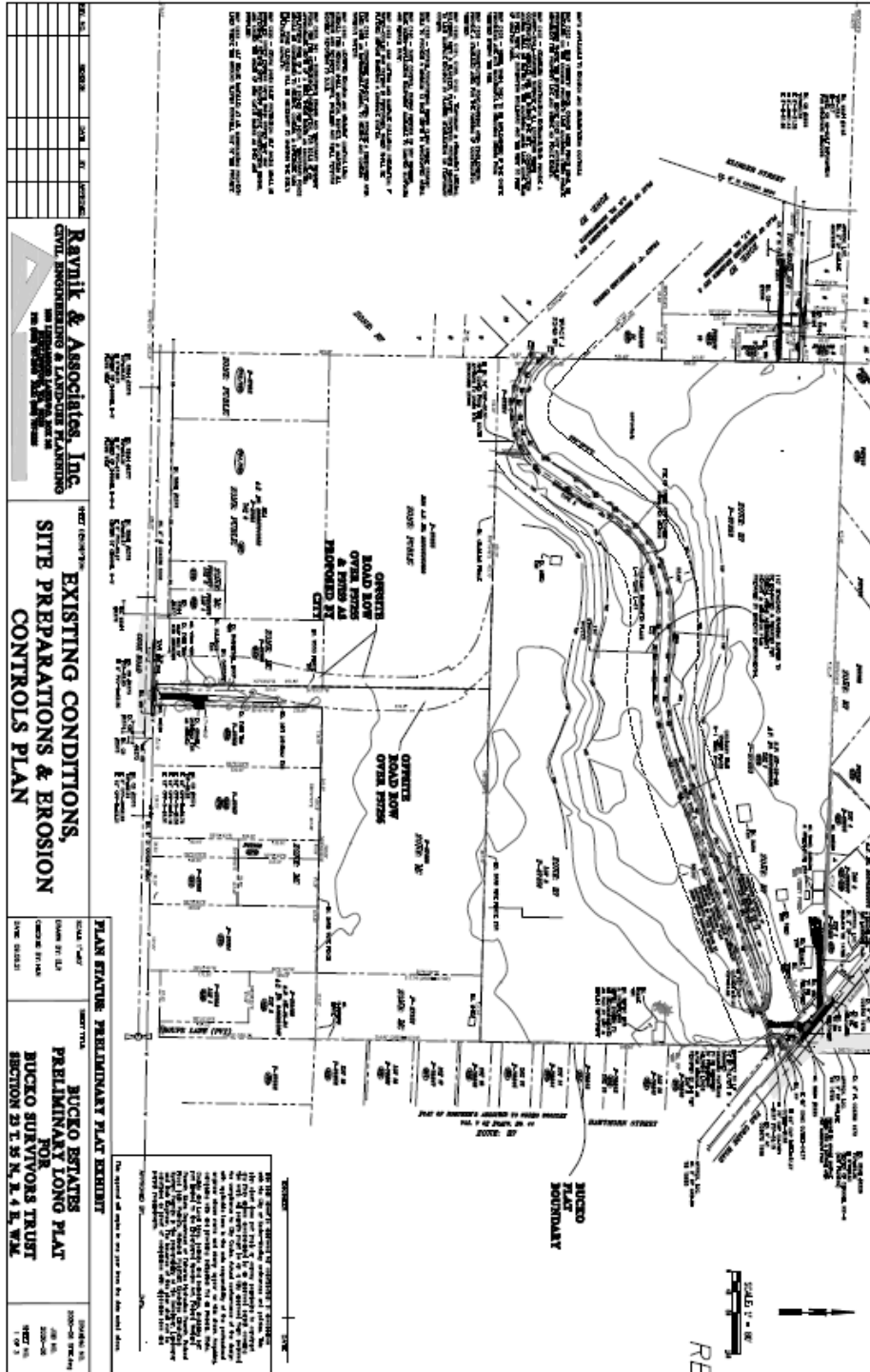
DATE: 11/11/11

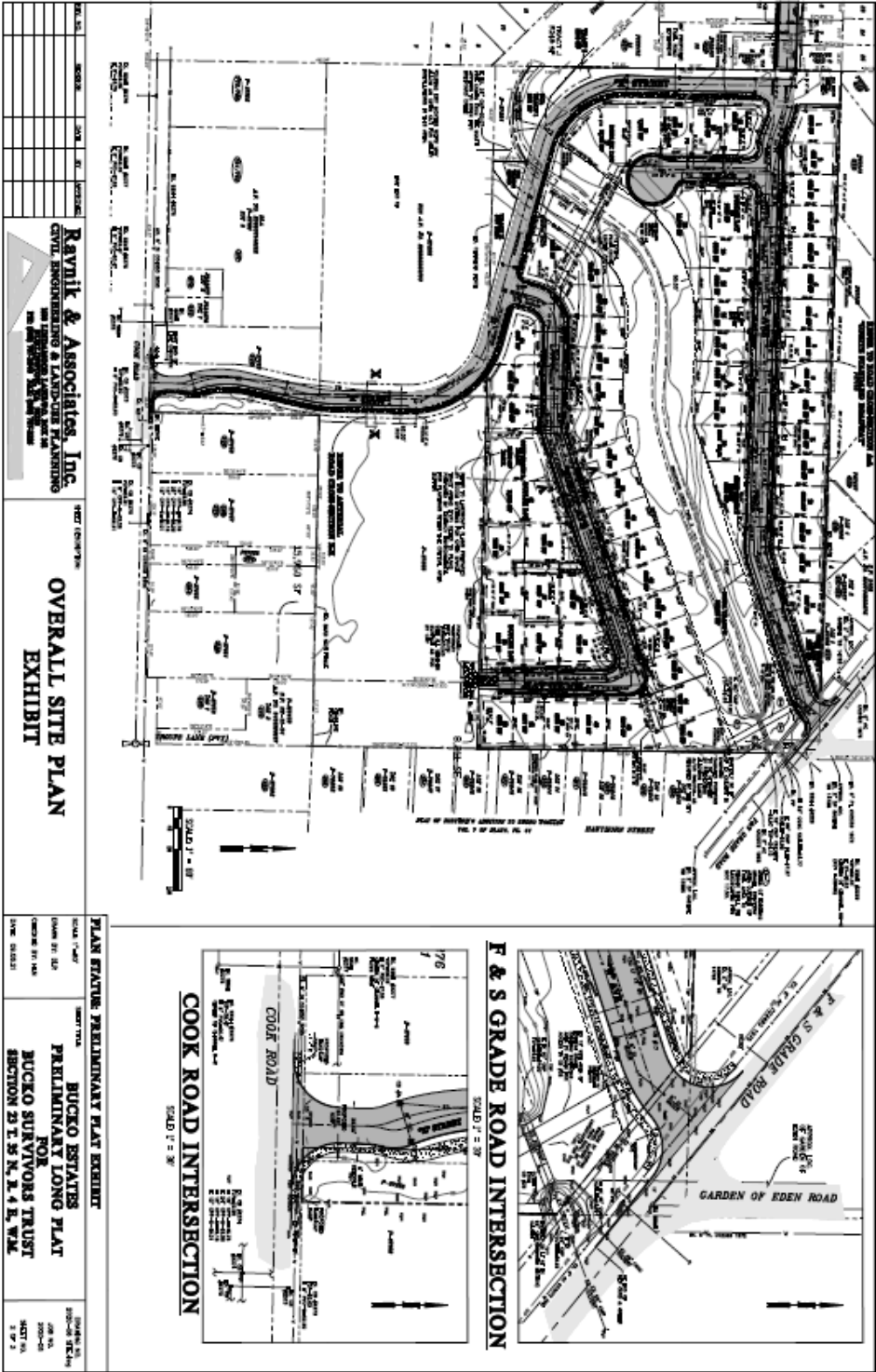
NO.	DATE	DESCRIPTION

EXHIBIT D

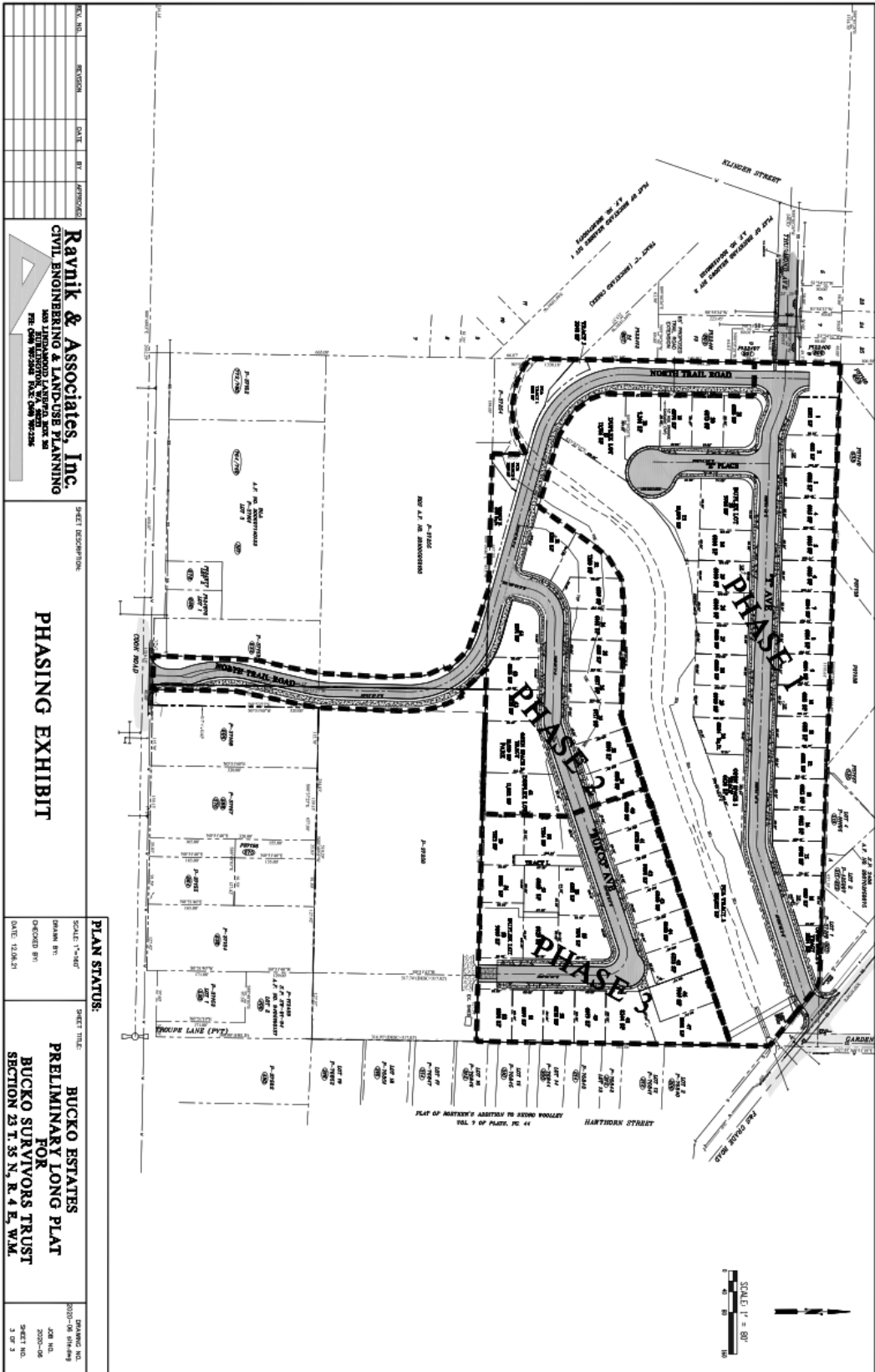
Footprint of Development Project

EXHIBIT D





Ravnik & Associates, Inc. CIVIL ENGINEERING & LAND-USE PLANNING 2000 W. 10th Street, Suite 100 Lincoln, Nebraska 68502 Phone: (402) 441-1111 Fax: (402) 441-1112 Website: www.ravnik.com		SHEET NUMBER: 001 OF 001 PROJECT NUMBER: 2000-001	
OVERALL SITE PLAN EXHIBIT		PLAN STATUS: PRELIMINARY PLAT EXHIBIT	
SCALE: 1" = 50' DRAWN BY: JLD CHECKED BY: JLD DATE: 05/20/00	PROJECT: BUCKO ESTATES PRELIMINARY LONG PLAT FOR BUCKO SURVIVORS TRUST SECTION 23 T 5 N, R 4 E, W 4E	SHEET NO.: 001 OF 001 DATE: 05/20/00 BY: JLD	SHEET NO.: 001 OF 001 DATE: 05/20/00 BY: JLD



REV. NO.	REVISION	DATE	BY	APPROVED

Ravnik & Associates, Inc.
CIVIL ENGINEERING & LANDSCAPE PLANNING
 800 LINDENWOOD LANDING, SUITE 200
 WEST HAVEN, CT 06612
 TEL: 203-261-1500 FAX: 203-261-1501

SHEET DESCRIPTION:
PHASING EXHIBIT

PLAN STATUS:
 SCALE: 1" = 80'
 DRAWN BY:
 CHECKED BY:
 DATE: 12/24/21

SHEET TITLE:
**BUCKO ESTATES
 PRELIMINARY LONG PLAT
 FOR
 BUCKO SURVIVORS TRUST
 SECTION 23 T. 35 N. R. 4 E. W.M.**

DRAWING NO.
 2020-367-04
 JOB NO.
 2020-008
 SHEET NO.
 3 OF 3

EXHIBIT E
North Trail Road Arterial alignment

EXHIBIT E

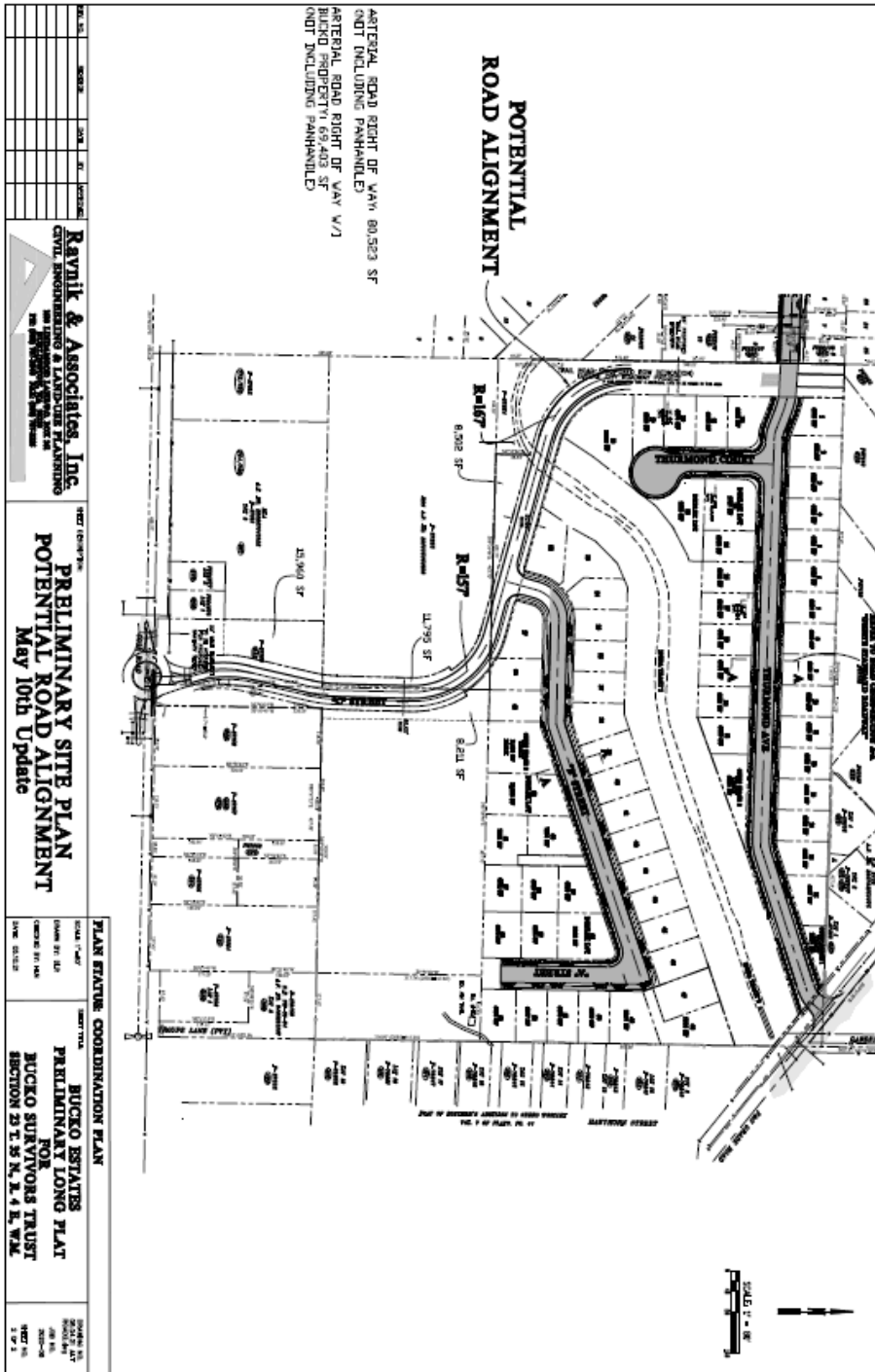
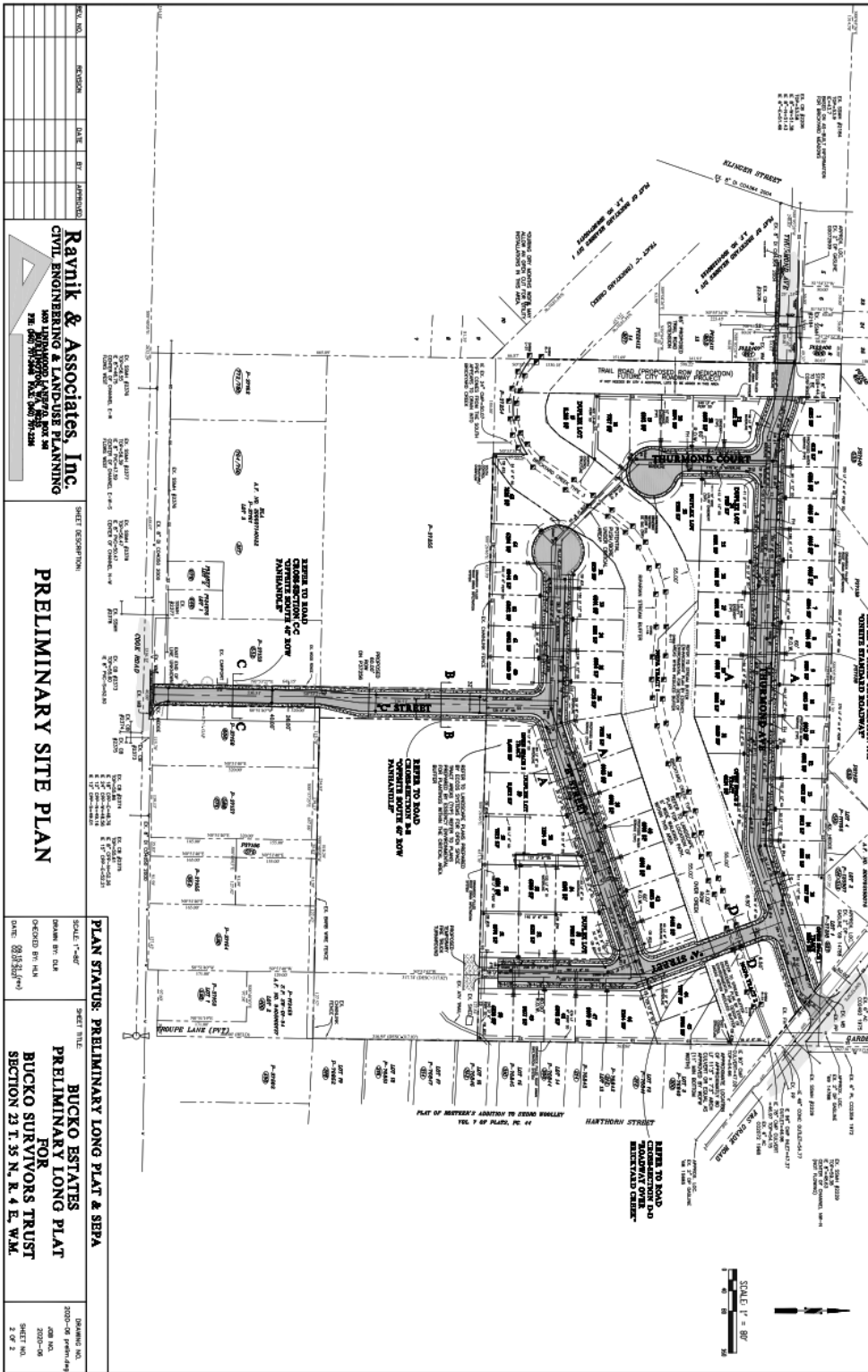


EXHIBIT F

Estimated quantity of materials and cost of street and associated improvements under Developer's originally submitted plans

EXHIBIT F



SHEET NO. _____
 SECTION _____
 DATE _____
 BY _____
 APPROVED _____
Ravnik & Associates, Inc.
 CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
 1000 W. HARRISON STREET, SUITE 200
 CHICAGO, ILLINOIS 60606
 TEL: (773) 334-1100
 FAX: (773) 334-1101
 WWW: RAVNIK.COM

SHEET DESCRIPTION:
PRELIMINARY SITE PLAN

PLAN STATUS: **PRELIMINARY LONG PLAT & SEPA**
 SHEET TITLE:
**BUCKO ESTATES
 PRELIMINARY LONG PLAT
 FOR
 BUCKO SURVIVORS TRUST
 SECTION 23 I. 35 N. R. 4 E. W.M.**

DRAWING NO. 2003-08 (preliminary)
 JOB NO. 2003-08
 SHEET NO. 2 OF 2

PRELIMINARY COST ESTIMATE
1 of 3
for Bucko Estates - (85-Lots)
(Section #1-"Private Construction")

03.23.21 Revised per City comments 09.15.21

231

Description		Unit Price	Total Price
<i>Quantities based on Plan Set dated 02.01.21 (For estimating purposes)</i>			
Mobilization <i>Private 72% of project area</i>	1	\$ 72,000.00	\$ 72,000.00
		Lump Sum	
Erosion Controls (Including hydroseeding) <i>Private 72% of project area</i>	1	\$ 21,600.00	\$ 21,600.00
		Lump Sum	
Unclassified Excavation (Utility-Clean native soils-onsite disposal)	1,125 CY	\$ 10.00	\$ 11,250.00
		Cubic Yard	
RESIDENTIAL LOT DRAINAGE SYSTEM			
4-inch Storm Drain (incl fittings)	600 LF	\$ 22.00	\$ 13,200.00
		Linear Foot	
6-inch Storm Drain (incl fittings)	1,075 LF	\$ 19.00	\$ 20,425.00
		Linear Foot	
6-inch Perf RD Infiltration System (w/ 2-ft wide x 2-ft deep drainrock filled trench, incl fabric)	2,865 LF	\$ 25.00	\$ 71,625.00
		Linear Foot	
6-inch Storm Drain Clean Out	11 Each	\$ 75.00	\$ 825.00
		Each	
Type 1 Catch Basin	9 Each	\$ 1,500.00	\$ 13,500.00
		Each	
Type II - 60" / Control Structure (including internal components)	3 Each	\$ 6,000.00	\$ 18,000.00
		Each	
12" Thick Quarry Spall Armoring (estimate)	25 SY	\$ 55.00	\$ 1,375.00
		Square Yards	
WATERLINE SYSTEM			
Gravel Structural Fill - Waterline Trench (Import - Ticketed)	450 Ton	\$ 17.00	\$ 7,650.00
		Ton	
1" REHAU or Poly Waterline (Domestic water service pipe)	1,150 LF	\$ 22.00	\$ 25,300.00
		Linear Foot	
6-inch Ductile Iron Waterline	104 LF	\$ 45.00	\$ 4,680.00
		Linear Foot	
8-inch Ductile Iron Waterline	2,971 LF	\$ 55.00	\$ 163,405.00
		Linear Foot	
24-inch Steel Casing-SS pipe under creek	40 LF	\$ 150.00	\$ 6,000.00
		Linear Foot	
6-inch Gate Valve	5 Each	\$ 900.00	\$ 4,500.00
		Each	
8-inch Gate Valve	8 Each	\$ 1,500.00	\$ 12,000.00
		Each	

PRELIMINARY COST ESTIMATE
2 of 3
for Bucko Estates - (65-Lots)
(Section #1-"Private Construction")

8" x 6" Waterline Tee	5	Each	\$ 400.00	\$ 2,000.00
			Each	
8" x 8" Waterline Tee	4	Each	\$ 700.00	\$ 2,800.00
			Each	
8" Waterline Bends (22.5 & 45 degrees)	8	Each	\$ 500.00	\$ 4,000.00
			Each	
New water service taps	36	Each	\$ 400.00	\$ 14,400.00
			Each	
Fire Hydrant Assembly	5	Each	\$ 4,500.00	\$ 22,500.00
			Each	
Connection to Ex. Waterline Hot Tap (or cut in new tee)	1	Each	\$ 4,000.00	\$ 4,000.00
			Each	
5/8" Domestic Water Meter Assembly (Not including meter)	65	Each	\$ 500.00	\$ 32,500.00
			Each	
Final Testing, Flushing, and Chlorination of Watermains and Domestic Waterlines	1		\$ 7,000.00	\$ 7,000.00
			Lump Sum	
SANITARY SEWER SYSTEM				
Sewer Trench Gravel	5,928	Ton	17.00	\$ 100,776.00
			Ton	
6" PVC Sanitary Sewer Pipe	2,595	LF	\$ 30.00	\$ 77,850.00
			Linear Foot	
8" PVC Sanitary Sewer Pipe	2,830	LF	\$ 35.00	\$ 99,050.00
			Linear Foot	
24-inch Steel Casing-SS pipe under creek	40	LF	\$ 150.00	\$ 6,000.00
			Linear Foot	
8" x 6" Sanitary Sewer Tee	63	Each	\$ 85.00	\$ 5,355.00
			Each	
6" Sanitary Sewer Clean Out	63	Each	\$ 300.00	\$ 18,900.00
			Each	
8" Sanitary Sewer Clean Out	5	Each	\$ 600.00	\$ 3,000.00
			Each	
6" Sanitary Sewer Cap	63	Each	\$ 30.00	\$ 1,890.00
			Each	
8" Sanitary Sewer Cap	5	Each	\$ 45.00	\$ 225.00
			Each	
SSMH-Type I- 48"	12	Each	\$ 4,000.00	\$ 48,000.00
			Each	

PRELIMINARY COST ESTIMATE
 3 of 3
 for Bucko Estates - (65-Lots)
 (Section #1-"Private Construction")

Connection to Ex. SS	1	Each	\$ 1,000.00	\$ 1,000.00
			Each	
Air-Pressure Testing and Video Inspection	1	LS	\$ 12,000.00	\$ 12,000.00
			Lump Sum	
MISC				
Final Project Grading and Clean Up	1		\$ 15,000.00	\$ 15,000.00
			Lump Sum	
				<u>Sub-Total-Section #1-(Private)</u> \$ 945,581.00
<i>Rate to be confirmed</i>				Sales Tax 8.5% \$ 80,374.39
				Section #1-Private Total \$ 1,025,955.39

PRELIMINARY COST ESTIMATE

1 of 2

For Bucko Estates - (65-Lots)

(Section #2-"Public" Roadway Construction)

03.23.21 Revised per City comments 09.15.21

Item #	Description	Quantity	Unit Price	Total Price
	<i>Quantities based on Plan Set dated 02.01.21 (For estimating purposes)</i>			
	Mobilization 28% of project area		\$ 28,000.00 Lump Sum	\$ 28,000.00
	Traffic Control		\$ 8,000.00 Lump Sum	\$ 8,000.00
	Erosion Controls (Including hydroseeding) 28% of project area		\$ 8,400.00 Lump Sum	\$ 8,400.00
	Asphalt Sawcutting	135 LF	\$ 3.00 Linear Foot	\$ 405.00
	Stripping- (Road/Utility-Offsite Disposal, 12-inch depth)	7,001 CY	\$ 17.00 Cubic Yard	\$ 119,017.00
	Unclassified Excavation (Utility-Clean native soils-onsite disposal)	267 CY	\$ 10.00 Cubic Yard	\$ 2,670.00
	Geotextile Fabric (Road)	15,368 SY	\$ 2.50 Square Yard	\$ 38,420.00
	Gravel Structural Fill (Road, Walk, D/W,FT turr (Import - Ticketed)	11,091 Ton	\$ 17.00 Ton	\$ 188,547.00
	Crushed Surfacing Top Course (Assumes 3-in depth) (Import - Ticketed)	2,439 Ton	\$ 35.00 Ton	\$ 85,365.00
	HMA Class 1/2" Asphalt (3-in depth) (Import - Ticketed) 124,634 sf	2,430 Ton	\$ 110.00 Ton	\$ 267,300.00
	Curb & Gutter	7,125 LF	\$ 20.00 Linear Foot	\$ 142,500.00
	4"-Thick Concrete Sidewalk (30,916 sf)	3,435 SY	57.00 Square Yard	\$ 195,795.00
	6"-Thick Concrete Sidewalk/Driveway (including driveways) 12,375 sf	1,375 SY	62.00 Square Yard	\$ 85,250.00
	DRAINAGE SYSTEM			
	Gravel Structural Fill - Storm Drain Trench	333 Ton	17.00 Ton	\$ 5,661.00
	8-inch Storm Drain Pipe	535 LF	\$ 26.00 Linear Foot	\$ 13,910.00
	12-inch Storm Drain Pipe	2,592 LF	\$ 36.00 Linear Foot	\$ 93,312.00

PRELIMINARY COST ESTIMATE
 2 of 2
 For Bucko Estates - (65-Lots)
 (Section #2-"Public" Roadway Construction)

11'3" x 7'3" Arch Culvert	80	LF	\$ 620.00	\$ 49,600.00
			Linear Foot	
6-inch Perf Storm Drain Pipe (ROW infil system)	3,904	LF	\$ 20.00	\$ 78,080.00
			Linear Foot	
North ROW Infiltraton System - below SW (Clean reservoir rock, 1.25-ft depth) 20,137 cubic feet	1,491	Tons	\$ 25.00	\$ 37,275.00
			Tons	
South ROW Infiltraton System - below SW (Clean reservoir rock, 2-ft depth) 34,480 cubic feet	2,554	Tons	\$ 25.00	\$ 63,850.00
			Tons	
Offsite South ROW Infiltraton System - below s (Clean reservoir rock, 0.5-ft depth) 2,845 cubic feet	210	Tons	\$ 25.00	\$ 5,250.00
			Tons	
Type 1 Catch Basin	39	Each	\$ 1,500.00	\$ 58,500.00
			Each	
Basic SD WQ treatment vault (UpFlow Filter?) (estimation-will be based on Plan and Profile)	9	Each	\$ 11,500.00	\$ 103,500.00
			Each	
MISC				
Signage (estimate only)	1	LS	\$ 5,000.00	\$ 5,000.00
			Each	
Paint Striping, Crosswalks, Stop Bars, Misc		LS	\$ 10,000.00	\$ 10,000.00
			Lump Sum	

Exclusions

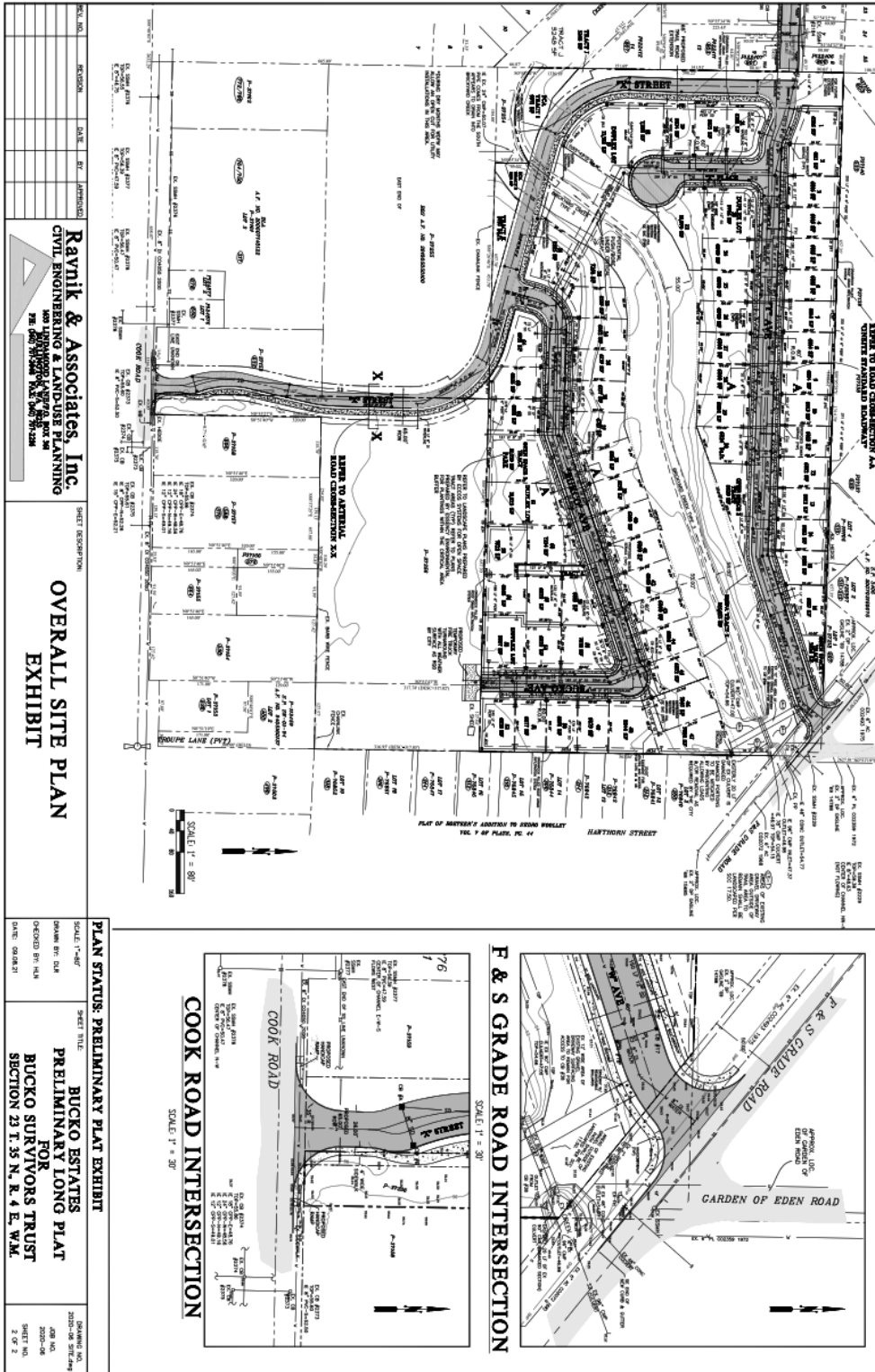
Landscaping, Irrigation (permanent & temporary)
Paths/Fencing designed by others
Buildings (incl all lot grading/building development by others)
Power, Street Lights, Relocation of Utility Poles
Utility Fees & Expenses (incl natural gas)
Permits and Inspections
Mailboxes
Residential dispersion trench-as applicable
Borepush for SS & W under creek (assumed dry weather constr)
All units noted are assumed to be "in place"
P,C,T,FO Conduit trenching and conduits
Gas service

"Private" Section #1 Total (incl tax)	\$ 1,025,955.39
"Public" Section #2 Total	\$ 1,693,607.00
PROJECT TOTAL	\$ 2,719,562.39

EXHIBIT G

Estimated cost of street and associated improvements under revised plans to accommodate the North Trail Road Arterial.

EXHIBIT G



NO.	REVISION	DATE	BY	APPROVED

<p>Ravnik & Associates, Inc. CIVIL ENGINEERING & LAND-USE PLANNING 480 HUNTERSWOOD AVENUE, SUITE 200 PEORIA, ILLINOIS 61614-1000 PHONE: 309.696.1234 FAX: 309.696.1235</p>	<p>SHEET DESCRIPTION: OVERALL SITE PLAN EXHIBIT</p>	<p>PLAN STATUS: PRELIMINARY PLAT EXHIBIT</p>	<p>SCALE: 1" = 80' DRAWN BY: CJA CHECKED BY: NHA DATE: 08/08/21</p>	<p>SHEET TITLE: BUCKO ESTATES PRELIMINARY LONG PLAT FOR BUCKO SURVIVORS TRUST SECTION 21 T. 35 N. R. 4 E. W.M.</p>	<p>DATE: 08/08/21</p>	<p>2 OF 2</p>
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REVISED PRELIMINARY COST ESTIMATE

1 of 3

for Bucko Estates - (64-Lots)

(Section #1-"Private Construction")

09.15.21 Revised

218

Description		Unit Price	Total Price
<i>Quantities based on Preliminary Plan Set dated 09.08.21</i>			
Mobilization <i>Private 70.5% of project area</i>	1	\$ 73,345.00	\$ 73,345.00
		Lump Sum	
Erosion Controls (including hydroseeding) <i>Private 70.5% of project area</i>	1	\$ 21,150.00	\$ 21,150.00
		Lump Sum	
Unclassified Excavation (Utility-Clean native soils-onsite disposal)	1,125 CY	\$ 10.00	\$ 11,250.00
		Cubic Yard	
RESIDENTIAL LOT DRAINAGE SYSTEM			
4-inch Storm Drain (incl fittings)	600 LF	\$ 22.00	\$ 13,200.00
		Linear Foot	
6-inch Storm Drain (incl fittings)	1,075 LF	\$ 19.00	\$ 20,425.00
		Linear Foot	
6-inch Perf RD Infiltration System (w/ 2-ft wide x 2-ft deep drainrock filled trench, incl fabric)	2,673 LF	\$ 25.00	\$ 66,825.00
		Linear Foot	
6-inch Storm Drain Clean Out	11 Each	\$ 75.00	\$ 825.00
		Each	
Type 1 Catch Basin	12 Each	\$ 1,500.00	\$ 18,000.00
		Each	
Type II - 60" / Control Structure (including internal components)	2 Each	\$ 6,000.00	\$ 12,000.00
		Each	
12" Thick Quarry Spall Armoring (estimate)	25 SY	\$ 55.00	\$ 1,375.00
		Square Yards	
WATERLINE SYSTEM			
Gravel Structural Fill - Waterline Trench (Import - Ticketed)	504 Ton	\$ 17.00	\$ 8,568.00
		Ton	
1" REHAU or Poly Waterline (Domestic water service pipe)	1,150 LF	\$ 22.00	\$ 25,300.00
		Linear Foot	
6-inch Ductile Iron Waterline	104 LF	\$ 45.00	\$ 4,680.00
		Linear Foot	
8-inch Ductile Iron Waterline	3,333 LF	\$ 55.00	\$ 183,315.00
		Linear Foot	
24-inch Steel Casing-Water under creek	40 LF	\$ 150.00	\$ 6,000.00
		Linear Foot	
6-inch Gate Valve	5 Each	\$ 900.00	\$ 4,500.00
		Each	
8-inch Gate Valve	10 Each	\$ 1,500.00	\$ 15,000.00
		Each	

REVISED PRELIMINARY COST ESTIMATE

2 of 3

for Bucko Estates - (64-Lots)
(Section #1-"Private Construction")

8" x 6" Waterline Tee	5	Each	\$ 400.00	\$ 2,000.00
			Each	
8" x 8" Waterline Tee	3	Each	\$ 700.00	\$ 2,100.00
			Each	
8" Waterline Bends (11.25, 22.5 & 45 deg)	14	Each	\$ 500.00	\$ 7,000.00
			Each	
New water service taps	34	Each	\$ 400.00	\$ 13,600.00
			Each	
Fire Hydrant Assembly <i>(none accounted for in new arterial)</i>	5	Each	\$ 4,500.00	\$ 22,500.00
			Each	
Connection to Ex. Waterline Hot Tap (or cut in new tee)	1	Each	\$ 4,000.00	\$ 4,000.00
			Each	
5/8" Domestic Water Meter Assembly (Not Including meter)	64	Each	\$ 500.00	\$ 32,000.00
			Each	
Final Testing, Flushing, and Chlorination of Watermains and Domestic Waterlines	1		\$ 7,000.00	\$ 7,000.00
			Lump Sum	
SANITARY SEWER SYSTEM				
Sewer Trench Gravel	5,928	Ton	17.00	\$ 100,776.00
			Ton	
6" PVC Sanitary Sewer Pipe	2,395	LF	\$ 30.00	\$ 71,850.00
			Linear Foot	
8" PVC Sanitary Sewer Pipe	2,954	LF	\$ 35.00	\$ 103,740.00
			Linear Foot	
24-inch Steel Casing-SS under creek	40	LF	\$ 150.00	\$ 6,000.00
			Linear Foot	
8" x 6" Sanitary Sewer Tee	59	Each	\$ 85.00	\$ 5,015.00
			Each	
6" Sanitary Sewer Clean Out	59	Each	\$ 300.00	\$ 17,700.00
			Each	
8" Sanitary Sewer Clean Out	5	Each	\$ 600.00	\$ 3,000.00
			Each	
6" Sanitary Sewer Cap	59	Each	\$ 30.00	\$ 1,770.00
			Each	
8" Sanitary Sewer Cap	6	Each	\$ 45.00	\$ 270.00
			Each	
SSMH-Type I- 48"	13	Each	\$ 4,000.00	\$ 52,000.00
			Each	

REVISED PRELIMINARY COST ESTIMATE
 3 of 3
 for Bucko Estates - (64-Lots)
 (Section #1-"Private Construction")

Connection to Ex. SS	1	Each	<u>\$ 1,000.00</u>	<u>\$ 1,000.00</u>
			Each	
Air-Pressure Testing and Video Inspection	1	LS	<u>\$ 12,000.00</u>	<u>\$ 12,000.00</u>
			Lump Sum	
MISC				
Final Project Grading and Clean Up	1		<u>\$ 30,000.00</u>	<u>\$ 30,000.00</u>
			Lump Sum	
				<u>Sub-Total-Section #1-(Private) \$ 981,079.00</u>
<i>Sales tax rate to be confirmed</i>				<u>Sales Tax 8.5% \$ 83,391.72</u>
				Section #1-Private Total \$ 1,064,470.72

REVISED PRELIMINARY COST ESTIMATE

1 of 2

For Bucko Estates - (64-Lots)

(Section #2-"Public" Roadway Construction)

09.15.21 Revised

Item #	Description	Quantity	Unit Price	Total Price
<i>Quantities based on Preliminary Plan Set dated 09.08.21</i>				
	Mobilization - 5.96 ac 29.5% of project area		\$ 31,527.00 Lump Sum	\$ 31,527.00
	Traffic Control		\$ 9,000.00 Lump Sum	\$ 9,000.00
	Erosion Controls (Including hydroseeding) 29.5% of project area		\$ 8,850.00 Lump Sum	\$ 8,850.00
	Asphalt Sawcutting	135 LF	\$ 3.00 Linear Foot	\$ 405.00
	Stripping- (Road/Utility-Offsite Disposal, 12-inch depth)	8,079 CY	\$ 17.00 Cubic Yard	\$ 137,343.00
	Unclassified Excavation (Utility-Clean native soils-onsite disposal)	267 CY	\$ 10.00 Cubic Yard	\$ 2,670.00
	Geotextile Fabric (Road)	16,049 SY	\$ 2.50 Square Yard	\$ 40,122.50
	Gravel Structural Fill-Road, Walk, D/W,FT turn (Import - Ticketed)	12,211 Ton	\$ 17.00 Ton	\$ 207,587.00
	Crushed Surfacing Top Course (Assumes 3-in depth) (Import - Ticketed)	2,438 Ton	\$ 35.00 Ton	\$ 85,330.00
	HMA Class 1/2" Asphalt (Import - Ticketed) 133,323 sl	2,887 Ton	\$ 110.00 Ton	\$ 317,570.00
	Curb & Gutter	8,272 LF	\$ 20.00 Linear Foot	\$ 165,440.00
	4"-Thick Concrete Sidewalk (30,626 sf)	3,403 SY	57.00 Square Yard	\$ 193,971.00
	6"-Thick Concrete Sidewalk/Driveway (including driveways) 13,315 sf	1,479 SY	62.00 Square Yard	\$ 91,698.00
DRAINAGE SYSTEM				
	Gravel Structural Fill - Storm Drain Trench	332 Ton	17.00 Ton	\$ 5,644.00
	8-inch Storm Drain Pipe (assumes 210 lf in arterial)	684 LF	\$ 26.00 Linear Foot	\$ 17,784.00
	12-inch Storm Drain Pipe (assumes 1,000 lf in arterial)	3,062 LF	\$ 36.00 Linear Foot	\$ 110,232.00

REVISED PRELIMINARY COST ESTIMATE
 2 of 2
 For Bucko Estates - (64-Lots)
 (Section #2-"Public" Roadway Construction)

11'3" x 7'3" Arch Culvert (assuming vertical conc wall face on west side)	70	LF	\$ 620.00 Linear Foot	\$ 43,400.00
Vert Conc Face- west end Arch Culvert	1	Each	\$ 15,000.00 Each	\$ 15,000.00
6-inch Perf Storm Drain Pipe (ROW infil system)	5,071	LF	\$ 20.00 Linear Foot	\$ 101,420.00
North ROW Infiltraton System - below SW (Clean reservoir rock, 1.25-ft depth) 17,920 cubic feet	1,327	Tons	\$ 25.00 Tons	\$ 33,175.00
South ROW Infiltraton System - below SW (Clean reservoir rock, 2-ft depth) 21,196 cubic feet	1,570	Tons	\$ 25.00 Tons	\$ 39,250.00
Arterial Road ROW Infil System - below SW (Clean reservoir rock, Avg 1.0 ft depth) 14,009 cubic feet	1,038	Tons	\$ 25.00 Tons	\$ 25,950.00
Type 1 Catch Basin	50	Each	\$ 1,500.00 Each	\$ 75,000.00
Basic SD WQ treatment vault (UpFlow Filter?) (Estimation only-will be based on Plan and Profile)	14	Each	\$ 11,500.00 Each	\$ 161,000.00
Type II - 60" / Control Structure (including internal componants)	2	Each	\$ 6,000.00 Each	\$ 12,000.00
MISC				
Signage (estimate only)	1	LS	\$ 12,500.00 Each	\$ 12,500.00
Paint Striping, Crosswalks, Stop Bars, Misc		LS	\$ 15,000.00 Lump Sum	\$ 15,000.00

Exclusions

Landscaping, Irrigation (permanent & temporary)
Paths/Fencing designed by others
Buildings (incl all lot grading/building development by others)
Power, Street Lights, Relocation of Utility Poles
Utility Fees & Expenses (incl natural gas)
Permits and Inspections
Mailboxes
Residential dispersion trenche-as applicable
Bore/push for SS & W under creek (assumed dry weather costr)
All units noted are assumed to be "in place"
P,C,T,FO Conduit trenching and conduits
Gas service

"Private" Section #1 Total (incl tax)	\$ 1,064,470.72
"Public" Section #2 Total	\$ 1,958,868.50
PROJECT TOTAL	\$ 3,023,339.22

EXHIBIT H

Additional initial redesign costs as a direct result of
accommodating the North Trail Road Arterial

EXHIBIT H

BUCKO ESTATES LONG PLAT - REDESIGN COSTS

*Additional redesign costs as a direct result of accommodating the North Trail Road Arterial
11/11/2021*

Civil Engineering-Ravnik & Assoc.		
Date	Invoice #	Amount
February-21	8230	\$ 1,904.00
March-21	8262	\$ 2,971.50
April-21	8291	\$ 1,850.00
May-21	8321	\$ 1,194.00
June-21	8351	\$ 11,203.00
July-21	8377	\$ 1,861.00
August-21	8406*	\$ 2,784.00
September-21	8436*	\$ 756.00
Total		\$ 24,523.50
Survey-Lisser & Associates		
Date	Invoice #	Amount
July-21	10038	\$ 3,350.00
Total		\$ 3,350.00
Landscape Architect - Eccos Design		
Date	Invoice #	Amount
July-21	2173	\$ 902.50
Total		\$ 902.50
Wetland/Critical Areas - Essency Environmental		
Date	Invoice #	Amount
July-21	1539	\$ 3,406.65
Total		\$ 3,406.65
Total		\$ 32,182.65

*City requested quantities
City requested quantities*

Ravnik & Associates, Inc.
PO Box 361
1633 Lindamood Lane
Burlington, WA 98233

Invoice

Date	Invoice #
3/1/2021	8230

Phone: (360) 707-2048 Fax: (360) 707-2216

Bill To
Sarah Bucko 13315 NW Overton St Portland, OR 97229

Project Description
26 AC Residential Plat Sedro-Woolley

Terms	Due Date	Account #
Net 15	3/16/2021	2020-06

Date	Employee	Item	Description	Hours	Rate	Amount
2/1/2021	John Ravnik	1101	Application	1.5	176.00	264.00
2/1/2021	John Ravnik	1127	Report	1.25	176.00	220.00
2/1/2021	John Ravnik	1410	Plan Review	1.25	176.00	220.00
2/1/2021	Stephanie Ru...	3211	Photocopying	0.75	78.00	58.50
2/1/2021	Stephanie Ru...	3461	Administrative Tasks	0.75	78.00	58.50
2/1/2021	Stephanie Ru...	3200	Scan Documents	0.5	78.00	39.00
2/1/2021	Dina Remsen	4302	CAD Drafting	2	107.00	214.00
2/2/2021	John Ravnik	1106	Coordinate with Client	0.75	176.00	132.00
2/2/2021	John Ravnik	1213	Coordinate with Geotech/Wetland	0.5	176.00	88.00
2/2/2021	John Ravnik	1101	Application	0.5	176.00	88.00
2/2/2021	Dina Remsen	4302	CAD Drafting	2	107.00	214.00
2/3/2021	Stephanie Ru...	3461	Administrative Tasks	0.25	78.00	19.50
2/3/2021	Stephanie Ru...	3200	Scan Documents	0.25	78.00	19.50
2/3/2021	Stephanie Ru...	3211	Photocopying	0.5	78.00	39.00
2/4/2021	John Ravnik	1106	Coordinate with Client	0.75	176.00	132.00
2/4/2021	John Ravnik	1105	Coordinate with City Staff	0.75	176.00	132.00
2/4/2021	John Ravnik	1213	Coordinate with Geotech/Wetland	0.75	176.00	132.00
2/4/2021	John Ravnik	1101	Application	0.75	176.00	132.00
2/4/2021	Stephanie Ru...	3211	Photocopying	0.5	78.00	39.00
2/4/2021	Dina Remsen	4302	CAD Drafting	1	107.00	107.00
2/8/2021	Stephanie Ru...	3211	Photocopying	0.75	78.00	58.50
2/8/2021	Stephanie Ru...	3200	Scan Documents	0.75	78.00	58.50
2/8/2021	Stephanie Ru...	3461	Administrative Tasks	0.5	78.00	39.00
2/18/2021	Dina Remsen	4302	CAD Drafting	2	107.00	214.00
2/18/2021	John Ravnik	1106	Coordinate with Client	0.75	176.00	132.00
2/18/2021	John Ravnik	1105	Coordinate with City Staff	0.75	176.00	132.00
2/18/2021	John Ravnik	1101	Application	0.5	176.00	88.00
2/19/2021	Dina Remsen	4302	CAD Drafting	0.5	107.00	53.50
2/22/2021	John Ravnik	1105	Coordinate with City Staff	0.5	176.00	88.00
2/22/2021	John Ravnik	1106	Coordinate with Client	0.25	176.00	44.00

Total

Payments/Credits

Balance Due

Ravnik & Associates, Inc.
 PO Box 361
 1633 Lindamood Lane
 Burlington, WA 98233

Invoice

Date	Invoice #
3/1/2021	8230

Phone: (360) 707-2048 Fax: (360) 707-2216

Bill To
Sarah Bucko 13315 NW Overton St Portland, OR 97229

Project Description
26 AC Residential Plat Sedro-Woolley

Terms	Due Date	Account #
Net 15	3/16/2021	2020-06

Date	Employee	Item	Description	Hours	Rate	Amount
2/22/2021	John Ravnik	1101	Application	0.25	176.00	44.00
2/24/2021	Stephanie Ru...	3461	Administrative Tasks	0.75	78.00	58.50
2/24/2021	John Ravnik	1123	Project Signage	1.25	176.00	220.00

Total					\$3,578.00
Payments/Credits					-\$3,578.00
Balance Due					\$0.00

Ravnik & Associates, Inc.

**PO Box 361
1633 Lindamood Lane
Burlington, WA 98233**

Invoice

Date	Invoice #
4/1/2021	8262

Phone: (360) 707-2048 Fax: (360) 707-2216

Bill To
Sarah Bucko 13315 NW Overton St Portland, OR 97229

Project Description
26 AC Residential Plat Sedro-Woolley

Terms	Due Date	Account #
Net 15	4/16/2021	2020-06

Date	Employee	Item	Description	Hours	Rate	Amount
3/1/2021	Stephanie Ru...	3125	Printing	0.25	78.00	19.50
3/1/2021	Heike Nelson	2437	Preliminary Layout Options	1.5	168.00	252.00
3/2/2021	Heike Nelson	2437	Preliminary Layout Options	2	168.00	336.00
3/3/2021	Heike Nelson	2437	Preliminary Layout Options	1	168.00	168.00
3/5/2021	Heike Nelson	2415	Project Coordination	0.25	168.00	42.00
3/5/2021	Heike Nelson	2110	Correspondence	0.25	168.00	42.00
3/9/2021	Heike Nelson	2437	Preliminary Layout Options	1	168.00	168.00
3/12/2021	Heike Nelson	2415	Project Coordination	0.25	168.00	42.00
3/12/2021	Heike Nelson	2110	Correspondence	0.25	168.00	42.00
3/16/2021	Heike Nelson	2210	Engineers - Cost Estimates	0.75	168.00	126.00
3/16/2021	Heike Nelson	2417	Quantity Calculations	0.75	168.00	126.00
3/17/2021	Heike Nelson	2210	Engineers - Cost Estimates	1.75	168.00	294.00
3/17/2021	Heike Nelson	2417	Quantity Calculations	1.75	168.00	294.00
3/18/2021	Heike Nelson	2210	Engineers - Cost Estimates	1.5	168.00	252.00
3/18/2021	Heike Nelson	2417	Quantity Calculations	1.5	168.00	252.00
3/19/2021	Heike Nelson	2210	Engineers - Cost Estimates	0.25	168.00	42.00
3/19/2021	Heike Nelson	2402	Construction Estimate	0.25	168.00	42.00
3/22/2021	John Ravnik	1402	Construction Estimate	1.5	176.00	264.00
3/23/2021	Heike Nelson	2415	Project Coordination	0.25	168.00	42.00
3/23/2021	Heike Nelson	2110	Correspondence	0.25	168.00	42.00
3/31/2021	Heike Nelson	2104	Compile Data	0.5	168.00	84.00
Total						\$2,971.50
Payments/Credits						-\$2,971.50
Balance Due						\$0.00

Ravnik & Associates, Inc.
PO Box 361
1633 Lindamood Lane
Burlington, WA 98233

Invoice

Date	Invoice #
5/3/2021	8291

Phone: (360) 707-2048 Fax: (360) 707-2216

Bill To
Sarah Bucko 13315 NW Overton St Portland, OR 97229

Project Description
26 AC Residential Plat Sedro-Woolley

Terms	Due Date	Account #
Net 15	5/18/2021	2020-06

Date	Employee	Item	Description	Hours	Rate	Amount
4/20/2021	John Ravnik	1120	Meeting	3.5	176.00	616.00
4/20/2021	Heike Nelson	2120	Meeting	1	168.00	168.00
4/20/2021	Heike Nelson	2304	Meeting Preparation	1	168.00	168.00
4/21/2021	Heike Nelson	2415	Project Coordination	0.5	168.00	84.00
4/21/2021	Heike Nelson	2309	Project Exhibit	0.5	168.00	84.00
4/22/2021	Heike Nelson	2415	Project Coordination	0.5	168.00	84.00
4/22/2021	Heike Nelson	2110	Correspondence	0.25	168.00	42.00
4/27/2021	John Ravnik	1304	Meeting Preparation	0.75	176.00	132.00
4/27/2021	John Ravnik	1106	Coordinate with Client	0.75	176.00	132.00
4/27/2021	John Ravnik	1103	Consult with Owner's Representative	0.5	176.00	88.00
4/27/2021	Heike Nelson	2120	Meeting	0.75	168.00	126.00
4/27/2021	Heike Nelson	2304	Meeting Preparation	0.75	168.00	126.00
Total						\$1,850.00
Payments/Credits						-\$1,850.00
Balance Due						\$0.00

Ravnik & Associates, Inc.
 PO Box 361
 1633 Lindamood Lane
 Burlington, WA 98233

Invoice

Date	Invoice #
6/1/2021	8321

Phone: (360) 707-2048 Fax: (360) 707-2216

Bill To
Sarah Bucko 13315 NW Overton St Portland, OR 97229

Project Description
26 AC Residential Plat Sedro-Woolley

Terms	Due Date	Account #
Net 15	6/16/2021	2020-06

Date	Employee	Item	Description	Hours	Rate	Amount
5/4/2021	Heike Nelson	2415	Project Coordination	0.25	168.00	42.00
5/4/2021	Heike Nelson	2110	Correspondence	0.25	168.00	42.00
5/5/2021	Heike Nelson	2415	Project Coordination	0.5	168.00	84.00
5/5/2021	Heike Nelson	2110	Correspondence	0.5	168.00	84.00
5/6/2021	John Ravnik	1410	Plan Review	0.75	176.00	132.00
5/6/2021	John Ravnik	1106	Coordinate with Client	0.75	176.00	132.00
5/6/2021	Heike Nelson	2105	Coordinate with City Staff	0.5	168.00	84.00
5/6/2021	Heike Nelson	2307	Prepare Info Package - City/County/State	0.5	168.00	84.00
5/10/2021	Heike Nelson	2309	Project Exhibit	1	168.00	168.00
5/10/2021	Heike Nelson	2104	Compile Data	1	168.00	168.00
5/12/2021	John Ravnik	1105	Coordinate with City Staff	0.5	176.00	88.00
5/12/2021	John Ravnik	1106	Coordinate with Client	0.25	176.00	44.00
5/26/2021	Heike Nelson	2110	Correspondence	0.25	168.00	42.00
Total						\$1,194.00
Payments/Credits						-\$1,194.00
Balance Due						\$0.00

Ravnik & Associates, Inc.
PO Box 361
1633 Lindamood Lane
Burlington, WA 98233

Invoice

Date	Invoice #
7/1/2021	8351

Phone: (360) 707-2048 Fax: (360) 707-2216

Bill To
Sarah Bucko 13315 NW Overton St Portland, OR 97229

Project Description
26 AC Residential Plat Sedro-Woolley

Terms	Due Date	Account #
Net 15	7/16/2021	2020-06

Date	Employee	Item	Description	Hours	Rate	Amount
6/3/2021	Dina Remsen	4302	CAD Drafting	7	107.00	749.00
6/3/2021	Heike Nelson	2304	Meeting Preparation	0.5	168.00	84.00
6/4/2021	Dina Remsen	4302	CAD Drafting	1.5	107.00	160.50
6/4/2021	Heike Nelson	2120	Meeting	1.25	168.00	210.00
6/7/2021	Dina Remsen	4302	CAD Drafting	2	107.00	214.00
6/7/2021	John Ravnik	1415	Project Coordination	0.75	176.00	132.00
6/7/2021	John Ravnik	1410	Plan Review	0.75	176.00	132.00
6/7/2021	Heike Nelson	2129	Review	1	168.00	168.00
6/7/2021	Heike Nelson	2104	Compile Data	1	141.00	141.00
6/8/2021	Heike Nelson	2104	Compile Data	2	168.00	336.00
6/9/2021	John Ravnik	1120	Meeting	2	176.00	352.00
6/9/2021	Heike Nelson	2415	Project Coordination	2	168.00	336.00
6/10/2021	Heike Nelson	2415	Project Coordination	0.25	168.00	42.00
6/10/2021	Heike Nelson	2110	Correspondence	0.25	168.00	42.00
6/11/2021	John Ravnik	1410	Plan Review	1	176.00	176.00
6/11/2021	John Ravnik	1106	Coordinate with Client	0.75	176.00	132.00
6/11/2021	John Ravnik	1105	Coordinate with City Staff	0.75	176.00	132.00
6/11/2021	Heike Nelson	2120	Meeting	2.5	168.00	420.00
6/14/2021	Heike Nelson	2130	Revisions	2	168.00	336.00
6/14/2021	Heike Nelson	2130	Revisions	2	168.00	336.00
6/15/2021	Heike Nelson	2130	Revisions	4.25	168.00	714.00
6/16/2021	Heike Nelson	2415	Project Coordination	0.25	168.00	42.00
6/16/2021	Heike Nelson	2110	Correspondence	0.25	168.00	42.00
6/17/2021	Heike Nelson	2130	Revisions	3.5	168.00	588.00
6/18/2021	Heike Nelson	2130	Revisions	4	168.00	672.00
6/21/2021	Heike Nelson	2130	Revisions	3.5	168.00	588.00
6/22/2021	Heike Nelson	2130	Revisions	2	168.00	336.00
6/23/2021	John Ravnik	1213	Coordinate with Geotech/Wetland	1	176.00	176.00
6/23/2021	Heike Nelson	2130	Revisions	7.25	168.00	1,218.00
6/23/2021	Heike Nelson	2415	Project Coordination	0.5	168.00	84.00
				Total		
				Payments/Credits		
				Balance Due		

Ravnik & Associates, Inc.
PO Box 361
1633 Lindamood Lane
Burlington, WA 98233

Invoice

Date	Invoice #
7/1/2021	8351

Phone: (360) 707-2048 Fax: (360) 707-2216

Bill To
Sarah Bucko 13315 NW Overton St Portland, OR 97229

Project Description
26 AC Residential Plat Sedro-Woolley

Terms	Due Date	Account #
Net 15	7/16/2021	2020-06

Date	Employee	Item	Description	Hours	Rate	Amount
6/23/2021	Heike Nelson	2110	Correspondence	0.5	168.00	84.00
6/24/2021	Heike Nelson	2130	Revisions	4.5	168.00	756.00
6/24/2021	Dina Remsen	4417	Quantity Calculations	5.5	107.00	588.50
6/28/2021	Dina Remsen	4302	CAD Drafting	4	107.00	428.00
6/29/2021	Heike Nelson	2415	Project Coordination	0.5	168.00	84.00
6/29/2021	Heike Nelson	2110	Correspondence	0.5	168.00	84.00
6/29/2021	John Ravnik	1103	Consult with Owner's Representative	0.5	176.00	88.00
Total						\$11,203.00
Payments/Credits						-\$11,203.00
Balance Due						\$0.00

Ravnik & Associates, Inc.
PO Box 361
1633 Lindamood Lane
Burlington, WA 98233

Invoice

Date	Invoice #
8/2/2021	8377

Phone: (360) 707-2048 Fax: (360) 707-2216

Bill To
Sarah Bucko 13315 NW Overton St Portland, OR 97229

Project Description
26 AC Residential Plat Sedro-Woolley

Terms	Due Date	Account #
Net 15	8/17/2021	2020-06

Date	Employee	Item	Description	Hours	Rate	Amount
7/3/2021	John Ravnik	1137	SEPA	2	176.00	352.00
7/6/2021	Heike Nelson	2415	Project Coordination	0.25	168.00	42.00
7/6/2021	Heike Nelson	2309	Project Exhibit	2.5	168.00	420.00
7/7/2021	Heike Nelson	2415	Project Coordination	0.25	168.00	42.00
7/9/2021	Heike Nelson	2415	Project Coordination	0.75	168.00	126.00
7/12/2021	Dina Remsen	4302	CAD Drafting	1	107.00	107.00
7/12/2021	Heike Nelson	2104	Compile Data	1	168.00	168.00
7/12/2021	Heike Nelson	2129	Review	1	168.00	168.00
7/12/2021	Stephanie Ru...	3125	Printing	0.25	78.00	19.50
7/13/2021	Heike Nelson	2415	Project Coordination	0.25	168.00	42.00
7/13/2021	Heike Nelson	2110	Correspondence	0.25	168.00	42.00
7/13/2021	Stephanie Ru...	3125	Printing	0.5	78.00	39.00
7/15/2021	Heike Nelson	2104	Compile Data	0.25	168.00	42.00
7/15/2021	Heike Nelson	2129	Review	0.25	168.00	42.00
7/16/2021	Heike Nelson	2439	Plan Submittal Package	1	168.00	168.00
7/19/2021	Heike Nelson	2110	Correspondence	0.25	168.00	42.00
7/28/2021	Dina Remsen	4302	CAD Drafting	3	107.00	321.00
7/30/2021	Dina Remsen	4302	CAD Drafting	6	107.00	642.00
Total						\$2,824.50
Payments/Credits						-\$2,824.50
Balance Due						\$0.00

Bucko Estates Long Plat

Job# 2020-06

Additional costs Aug-Sept as a direct result of accommodating the North Trail Road Arterial

Date	Item Code	Description	Amount
8/3/2021	2417	Quantity Calculations	\$ 504.00
8/3/2021	2402	Construction Estimate	\$ 462.00
8/4/2021	2210	Engineers-Cost Estimate	\$ 132.00
8/4/2021	2417	Quantity Calculations	\$ 252.00
8/4/2021	2402	Construction Estimate	\$ 252.00
8/4/2021	1210	Engineers-Cost Estimate	\$ 132.00
8/6/2021	2417	Quantity Calculations	\$ 168.00
8/6/2021	2402	Construction Estimate	\$ 168.00
8/25/2021	2402	Construction Estimate	\$ 252.00
8/25/2021	2417	Quantity Calculations	\$ 252.00
8/31/2021	2417	Quantity Calculations	\$ 210.00
		Aug Total	\$ 2,784.00
9/13/2021	2210	Engineers-Cost Estimate	\$ 168.00
9/14/2021	2210	Engineers-Cost Estimate	\$ 420.00
9/15/2021	2210	Engineers-Cost Estimate	\$ 168.00
		Sept Total	\$ 756.00

Total

\$ 3,540.00

Ravnik & Associates, Inc.
 PO Box 361
 1633 Lindamood Lane
 Burlington, WA 98233

Invoice

Date	Invoice #
9/1/2021	8406

Phone: (360) 707-2048 Fax: (360) 707-2216

Bill To
Sarah Bucko 13315 NW Overton St Portland, OR 97229

Project Description
26 AC Residential Plat Sedro-Woolley

Terms	Due Date	Account #
Net 15	9/16/2021	2020-06

Date	Employee	Item	Description	Hours	Rate	Amount
8/3/2021	John Ravnik	1105	Coordinate with City Staff	1	176.00	176.00
8/3/2021	Heike Nelson	2417	Quantity Calculations	3	168.00	504.00
8/3/2021	Heike Nelson	2402	Construction Estimate	2.75	168.00	462.00
8/4/2021	John Ravnik	1410	Plan Review	1	176.00	176.00
8/4/2021	John Ravnik	1210	Engineers - Cost Estimates	0.75	176.00	132.00
8/4/2021	John Ravnik	1106	Coordinate with Client	1	176.00	176.00
8/4/2021	Heike Nelson	2417	Quantity Calculations	1.5	168.00	252.00
8/4/2021	Heike Nelson	2402	Construction Estimate	1.5	168.00	252.00
8/4/2021	Heike Nelson	2120	Meeting	1	168.00	168.00
8/6/2021	John Ravnik	1209	Review Reports by Others	1	176.00	176.00
8/6/2021	Heike Nelson	2417	Quantity Calculations	1	168.00	168.00
8/6/2021	Heike Nelson	2402	Construction Estimate	1	168.00	168.00
8/9/2021	John Ravnik	1209	Review Reports by Others	1	176.00	176.00
8/9/2021	John Ravnik	1432	Review Material Submitted	0.75	176.00	132.00
8/9/2021	Heike Nelson	2106	Coordinate with Client	0.5	168.00	84.00
8/10/2021	John Ravnik	1106	Coordinate with Client	0.5	176.00	88.00
8/10/2021	John Ravnik	1103	Consult with Owner's Representative	0.5	176.00	88.00
8/11/2021	Heike Nelson	2309	Project Exhibit	0.5	168.00	84.00
8/12/2021	Heike Nelson	2309	Project Exhibit	0.5	168.00	84.00
8/12/2021	Heike Nelson	2130	Revisions	0.5	168.00	84.00
8/14/2021	Heike Nelson	2130	Revisions	1	168.00	168.00
8/16/2021	John Ravnik	1209	Review Reports by Others	0.75	176.00	132.00
8/16/2021	Heike Nelson	2130	Revisions	2.5	168.00	420.00
8/16/2021	Heike Nelson	2449	Response to City/County/State	2.5	168.00	420.00
8/17/2021	Heike Nelson	2130	Revisions	3.5	168.00	588.00
8/17/2021	Heike Nelson	2449	Response to City/County/State	3.5	168.00	588.00
8/18/2021	John Ravnik	1209	Review Reports by Others	1.25	176.00	220.00
8/18/2021	Heike Nelson	2130	Revisions	2.5	168.00	420.00
8/18/2021	Heike Nelson	2449	Response to City/County/State	2.5	168.00	420.00
8/19/2021	John Ravnik	1106	Coordinate with Client	1	176.00	176.00
				Total		
				Payments/Credits		
				Balance Due		

Ravnik & Associates, Inc.
PO Box 361
1633 Lindamood Lane
Burlington, WA 98233

Invoice

Date	Invoice #
9/1/2021	8406

Phone: (360) 707-2048 Fax: (360) 707-2216

Bill To
Sarah Bucko 13315 NW Overton St Portland, OR 97229

Project Description
26 AC Residential Plat Sedro-Woolley

Terms	Due Date	Account #
Net 15	9/16/2021	2020-06

Date	Employee	Item	Description	Hours	Rate	Amount
8/19/2021	Heike Nelson	2415	Project Coordination	0.25	168.00	42.00
8/19/2021	Heike Nelson	2110	Correspondence	0.25	168.00	42.00
8/20/2021	Heike Nelson	2415	Project Coordination	0.25	168.00	42.00
8/20/2021	Heike Nelson	2110	Correspondence	0.25	168.00	42.00
8/23/2021	Dina Remsen	4427	Site Inspection Visit	1	107.00	107.00
8/23/2021	Heike Nelson	2415	Project Coordination	0.25	168.00	42.00
8/23/2021	Heike Nelson	2110	Correspondence	0.25	168.00	42.00
8/23/2021	Heike Nelson	2123	Project Signage	0.75	168.00	126.00
8/23/2021	Heike Nelson	2105	Coordinate with City Staff	0.75	168.00	126.00
8/24/2021	John Ravnik	1106	Coordinate with Client	0.75	176.00	132.00
8/24/2021	John Ravnik	1301	Coordinate with Design Team Member	0.75	176.00	132.00
8/24/2021	John Ravnik	1105	Coordinate with City Staff	0.5	176.00	88.00
8/24/2021	Heike Nelson	2123	Project Signage	1	168.00	168.00
8/24/2021	Heike Nelson	2110	Correspondence	0.5	168.00	84.00
8/24/2021	Heike Nelson	2415	Project Coordination	0.5	168.00	84.00
8/24/2021	Heike Nelson	2120	Meeting	1	168.00	168.00
8/24/2021	Heike Nelson	2449	Response to City/County/State	0.5	168.00	84.00
8/24/2021	Heike Nelson	2130	Revisions	0.5	168.00	84.00
8/25/2021	Heike Nelson	2402	Construction Estimate	1.5	168.00	252.00
8/25/2021	Heike Nelson	2417	Quantity Calculations	1.5	168.00	252.00
8/25/2021	Heike Nelson	2130	Revisions	1.25	168.00	210.00
8/25/2021	Heike Nelson	2439	Plan Submittal Package	1.25	168.00	210.00
8/26/2021	Heike Nelson	2307	Prepare Info Package - City/County/State	0.5	168.00	84.00
8/26/2021	Heike Nelson	2104	Compile Data	0.5	168.00	84.00
8/27/2021	John Ravnik	1105	Coordinate with City Staff	0.5	176.00	88.00
8/27/2021	John Ravnik	1106	Coordinate with Client	0.25	176.00	44.00
8/30/2021	Heike Nelson	2131	Variance/Deviation Application	1	168.00	168.00
8/30/2021	Heike Nelson	2104	Compile Data	1	168.00	168.00
8/30/2021	Stephanie Ru...	3461	Administrative Tasks	0.75	78.00	58.50
8/31/2021	Heike Nelson	2417	Quantity Calculations	1.25	168.00	210.00
				Total		
				Payments/Credits		
				Balance Due		

Ravnik & Associates, Inc.
 PO Box 361
 1633 Lindamood Lane
 Burlington, WA 98233

Invoice

Date	Invoice #
9/1/2021	8406

Phone: (360) 707-2048 Fax: (360) 707-2216

Bill To
Sarah Bucko 13315 NW Overton St Portland, OR 97229

Project Description
26 AC Residential Plat Sedro-Woolley

Terms	Due Date	Account #
Net 15	9/16/2021	2020-06

Date	Employee	Item	Description	Hours	Rate	Amount
8/31/2021	Heike Nelson	2449	Response to City/County/State	1.25	168.00	210.00
8/31/2021	Heike Nelson	2439	Plan Submittal Package	1	168.00	168.00

Total					\$11,023.50
Payments/Credits					-\$11,023.50
Balance Due					\$0.00

Ravnik & Associates, Inc.
 PO Box 361
 1633 Lindamood Lane
 Burlington, WA 98233

Invoice

Date	Invoice #
10/1/2021	8436

Phone: (360) 707-2048 Fax: (360) 707-2216

Bill To
Sarah Bucko 13315 NW Overton St Portland, OR 97229

Project Description
26 AC Residential Plat Sedro-Woolley

Terms	Due Date	Account #
Net 15	10/16/2021	2020-06

Date	Employee	Item	Description	Hours	Rate	Amount
9/7/2021	John Ravnik	1106	Coordinate with Client	1.25	176.00	220.00
9/7/2021	John Ravnik	1105	Coordinate with City Staff	1.25	176.00	220.00
9/7/2021	Heike Nelson	2415	Project Coordination	1.25	168.00	210.00
9/7/2021	Heike Nelson	2120	Meeting	1	168.00	168.00
9/7/2021	Heike Nelson	2304	Meeting Preparation	0.5	168.00	84.00
9/8/2021	Stephanie Ru...	3125	Printing	0.25	78.00	19.50
9/8/2021	Stephanie Ru...	3200	Scan Documents	0.25	78.00	19.50
9/8/2021	Heike Nelson	2130	Revisions	1.25	168.00	210.00
9/8/2021	Heike Nelson	2449	Response to City/County/State	0.75	168.00	126.00
9/8/2021	Heike Nelson	2448	Coordinate with Surveyor	0.25	168.00	42.00
9/9/2021	Heike Nelson	2110	Correspondence	0.5	168.00	84.00
9/9/2021	Heike Nelson	2415	Project Coordination	0.5	168.00	84.00
9/13/2021	Heike Nelson	2415	Project Coordination	0.5	168.00	84.00
9/13/2021	Heike Nelson	2120	Meeting	0.25	168.00	42.00
9/13/2021	Heike Nelson	2210	Engineers - Cost Estimates	1	168.00	168.00
9/14/2021	Heike Nelson	2210	Engineers - Cost Estimates	2.5	168.00	420.00
9/15/2021	Heike Nelson	2130	Revisions	1	168.00	168.00
9/16/2021	Heike Nelson	2130	Revisions	1	168.00	168.00
9/16/2021	Heike Nelson	2105	Coordinate with City Staff	1	168.00	168.00
9/20/2021	Heike Nelson	2427	Site Inspection Visit	0.5	168.00	84.00
9/22/2021	Heike Nelson	2415	Project Coordination	0.25	168.00	42.00
9/23/2021	Heike Nelson	2415	Project Coordination	0.5	168.00	84.00
9/23/2021	Heike Nelson	2105	Coordinate with City Staff	0.25	168.00	42.00
9/27/2021	Heike Nelson	2449	Response to City/County/State	1	168.00	168.00
9/27/2021	Heike Nelson	2440	Permit Application Package	0.75	168.00	126.00
9/28/2021	Heike Nelson	2440	Permit Application Package	0.5	168.00	84.00
Total						\$3,335.00
Payments/Credits						-\$3,335.00
Balance Due						\$0.00

LISSER & ASSOCIATES, PLLC
 PO Box 1109
 MOUNT VERNON, WA 98273
 Phone: (360) 419-7442

Invoice

DATE	INVOICE #
7/23/21	10038

PAID
 08/13/21

BILL TO #20-165 Topog/Plat P-37251 Bucko Family Trust Sarah Bucko 13315 NW Overton Street Portland OR 97229	CONTRACT INFORMATION Topographic/Sedro-Woolley Plat Site address: 503 F & S Grade Road
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SERVICE...	DESCRIPTION	ITEM	NOTES	HOURS	RATE	AMOUNT
7/12/21	Prepare Preliminary Plat	22P		9.25	200.00	1,850.00
7/13/21	Prepare Preliminary Plat	22P		6.75	200.00	1,350.00
7/13/21	Correspondence	81P		0.25	200.00	50.00
7/13/21	Represent Client	44P		0.5	200.00	100.00
Total						\$3,350.00

Payments are past due 30 days from date of invoice. Past due accounts are subject to a carrying charge of 1% per month.

Heike Nelson

From: Patrik Dylan <eccosdesign@gmail.com>
Sent: Thursday, November 11, 2021 12:13 PM
To: Heike Nelson
Subject: Re: FW: Bucko Costs from Feb 4th - July 16th

Here you go.

\$ 902.50

customer: j [dropdown] CLASS [dropdown] TEMPLATE: 80 Print [dropdown]

Invoice See History

PAID [icon]

Invoice Date: 07/04/2021
Invoice #: 2173
Bill To: Bucko Family Trust Pcc Laura Bucko

Invoice Date	Item	Description	Quantity
09/25/2021	Landscape Design	Update to landscape and park plan based on new road alignment	9.5

Patrik Dylan, PLA
eccosDesign LLC
Landscape Architecture and Planning
p. 360.419.7400 (forwards to cell)
txt. 360.421.4894
www.eccosdesign.com

On Thu, Nov 11, 2021 at 11:26 AM Heike Nelson <hnelson@ravnik.net> wrote:

Hello Patrik-



Essency Environmental, LLC
 11104 320th Avenue Northeast
 Carnation, WA 98014
 425-761-5903
mharenda@cablespeed.com

INVOICE

INVOICE #: 1539
Date: 7/10/2011

TO: **FOR:**

Sarah Bucko Sarahbucko12@gmail.com (360) 840-2609	Environmental Consulting Services: Bucko -2020-01- Addendum 1 Critical Areas Study and Mitigation Plan for 500 block of F & S Grade Road, Sedro-Woolley, WA 98284
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DESCRIPTION:	Hours	Rate	Amount
Revise Critical Areas Report and Mitigation Plan for Bucko Estates	27.25	\$ 125.00	\$ 3,406.25
SUBTOTAL			\$ 3,406.25
		TOTAL BALANCE DUE	\$ 3,406.25

Make all checks payable to Essency Environmental, LLC
 Total due upon receipt. Accounts 30 days past due subject to a service charge of 1% per month.
Thank you for your business!