

Exhibit K



METRO
FUTURES

Financing Proposal

City of Patterson, California

Energy and Solar Project Financing

Revision to Proposal Dated: February 20, 2026

To:
 Sonia Delgado
 Interim Public Works Director
 City of Patterson
 1 Plaza, Patterson, CA 95363

Dear Sonia,

Metro Futures, Inc. (MFI) is pleased to submit to the City of Patterson a financing proposal for its energy and solar project financing. Below are the terms and conditions for the City’s consideration:

Financing Amount	Interest Rate	Term	No. of Semi-Annual Payments	Periodic Payment	Total Payments
\$4,824,685.00	4.880%	20 Years	40	See Amortization	\$8,163,912.92

Lessee: City of Patterson, California

Lessor: Metro Futures, Inc., together with its successors and/or assigns

Financing Structure: Tax-Exempt Non-Appropriation Lease Purchase Agreement. The Lessee shall appropriate the annual lease payment due in its annual budget.

Payment Structure: Lease payments shall be due semi-annually in arrears. Interest shall be calculated on a 30/360-day convention. Please see the amortization schedule in the Appendix for further details.

Use of Proceeds: Energy and Solar Project

Security: During the term of the Lease Purchase Agreement, Lessee shall retain title to the equipment. However, the Lessor or Assignee shall be secured by a first-priority lien on the equipment financed via a UCC-1 filing.

Non-Bank Qualified: The Lessee expects to borrow more than \$10,000,000 in tax-exempt debt in the current calendar year. Thus, the financing shall be non-bank qualified tax-exempt financing under the Internal Revenue Code.

Financing Documents: Lessor’s legal counsel shall prepare the lease documents according to Federal and California State statutes. Lessee shall be responsible for a \$5,000 legal fee that will be paid to MFI at closing. The legal fee has been included in the financing amount and will be paid out of the escrow account.

Opinion of Counsel: Lessee’s legal counsel shall provide Lessor an Opinion of Counsel for the financing. The opinion shall, among other things, confirm the due formation/organization and existence of Lessee and the validity of the financing.

Tax Opinion:	Lessee shall engage tax counsel to provide a tax opinion, which shall confirm the tax-exempt status of the financing.
City Council Approval:	The Lessee shall provide Lessor with a resolution or ordinance, acceptable to Lessor and approved by the City Council approving the financing and authorizing a designated individual to execute all necessary documents. A sample resolution will be provided to the Lessee upon request.
Insurance:	Lessee shall provide Lessor with insurance certificate necessary to demonstrate that property and liability coverage exceeding the financing by \$1,000,000. Additionally, the Assignee shall be listed as Certificate Holder and Loss Payee on the proof of coverage.
CDIAC:	The Lessor will file a Report of Proposed Debt Issuance and Report of Final Sale with the California Debt and Investment Advisory Commission at no additional cost (not to exceed \$5,000) to the Lessee.
Funding Methodology:	The funds will be wired into a non-interest bearing escrow account for the benefit of the Lessee. The funds in escrow shall only be used to pay for the approved equipment/project. Any excess funds in escrow can only be used to make scheduled lease payments or purchase additional equipment. Any additions or changes to the equipment must be approved by the Lessor or Assignee at their sole discretion. MFI has assumed a funding date of April 17, 2026. The escrow agent will be selected by MFI.
Prepayment Option:	The Lessee can prepay the lease in full on any scheduled lease payment date where there is an applicable concluding payment. The Lessee will pay the then scheduled lease payment and the applicable concluding payment.
Rate Lock:	The Lessor can lock the interest rate once the Lessee has a Council Agenda date and a firm funding date.
Proposal Expiration:	This financing proposal is valid for 60 days. If funding does not take place within 60 days, then the Lessor can adjust the terms and conditions to reflect market and/or credit changes.

Appendix: Revised Amortization Schedule for Financing Proposal Dated February 20, 2026

Lessee: City of Patterson, CA
 Lessor: Metro Futures, Inc.
 Lease Term: 20 Years
 Interest Rate: 4.880%

Payment Number	Date Due	Total Rental Payment Due	Interest Component	Principal Component	Concluding Payment
0	4/17/2026				
1	10/17/2026	\$117,722.31	\$117,722.31	\$0.00	Non-Callable
2	4/17/2027	\$117,722.31	\$117,722.31	\$0.00	Non-Callable
3	10/17/2027	\$117,722.31	\$117,722.31	\$0.00	Non-Callable
4	4/17/2028	\$117,722.31	\$117,722.31	\$0.00	Non-Callable
5	10/17/2028	\$132,454.00	\$117,722.31	\$14,731.69	Non-Callable
6	4/17/2029	\$132,454.00	\$117,362.86	\$15,091.14	Non-Callable
7	10/17/2029	\$158,075.00	\$116,994.64	\$41,080.36	Non-Callable
8	4/17/2030	\$158,075.00	\$115,992.28	\$42,082.72	Non-Callable
9	10/17/2030	\$164,341.00	\$114,965.46	\$49,375.54	\$4,802,193.26
10	4/17/2031	\$164,341.00	\$113,760.69	\$50,580.31	\$4,750,095.54
11	10/17/2031	\$170,834.00	\$112,526.54	\$58,307.46	\$4,690,038.85
12	4/17/2032	\$170,834.00	\$111,103.83	\$59,730.17	\$4,628,516.78
13	10/17/2032	\$177,565.00	\$109,646.42	\$67,918.58	\$4,514,302.77
14	4/17/2033	\$177,565.00	\$107,989.20	\$69,575.80	\$4,443,335.45
15	10/17/2033	\$184,541.00	\$106,291.55	\$78,249.45	\$4,363,521.02
16	4/17/2034	\$184,541.00	\$104,382.27	\$80,158.73	\$4,281,759.11
17	10/17/2034	\$191,773.00	\$102,426.39	\$89,346.61	\$4,149,541.00
18	4/17/2035	\$191,773.00	\$100,246.34	\$91,526.66	\$4,057,099.08
19	10/17/2035	\$199,269.00	\$98,013.09	\$101,255.91	\$3,954,830.61
20	4/17/2036	\$199,269.00	\$95,542.44	\$103,726.56	\$3,850,066.78
21	10/17/2036	\$207,040.00	\$93,011.51	\$114,028.49	\$3,697,918.82
22	4/17/2037	\$207,040.00	\$90,229.22	\$116,810.78	\$3,581,108.04
23	10/17/2037	\$215,096.00	\$87,379.04	\$127,716.96	\$3,453,391.08
24	4/17/2038	\$215,096.00	\$84,262.74	\$130,833.26	\$3,322,557.82
25	10/17/2038	\$223,448.00	\$81,070.41	\$142,377.59	\$3,180,180.23
26	4/17/2039	\$223,448.00	\$77,596.40	\$145,851.60	\$3,034,328.63
27	10/17/2039	\$232,107.00	\$74,037.62	\$158,069.38	\$2,876,259.25
28	4/17/2040	\$232,107.00	\$70,180.73	\$161,926.27	\$2,714,332.98
29	10/17/2040	\$241,085.00	\$66,229.72	\$174,855.28	\$2,539,477.70
30	4/17/2041	\$241,085.00	\$61,963.26	\$179,121.74	\$2,360,355.96
31	10/17/2041	\$250,394.00	\$57,592.69	\$192,801.31	\$2,167,554.65
32	4/17/2042	\$250,394.00	\$52,888.33	\$197,505.67	\$1,970,048.98
33	10/17/2042	\$260,047.00	\$48,069.20	\$211,977.80	\$1,758,071.18
34	4/17/2043	\$260,047.00	\$42,896.94	\$217,150.06	\$1,540,921.12

Payment Number	Date Due	Total Rental Payment Due	Interest Component	Principal Component	Concluding Payment
35	10/17/2043	\$270,056.00	\$37,598.48	\$232,457.52	\$1,308,463.60
36	4/17/2044	\$270,056.00	\$31,926.51	\$238,129.49	\$1,070,334.11
37	10/17/2044	\$280,435.00	\$26,116.15	\$254,318.85	\$816,015.26
38	4/17/2045	\$280,435.00	\$19,910.77	\$260,524.23	\$555,491.03
39	10/17/2045	\$287,951.84	\$13,553.98	\$274,397.86	\$281,093.17
40	4/17/2046	\$287,951.84	\$6,858.67	\$281,093.17	\$0.00
Grand Totals		\$8,163,912.92	\$3,339,227.92	\$4,824,685.00	

Notwithstanding anything to the contrary contained herein, MFI shall have the right to cancel this offer by notifying the Lessee of its election to do so (whether or not this offer has previously been accepted by the Lessee) if at any time prior to the closing (i) there is a material adverse change in the Lessee's financial condition, (ii) MFI discovers adverse circumstances of which MFI is currently unaware, (iii) MFI is unable to agree on acceptable documentation with the Lessee, or (iv) there is a change in law (or proposed change in law) that changes the economic effect of this financing to MFI. MFI reserves the right to negotiate and/or terminate its interest in this transaction should it be the successful proposer.

MFI appreciates the opportunity to provide this financing proposal and looks forward to your favorable response. Please contact us with any questions.

Sincerely,



Adi Kajaria
Director of Accounting and Investments
Metro Futures, Inc.
Phone: 949-981-8984
Email: Adi@absenergy.com

Agreed To and Accepted By:

Signature: _____

Name: _____

Title: _____

Date: _____