

This meeting will accommodate virtual and in-person attendance. Those desiring to participate virtually are encouraged to join the meeting via Zoom using the information provided. The meeting will be broadcast via Zoom, City View Channel 192, on the City's website, and on the City's YouTube Channel.



Agenda
Hearing Examiner Meeting
Thursday, March 23, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard
[Zoom](#) ~ Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 872 2126 7401

Hearing Examiner: Gary McLean

Staff Liaison: Planning Manager Stevens

Public Hearing - 6:00 p.m.

Public Hearing Explanation:

New Business - Public Hearing:

1. Z2022-106 Rezone Peach Tree Estates from Agriculture (AG) to Medium-Density Residential Small Lot (R2-S)
2. S2022-105 Peach Tree Estates Preliminary Plat

Adjournment

The next Hearing Examiner Meeting will be scheduled as needed.

This meeting is broadcast live on CityView Channel 192 and online at ci.richland.wa.us

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 3/23/2023

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

Z2022-106 Rezone Peach Tree Estates from Agriculture (AG) to Medium-Density Residential Small Lot (R2-S)

Department:

Development Services

Recommended Motion:

Staff recommends that the Hearings Examiner recommend approval of Z2022-106 (Rezone for Peach Tree Estates).

Summary:

Parallel to a Preliminary Plat Application for the development of an approximately 19.47-acre site, with one-hundred and one (101) single-family residences, Alex Rietmann working on behalf of MD&D Investments, LLC has submitted a Zoning Map Amendment Application, petitioning to rezone a portion of one parcel from an Agriculture (AG) zoning designation to a medium density residential, small lot, (R-2S) designation. The purpose of this change is to enable residential development to proceed in agreement with overlaying Badger Mountain South Medium Density Residential (MDR). Richland Municipal Code (RMC) Chapter 19.20.010(D)(1) 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner.

Staff has reviewed the application materials and recommends that the Hearing Examiner recommend approval of the proposed site-specific rezone to City Council.

Attachments:

1. Z2022-106 Peach Tree Estates Staff Report [FULL REPORT]
2. Z2022-106 Site

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Peach Tree Estates Rezone

LOCATION: 1251 Bermuda Road

APPLICANT: Alex Rietmann applicant on behalf of MD&D Investments, LLC

PROPERTY OWNER: MD&D Investments, LLC

FILE NO.: Z2022-106

DESCRIPTION: Request to rezone a portion of Parcel 134982000005006 from Agriculture (AG) to R-2S.

PROJECT TYPE: Type IIIA Site-Specific Rezone

HEARING DATE: March 23, 2023

REPORT BY: Matthew Howie, Senior Planner

RECOMMENDED ACTION: Approval

Vicinity Map

Item: Peach Tree Estates
Applicant: Alex Rietmann
File #: S2022-105 & Z2022-106

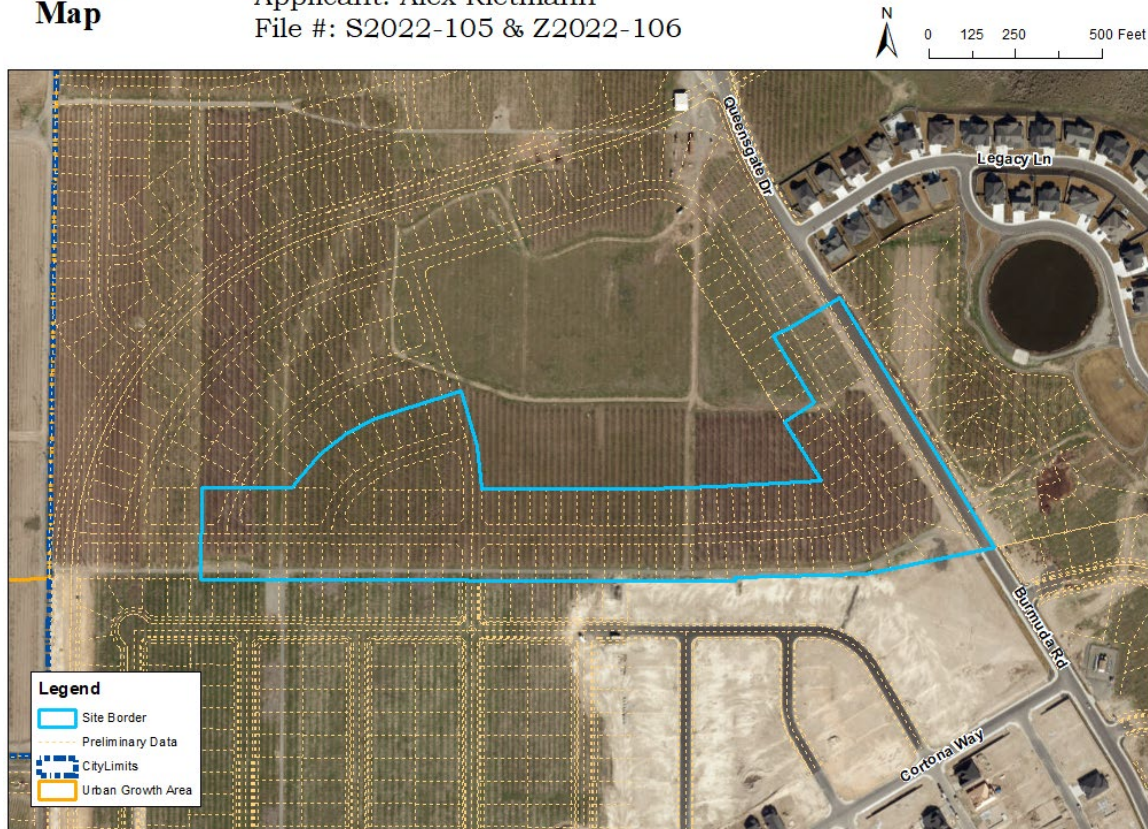


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

Parallel to a Preliminary Plat Application for the development of an approximately 19.47-acre site, with one-hundred and one (101) residential townhome buildings, Alex Rietmann has submitted a Zoning Map Amendment Application on behalf of MD&D Investments, LLC (owner), petitioning to rezone a portion of one parcel from the Agriculture (AG) zoning designation to the medium density residential, small lot, (R-2S) designation. The purpose of this change is to enable residential development to proceed in agreement with the overlaying Badger Mountain South Subarea Plan Medium Density Residential (MDR) land use classification. Figure 1 (above) shows the site within its larger context.

REASON FOR REQUEST

Richland Municipal Code (RMC) Chapter 19.20.010(D)(1) 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner. See additional RMC guidance for the Hearing Examiner, below:

19.20.010 Procedures for processing development permits.

For the purpose of project permit processing, all development permit applications shall be classified as one of the following: Type I, Type II, Type III, or Type IIIA.

D. Type IIIA permits include the following types of permit applications:

1. Site-specific rezones;

19.60.060 Burden of proof.

Except for Type IV actions, the burden of proof is on the proponent. The project permit application must be supported by proof that it conforms to the applicable elements of the city's development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed.

23.70.210(A) Public hearing and recommendation to council.

Reclassification. The hearing examiner shall conduct an open record public hearing as required by RMC Title 19 for a Type IIIA permit application. The recommendation shall include written findings of fact and the reasons for the hearing examiner's action; and shall refer expressly to the maps, description and other matters intended by the hearing examiner to constitute the reclassification.

Additional Considerations.

Washington Courts apply three basic rules when reviewing appeals of rezone applications: (1) there is no presumption favoring the rezone request; (2) the proponent must demonstrate that there has been a change of circumstances since the original zoning provided if a proposed rezone implements the policies of the comprehensive plan, a showing of changed circumstances is usually not required; and (3) the rezone must have a substantial relationship to the public health, safety, morals or general welfare.

For the purposes of this rezone request, the central questions presented are:

1. Whether the requested rezone implements policies of the City's Comprehensive Plan, and /or whether there has been a change of circumstances since the original C-1 (Neighborhood Retail) zoning was adopted for the site?
2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

REVIEW AUTHORITY

Richland Municipal Code (RMC) Chapter 19.20.010(D)(1) 19.20.030, and 19.25.010 requires a site-specific rezone review to take place by the Hearing Examiner.

SITE DESCRIPTION & ADJACENT LAND USES

Peach Tree Estates is comprised of one parcel totaling approximately 19.47-acres to the west of Bermuda Road and immediately southeast of Badger Mountain. The parcel is roughly in the shape of the numeral "7" with approximately 825-feet of frontage along Bermuda Road and 2,700 feet fronting the Siena Hills, Phase 3 Plat, to the south.

The site slopes down eighteen (18) feet from north to south. The area will be accessed from a primary connection to Bermuda Road to the east and secondary connection to the Siena Hills development to the south.

The northeastern boundary is approximately 220-feet from the intersection of Legacy Lane and Bermuda Road. The western boundary is roughly 2,700-feet from its closest approach to Bermuda Road. The southern boundary of the site is immediately adjacent to Siena Hills, Phase 3. The eastern boundary is immediately adjacent to Bermuda Road.

CURRENT LAND USE DESIGNATION AND USES :

North: BMS MDR (Medium Density Residential) and Civic, former orchard

East: BMS MDR (Medium Density Residential), former orchard

South: BMS MDR (Medium Density Residential), developing residential properties

West: RL-5 Farm, Benton County, Badger Mountain-proximate agriculture

BMS Land Use Map Item: Peach Tree Estates
Applicant: Alex Rietmann
File #: S2022-105 & Z2022-106

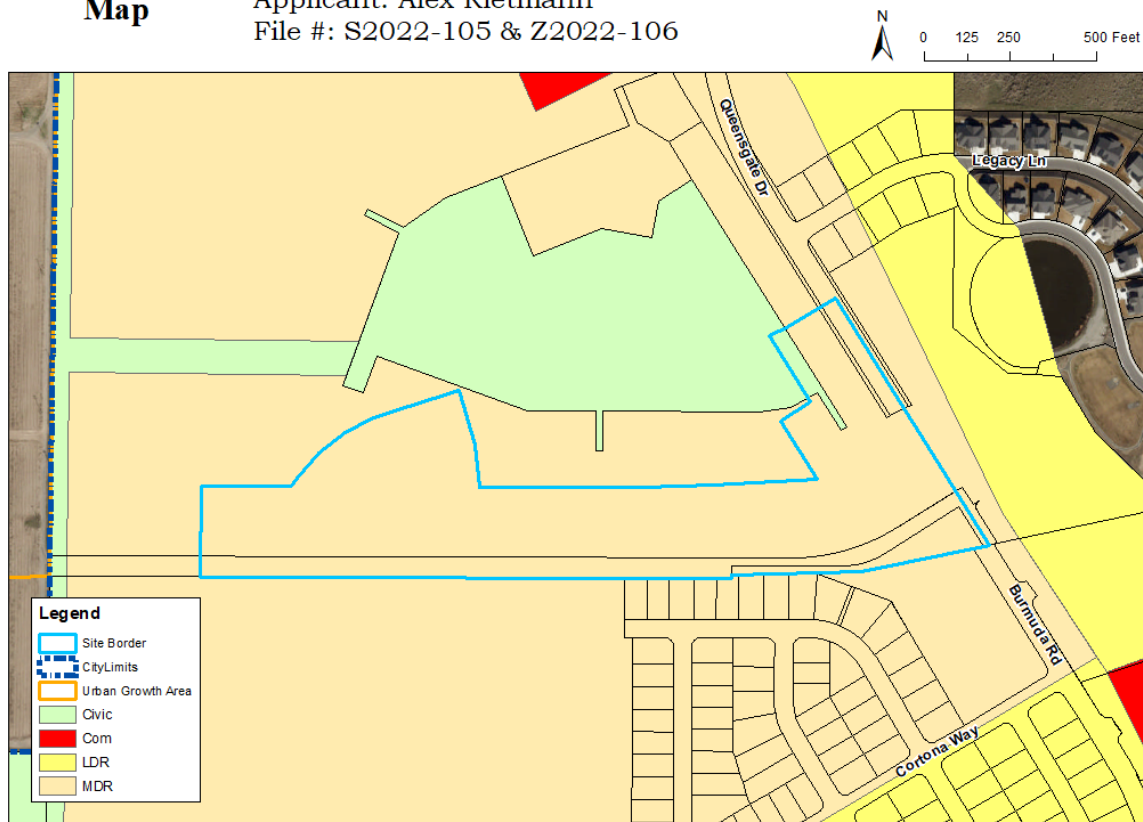


Figure 2 – Comprehensive Plan Land Use Map

COMPREHENSIVE PLAN
BADGER MOUNTAIN SOUTH SUBAREA PLAN

As illustrated in Figure 2 (above), the Comprehensive Plan Land Use designation (as established by the Badger Mountain Subarea Plan) largely designates the site for medium-density residential development. Typical City [RMC] zoning designations apply underneath BMS Subarea Plan land use designations. As illustrated in Figure 2 (above), BMS Land Use largely designates the site for medium-density residential

as a part of the Badger Mountain South MDR land use designation. Some of the area is also denoted as Civic. This Civic designation is in place for a future, proposed Richland School District elementary school location. A recent land action (BLA2022-110) has modified the original boundaries of the District's holdings to bring it in line with current development proposals (See *Exhibit 4*). *Note*, this change is not yet reflected in City land use maps. Likewise, ownership and the applicant team on this proposal have been informed by Planning staff that additional rezones and/or land actions will be required to resolve predevelopment BMS Civic and residential geometries. (See BMS Land Use Map – *Exhibit 3*.)

Applicable Goals & Policies

Provided below is a set of Comprehensive Plan goals & policies which are particularly applicable to the subject residential subdivision.

Land Use Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 2: Facilitate planned growth and infill developments within the City.

Land Use Goal 2: Establish land uses that are sustainable and create a livable and vibrant community.

Policy 3: Ensure that the intent of the land use and districts are maintained.

Land Use Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.

Provided below is a set of Badger Mountain South Subarea Plan goals & policies which are particularly applicable to the subject residential subdivision.

Comprehensive Plan Land Use Goal 5. The City will encourage efficient use and location of municipal and public facilities such as transportation centers, utility facilities, schools, parks and other public uses.

BMLU Policy 5.3 – Locate school facilities using sound urban design principles and work with the school districts to identify future school sites that are walkable.

Comprehensive Plan Urban Design Goal 1. The City will create a well-planned community with an aesthetically pleasing environment.

BMUD Policy 1.3 – Support the development of the Badger Mountain South area by encouraging a development pattern that resembles traditional neighborhood design.

CURRENT ZONING

The subject site is zoned AG, Agricultural use district. Surrounding parcels are zoned as follows:

North: AG, Agricultural use district

East: AG, Agricultural use district

South: R-2, medium-density residential

West: RL-5 Farm, Benton County

Zoning Map

Item: Peach Tree Estates
Applicant: Alex Rietmann
File #: S2022-105 & Z2022-106

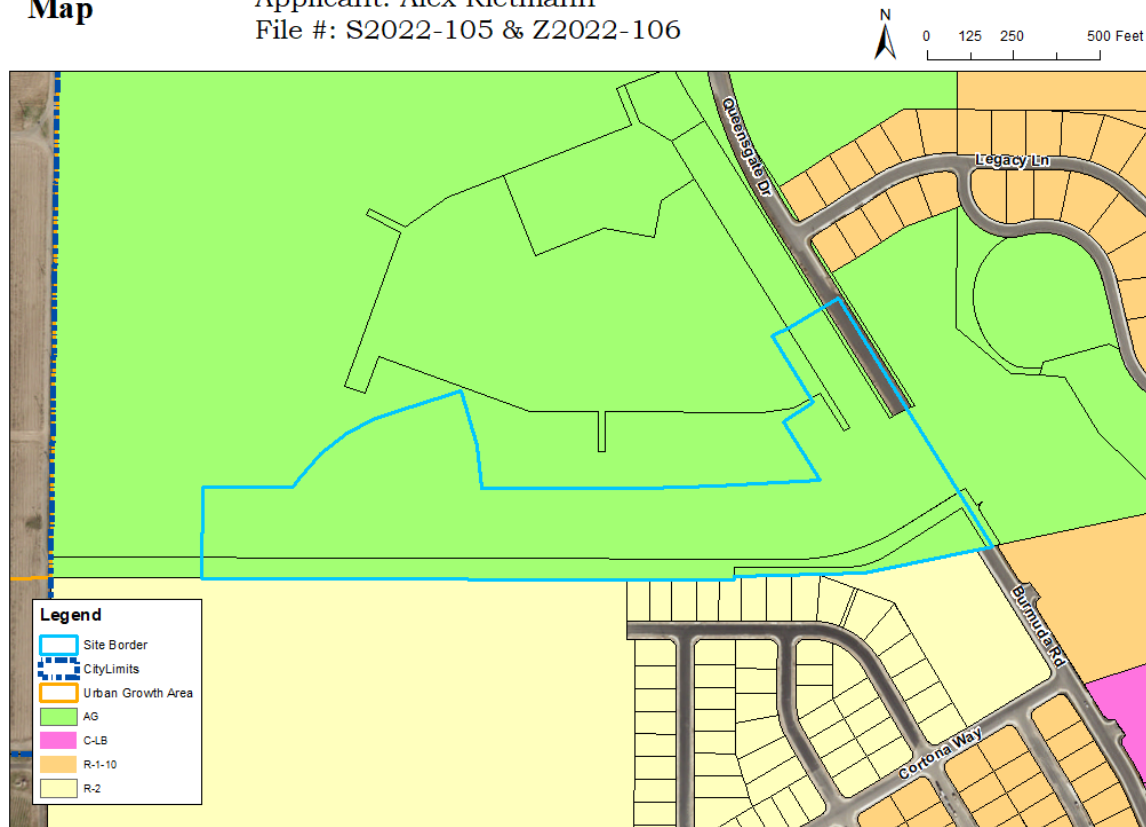


Figure 3 – Zoning Map

The Agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan (RMC 23.14.010(A)).

REQUESTED ZONING

Following the applicant's request, City staff is presenting this staff report and associated application materials for a site-specific rezone of 19.47 acres.

The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are

permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan. (RMC 23.18.010(D)).

Along with R-2, R-2S is the only residential zoning suitable to effectuate the site's Medium Density Residential (MDR) BMS Land Use designation. Note, the Siena Hills plat immediately south of this site is likewise MDR and zoned R-2.

Note: RMC 23.18.020(A) refers to R-2S as a "High-Density Residential Small Lot", which is incorrect. R-2S is a medium-density residential land use designation and is described (correctly) as such in RMC 23.18.010(D). Staff acknowledges the error and will seek to amend the heading in a future Code update.

UTILITY AVAILABILITY

There are existing domestic water, sewer, storm, irrigation, natural gas, and electrical power line connections in place, available within existing rights-of-way near the site with adequate capacity to supply the proposed project.

Utilities Map

Item: Peach Tree Estates
Applicant: Alex Rietmann
File #: S2022-105 & Z2022-106

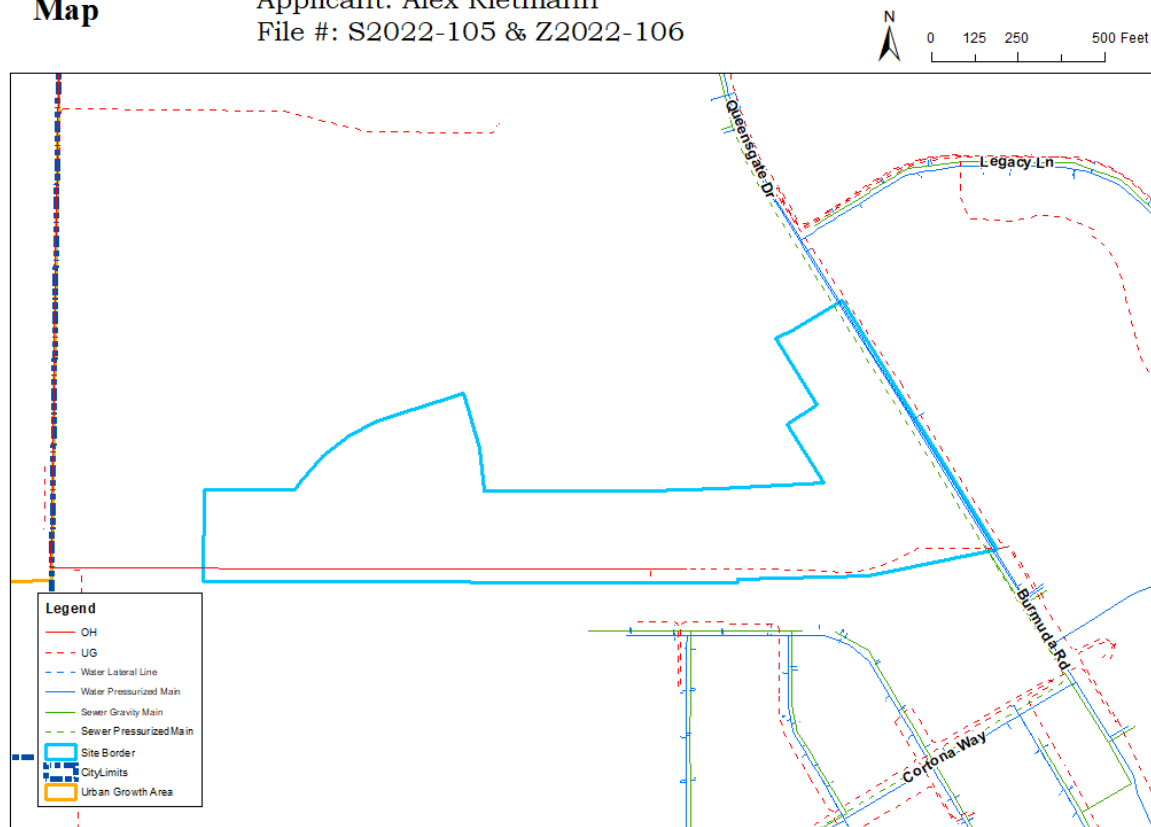


Figure 4 – Utilities Map

Sewer

There is an existing 4-inch pressurized main in the Bermuda Road right-of-way, switching to an 8-inch gravity main north of the current development initiative. Another 8-inch gravity main starts immediately to the east (within the Bermuda Road right-of-way) of the proposed site's southern border. Future connection under the secondary access to Siena Hills (to the south) will join an 8-inch gravity main within that development. This development will be a part of the basin area associated with a pump station sited in Siena Hills.

Water

There are two distribution mains within the Bermuda Road right-of-way (10-inches and 12-inches in diameter). Secondary connections will be made to the ongoing Siena Hills development to the south where an 8-inch distribution main will eventually be in place running west to east.

Power

The site has an existing overhead primary conductor running east-to-west along the southern boundary of the proposed site.

Stormwater

The City does have an existing 18-inch stormwater gravity main in the Bermuda Road right-of-way that currently terminates immediately adjacent to the southeastern corner of the proposed site, and could potentially be available for extension to the north.

Irrigation

There is an existing 26-inch distribution main (with easement) operated by the Badger Mountain Irrigation District running roughly northwest to southeast across the proposed site. A portion of the easement will be vacated during development.

TRANSPORTATION & ACCESS

Primary access into the site will come from Bermuda Road, classified by the City as a "Major Collector". Secondary access will come from a local road connection to the Siena Hills neighborhood to the south.

This area is largely characterized as single-family housing in transition from undeveloped and agricultural uses. As such, there are no significant nodes of employment or shopping amenities via suburban scale commercial, office or industrial development within close proximity. That said, the City does have a pocket of anticipated neighborhood commercial some 800-feet to the north on Bermuda Road. This area already has a Badger Mountain South Land Use designation of Commercial.

Sidewalks will be installed on local roads and along Bermuda Road. Existing trails and on-street bicycle lanes are also designated by the City. Likewise, there are ongoing efforts to improve the active transportation portfolio of the area. There are no nearby, current (nor proposed) Ben Franklin Transit bus routes.

Transportation Map

Item: Peach Tree Estates
Applicant: Alex Rietmann
File #: S2022-105 & Z2022-106

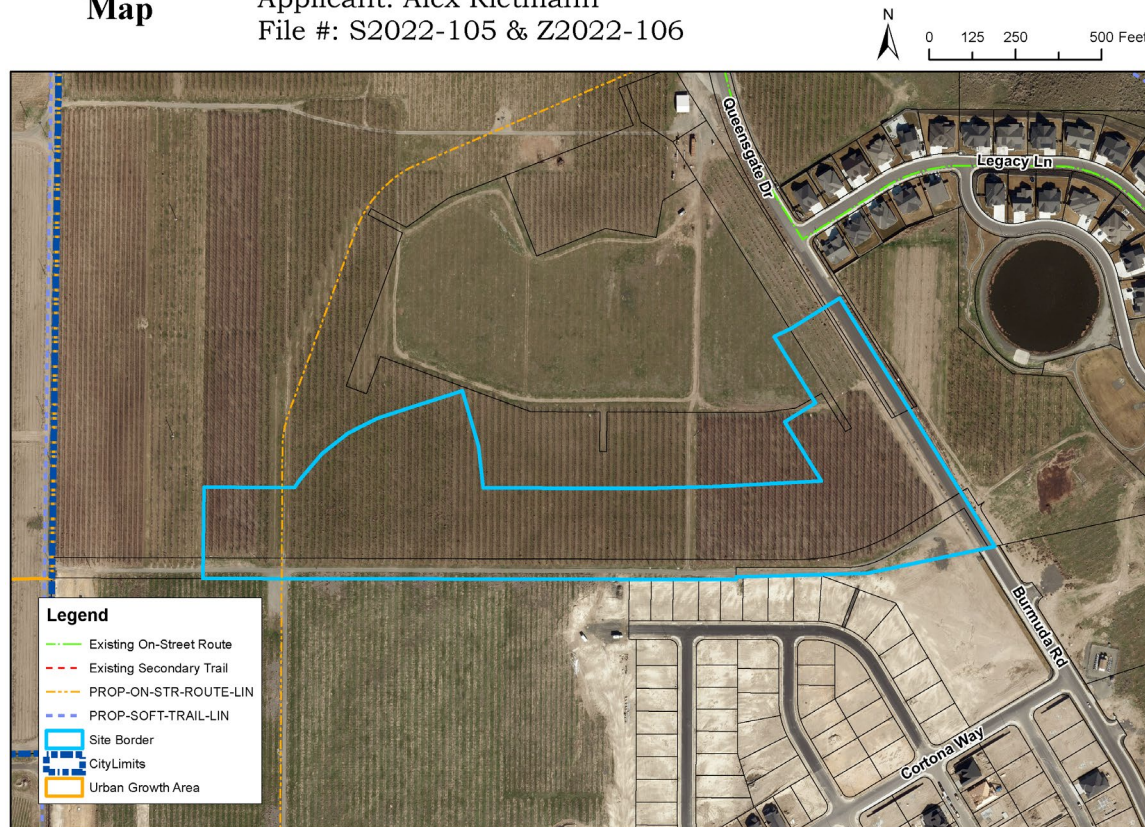


Figure 5 – Transportation Map

EASEMENTS

For a full reference of all easements encumbering the property in question review recent Boundary Line Adjustment, BLA2022-110 (*Exhibit 4*).

FIRE SAFETY

The City of Richland Fire Department will provide fire protection services to the subject property and resulting development. Currently, there are no hydrants immediately adjacent to the proposed site. One hydrant is at the southeast corner of Bermuda Road and Legacy Lane, approximately 250-feet to the north of the proposed future primary access for this development. Two hydrants are in place within Siena Hills' Lazio Way.

SCHOOLS

The plat falls within the boundaries of the Richland School District. The school district anticipates the siting of a future elementary school immediately north of this proposed phase. Recent land actions have contemporized the School District's land holdings in preparation for this and future phases of this development. Secondary education is not in the immediate vicinity of this proposed development.

SEPA

The proposal is not subject to State environmental review under the State Environmental Policy Act. Pursuant to WAC 197-11-800(6)(c) the rezone application qualifies as a categorically exempt action.

Critical Areas

The subject site does not lie within any existing, recognized Critical Area. Critical Area requirements are not applicable with this proposal.

Shoreline Master Program

The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this proposal.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. While comments were received regarding the parallel preliminary plat proposal, no comments were received regarding this zoning action.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. As of the date of this report, city staff have received no public comments regarding this proposed zoning action.

PUBLIC NOTICE

Notice of Hearing Mailed:	February 24, 2023
Notice of Hearing Posted:	February 27, 2023
Notice of Hearing Published:	March 6, 2023
Public Hearing:	March 23, 2023

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in *Exhibit 5*.

ANALYSIS

Over the past twenty (20) or so years the City of Richland (with support from Benton County) has placed a high priority on development within the Badger Mountain Subarea for residential growth, alongside more limited neighborhood commercial and office space improvements. The Badger Mountain Subarea Plan (April 2010, with subsequent updates) formalized these efforts placing the 19.47 acres at question in this review under its Medium Density Residential (MDR) designation (5.1 to 10 dwellings per acre).

Along the area's eastern reaches near Bermuda Road, single-family residential development has proceeded south to north, first with the Siena Hills neighborhood and now extending to this proposal. However, before the existing MDR designation can be effectuated, the Agricultural (AG) zoning must be contemporized to match residential zoning allowed with MDR designation, either R-2 or R-2S. The Applicant

is seeking an R-2S zoning designation for the site in question. Being as this would be in agreement with the preexisting BMS Land Use demarcation, staff concurs that R-2S is appropriate for this site, in agreement with the goals and policies arrived at after the public Comprehensive and Subarea planning efforts, and by extension, bears a substantial relationship to the public health, safety, morals, or general welfare.

As stated previously, staff acknowledges (and applicant is fully aware) that additional land actions, rezones, and land use map updates will be required for development to proceed, perhaps none more immediate than updates following boundary line adjustments around the future Richland school site immediately north of this petition (*Exhibit 4* for updated boundary lines).

This requested rezone does not approve any development activity on the site. As with all development proposals, City development regulations will apply to any specific projects that may eventually be proposed on the site. Following public notices and reviews conducted in accord with City practices for all other private or public rezone applications, there is no evidence in this record that would provide a basis in fact or law to deny the pending rezone request.

Staff also want to address questions posed to Hearing Examiner under “Reason for Request”:

1. Whether the requested rezone implements policies of the City’s Comprehensive Plan, and /or whether there has been a change of circumstances since the original zoning was adopted for the site?

The site is already designated for medium-density residential [MDR] uses by the City’s Comprehensive Plan through the Badger Mountain South Subarea Plan, and the rezone request would serve to effectuate those plans. The subject property remains undeveloped. The site has been left unattended and while it is not overgrown with weeds and noxious vegetation, leaving it in a distressed/undeveloped condition is not in the public interest. The requested rezone is meant to facilitate the applicant’s plans to develop the site in a manner fully authorized by the appropriate residential zoning regulations.

2. Does the rezone bear a substantial relationship to the public health, safety, morals, or general welfare?

It appears that the proposed rezone is consistent with this criterion because the rezone is consistent with the City’s Comprehensive Plan, and any future, project-specific proposal will have to meet city development regulations, including SEPA, possible subdivision codes, traffic impact reviews, public infrastructure concurrency reviews, and payment of any impact fees in effect at the time of an application.

The Planning Department is recommending approval of this proposed zoning map amendment.

SUGGESTED FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2021-102) and recommends approval of the request based on the following:

1. The property owner and applicant in this matter is MD&D Investments, LLC, with Alex Rietmann acting on behalf of, and, as lead contact.
2. BLA2022-110, recorded with Benton County October 14, 2022, has established the current property configuration of this proposed site (See *Exhibit 4*).
3. The application is to rezone a portion of one parcel: Benton County Assessor's Tax Parcel Number 134982000005006.
4. The lot is zoned as an Agricultural use district (AG).
5. The requested zone change is to change portions of the parcel to R-2S.
6. The subject sites and have been previously disturbed as an orchard.
7. The site is gently sloped from north to south, with elevations ten (10) to twenty (20) feet higher along northern reaches of this proposal.
8. The surrounding area is transitioning from agricultural uses to single-family residential.
9. The Badger Mountain South Subarea Plan designates this parcel as Medium Density Residential [MDR] (5.1 -10 dwellings per acre).
10. The current Agricultural (AG) zone does not implement the BMS MDR land use designation.
11. Per RMC 23.18.010, the R-2S medium density residential small lot zoning is intended to be applied to land that is designated MDR (5.1-10 dwellings per acre) under the City's Comprehensive Plan, such as BMS MDR.
12. No portion of this proposed rezone is in the Shoreline Management Program's jurisdiction.
13. No portion of this proposed rezone is in a Critical Aquifer Recharge Area (CARA). No other critical areas have been identified.
14. The proposed site is encumbered by existing easements, some to be relocated, some to be relinquished, some to stay in place.
15. Recent, recorded land action via Boundary Line Adjustment (BLA2022-101, *Exhibit 4*) has recently altered property lines surrounding a future Richland School District site. This is not yet reflected on City maps.
16. The application is exempt from the provisions of the State Environmental Policy Act (SEPA), as identified in WAC 197-11-800(6)(c).
17. Notice requirements of RMC 19.30.040 have been met:
 - a. Notice of Hearing Mailed: February 24, 2023
 - b. Notice of Hearing Posted: February 27, 2023
 - c. Notice of Hearing Published: March 6, 2023
18. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

EXHIBIT LIST

1. Application Materials
2. Zone Map
3. BMS Land Use Map
4. BLA2022-110, Recorded
5. Public Notices & Affidavits



HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 3/23/2023

Agenda Category: New Business - Public Hearing

Prepared By: Matthew Howie, Senior Planner
Mike Stevens, Planning Manager

Subject:

S2022-105 Peach Tree Estates Preliminary Plat

Department:

Development Services

Recommended Motion:

Staff recommends approval of the Preliminary Plat and Rezone of Peach Tree Estates (S2022-105, Z2022-106).

Summary:

Alex Rietmann working on behalf of MD&D Investments, LLC has submitted a Preliminary Plat Application for the development of an approximately 19.47-acre site, with one-hundred and one (101) single-family residences. Richland Municipal Code (RMC) Chapter 19.20 requires preliminary plat approval by the Hearing Examiner. Likewise, RMC 24.12.050 states "After public hearing and review the hearing examiner shall decide whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements."

The site was maintained and used as an orchard roughly since the time of Richland incorporation and has since been cleared of such trees for development.

The proposal is subject to state environmental review under the State Environmental Policy Act. The City has issued a SEPA Determination of Non-Significance for the preliminary plat after utilizing the Optional DNS Method outlined in WAC 197-11-355

There are existing domestic water, sewer, and electrical power line connections in place, available within existing rights-of-way near the site with adequate capacity to supply the proposed project. Primary access into the site will come from Bermuda Road, a classified "Major Collector".

Staff has completed its review of the request for preliminary plat and site-specific rezone approval (S2022-104) and recommends approval of Peach Tree Estates subject to conformance with the conditions of approval, which are warranted since the project conforms to the City's adopted Comprehensive Plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

Attachments:

1. S2022-105 Peach Tree Estates Staff Report [FULL REPORT]
2. S2022-105 Site Plan

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Peach Tree Estates Preliminary Plat

LOCATION: 1251 Bermuda Road

APPLICANT: Alex Rietmann applicant on behalf of MD&D Investments, LLC,
property owner

PROPERTY
OWNER: MD&D Investments LLC

FILE NO.: S2022-104, EA2022-132

DESCRIPTION: Request to divide approximately 19.47 acres into one-
hundred and one (101) residential lots.

PROJECT TYPE: Type III Preliminary Plat Approval

HEARING DATE: March 23, 2023

REPORT BY: Matthew Howie, Senior Planner

RECOMMENDED
ACTION: Approval subject to completion of proposed conditions

Vicinity Map

Item: Peach Tree Estates
Applicant: Alex Rietmann
File #: S2022-105 & Z2022-106

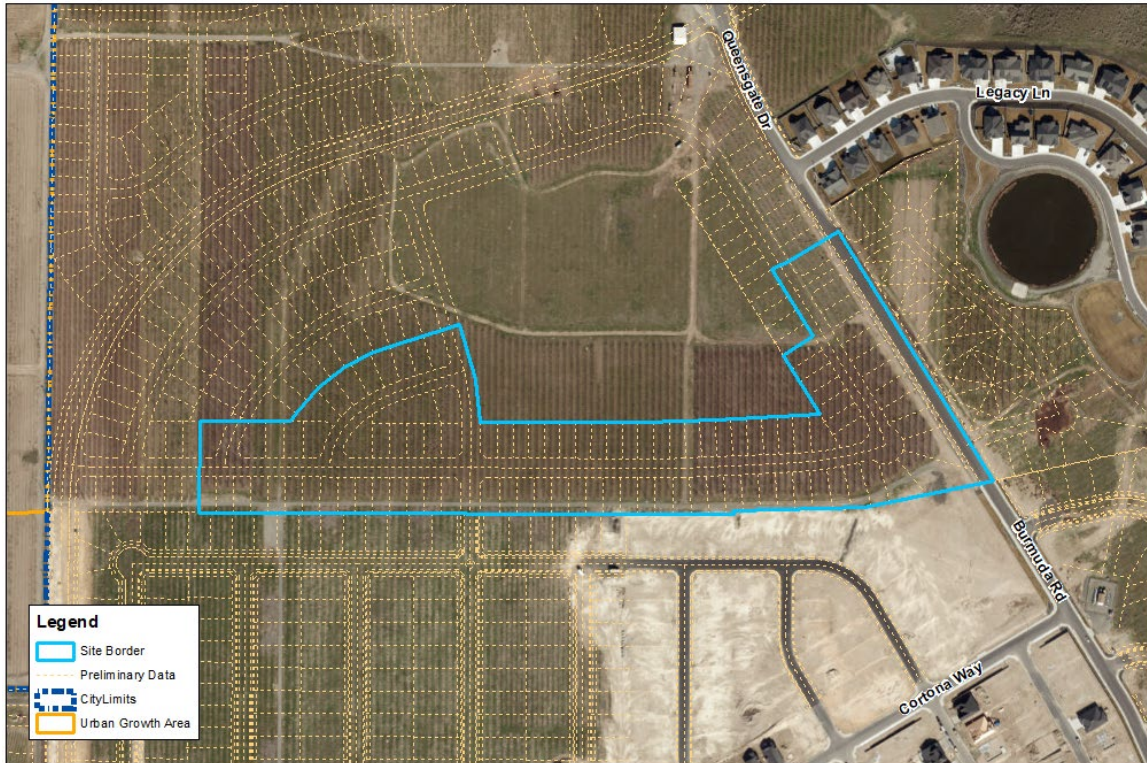
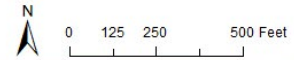


Figure 1 - Vicinity Map

PROJECT DATA

Gross Plat Area:	19.47 acres
Net Planning Area:	13.39 acres
Number of Lots:	101
Land for Streets/Other:	6.08 acres
Gross Density:	5 units/acre
Net Density:	8 units/acre

DESCRIPTION OF PROPOSAL

Alex Rietmann, applicant, on behalf of MD&D Investments, LLC has submitted a Preliminary Plat Application for the development of an approximately 19.47-acre site, with one-hundred and one (101) residential lots and related infrastructure. Figure 1 (above) shows the site within its larger context.

REASON FOR REQUEST

Richland Municipal Code (RMC) Chapter 19.20 requires preliminary plat approval by the Hearing Examiner. Likewise, RMC 24.12.050 states "After public hearing and review the hearing examiner shall decide whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements." Additional guidance, below:

24.12.053 Preliminary plat – Required findings.

The hearing examiner shall not approve any preliminary plat application, unless the approval is accompanied by written findings that:

- A. The preliminary plat conforms to the requirements of this title;
- B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;
- C. The public use and interest will be served by the platting of such subdivision and dedication; and
- D. The application is consistent with the requirements of RMC 19.60.095.

24.12.055 Preliminary plat – Hearing examiner consideration and action.

- A. The application for preliminary plat approval shall be approved, disapproved or returned to the applicant for modification or correction within 90 days of the date of acceptance.
- B. Hearing examiner approval of a preliminary plat shall not guarantee final approval of the plat or subdivision and shall not constitute an acceptance of the subdivision, but shall authorize the subdivider to proceed with the preparation of the final plat along the lines indicated in the preliminary plat.
- C. Approval of the preliminary plat shall be operative for five years from the date of approval by the hearing examiner during which time a final plat or plats may be submitted.
- D. The subdivision administrator may extend the approval period or may require that the preliminary plat must be resubmitted after the expiration of the approval period.

19.60.095 Required findings.

No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

- A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.
- B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.
- C. The development application is beneficial to the public health, safety and welfare and is in the public interest.
- D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is

projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

- E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

REVIEW AUTHORITY

RMC Section 19.20.030 designates the Hearing Examiner as the hearing body responsible for conducting the review of preliminary plat approval applications.

SITE DESCRIPTION & ADJACENT LAND USES

Peach Tree Estates is comprised of one parcel totaling approximately 19.47-acres to the west of Bermuda Road and immediately southeast of Badger Mountain. The parcel is roughly in the shape of the numeral "7" with approximately 825-feet of frontage along Bermuda Road and 2,700 feet fronting the Siena Hills, Phase 2 & 3 Plats, to the south.

The site slopes down eighteen (18) feet from north to south. The area will be accessed from a primary connection to Bermuda Road to the east and secondary connection to the Siena Hills development to the south.

The northeastern boundary is approximately 220-feet from the intersection of Legacy Lane and Bermuda Road. The western boundary is roughly 2,700-feet from its closest approach to Bermuda Road. The southern boundary of the site is immediately adjacent to Siena Hills, Phases 2 & 3. The eastern boundary is immediately adjacent to Bermuda Road.

CURRENT LAND USE DESIGNATION AND USES:

North: BMS MDR (Medium Density Residential) and Civic, former orchard

East: BMS MDR (Medium Density Residential), former orchard

South: BMS MDR (Medium Density Residential), developing residential properties

West: RL-5 Farm, Benton County, Badger Mountain-proximate agriculture

BMS Land Use Map Item: Peach Tree Estates
Applicant: Alex Rietmann
File #: S2022-105 & Z2022-106

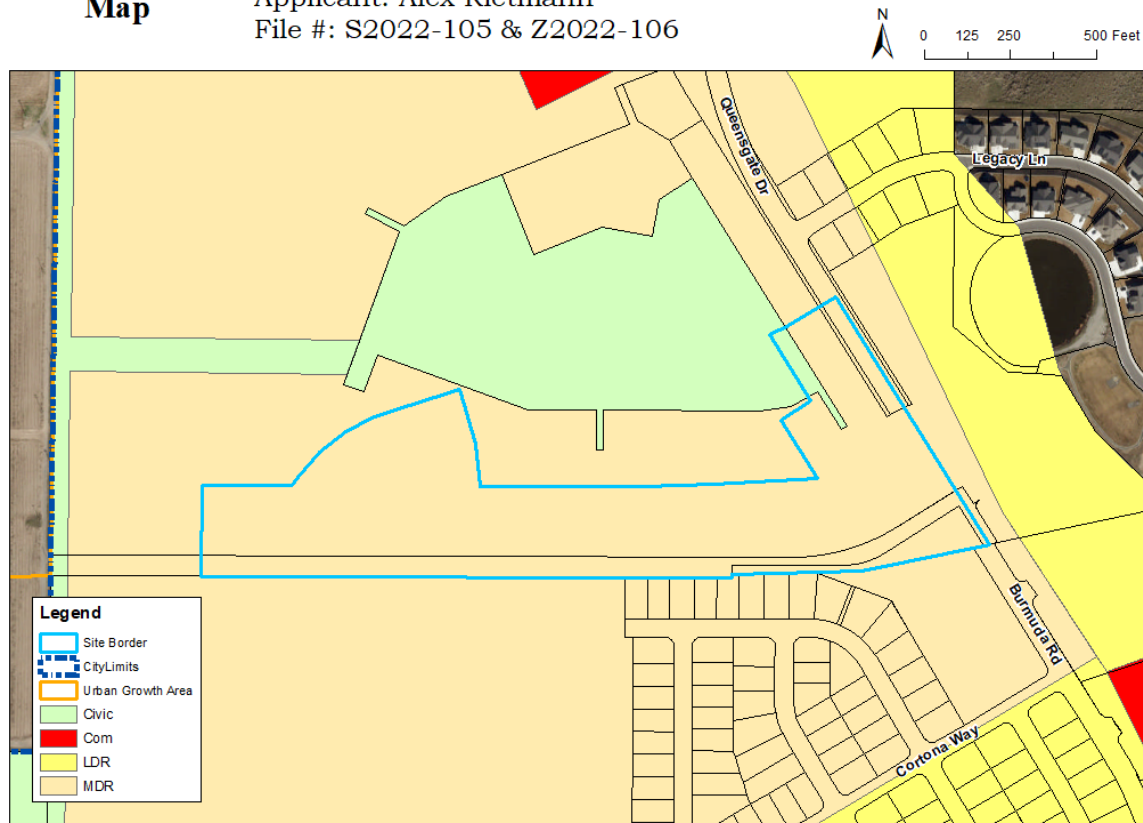


Figure 2 – Comprehensive Plan Land Use Map

COMPREHENSIVE PLAN

As illustrated in Figure 2 (above), the Comprehensive Plan Land Use designation (as established by the Badger Mountain Subarea Plan) largely designates the site for medium-density residential development. Some of the area is also denoted as Civic. This Civic designation is in place for a future, proposed Richland School District elementary school location. A recent land action (BLA2022-110) has modified the original boundaries of the School District's holdings to bring it in line with this preliminary plat request (See *Exhibit 4*). *Note*, this change is not yet reflected in City land use maps. Likewise, ownership and the applicant team on this proposal have been made aware by Planning staff that additional rezones and/or land actions will be required to resolve predevelopment BMS Civic and residential geometries. (See BMS Land Use Map – *Exhibit 3*.)

Applicable Goals & Policies

Provided below is a set of Comprehensive Plan goals & policies which are particularly applicable to the subject residential subdivision.

Land Use Goal 1: Plan for growth within the urban growth area and promote compatible land use.

Policy 2: Facilitate planned growth and infill developments within the City.

Land Use Goal 2: Establish land uses that are sustainable and create a livable and vibrant community.

Policy 3: Ensure that the intent of the land use and districts are maintained.

Land Use Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.

Provided below is a set of Badger Mountain South Subarea Plan goals & policies which are particularly applicable to the subject residential subdivision.

Comprehensive Plan Land Use Goal 5. The City will encourage efficient use and location of municipal and public facilities such as transportation centers, utility facilities, schools, parks and other public uses.

BMLU Policy 5.3 – Locate school facilities using sound urban design principles and work with the school districts to identify future school sites that are walkable.

Comprehensive Plan Urban Design Goal 1. The City will create a well-planned community with an aesthetically pleasing environment.

BMUD Policy 1.3 – Support the development of the Badger Mountain South area by encouraging a development pattern that resembles traditional neighborhood design.

CURRENT ZONING

The subject site is zoned AG, Agricultural use district. Surrounding parcels are zoned as follows:

North: AG, Agricultural use district

East: AG, Agricultural use district

South: R-2, medium-density residential

West: RL-5 Farm, Benton County

Zoning Map

Item: Peach Tree Estates
Applicant: Alex Rietmann
File #: S2022-105 & Z2022-106

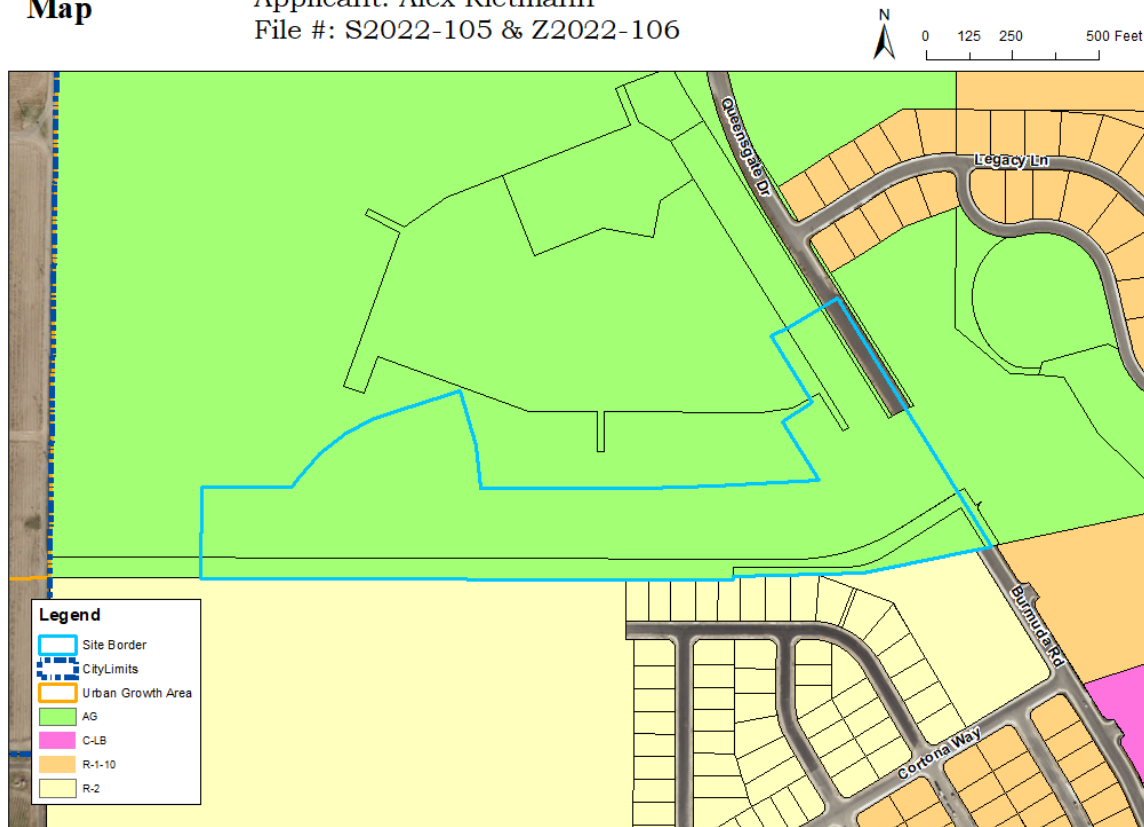


Figure 3 – Zoning Map

As indicated previously, the site is currently zoned Agricultural (AG). The Agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan (RMC 23.14.010(A)).

Parallel to this preliminary plat approval, the applicant is also requesting a zoning change to R-2S. The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan. (RMC 23.18.010(D)).

23.14.020 Agricultural performance standards and special requirements.

- A. The following standards relate to the raising and keeping of livestock in an AG district:
 - 1. A permitted structure, pen or building in which livestock is kept shall be located not less than 25 feet from any lot line and not less than 40 feet from any one-family dwelling;
 - 2. A pasture, including perimeter fencing, shall be located not less than 15 feet from any one-family dwelling located on the same lot;
 - 3. Uses, structures and buildings shall comply with the applicable yard and area requirements of RMC 23.38.010 through 23.38.090.
- B. The following standards relate to the agricultural activities permitted in the SAG district:
 - 1. Limited agricultural uses such as orchards, vineyards, vegetable gardens, field crops and pastures;
 - 2. Sale of products grown on the premises;
 - 3. Limited raising or keeping of large livestock as follows:
 - a. Horses, ponies, mules, donkeys, burros, and similar animals;
 - b. Dairy cattle, beef cattle, buffalo and similar animals;
 - c. Sheep, goats, and similar animals;
 - d. A maximum of two animal units (one animal unit equals approximately 1,000 pounds of animal weight) may be kept per one acre gross pasture area. Gross pasture area is that portion of a lot which is fenced and used solely for the grazing and keeping of large livestock. The following are examples of animal unit usages:
 - i. One horse and one cow per gross pasture acre;
 - ii. Two cows or two horses per gross pasture acre;
 - iii. Ten sheep or 10 goats per gross pasture acre;
 - iv. Eight sheep and two goats per gross pasture acre;
 - e. If any additional animal(s) born on the premises causes the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter within the corresponding time limits specified below:
 - i. Horses and similar animals: one year from date of birth;
 - ii. Cattle and similar animals: one year from date of birth;
 - iii. Sheep, goats, and similar animals: six months from date of birth;
 - f. If any additional animal(s) are acquired by any means other than by birth, and cause the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter within 90 days after placement of the additional animal(s) on the premises. In addition, a fence must be constructed prior to the acquisition of any large livestock to ensure containment of the livestock on the premises;
 - 4. Limited raising or keeping of small livestock as follows:
 - a. Rabbits and similar animals;

- b. Chickens, ducks, geese, turkeys, and other similar fowl.
 - A maximum of 12 animals or fowl, as defined above, may be raised or kept per one acre gross lot area.
 - In addition, a shed, coop, hutch, or similar containment structure must be constructed prior to the acquisition of any small livestock to ensure containment of the livestock on the premises.
 - Standings under roofed stable must be made of material and which provides for proper drainage so as not to create offensive odors, fly or insect breeding, or other nuisances.
 - Manure must be collected at least once a week and shall be disposed of in one or more of the following manners:
 - i. Placement of manure in a fly-proof container with periodic removal of manure from the lot;
 - ii. Adequate burying of the manure;
 - iii. Removal of manure from the lot.
 - Fences, pens, corrals or similar enclosures must be of sufficient height and strength to retain animals.
 - Any structures used for the keeping of livestock shall be set back a minimum of 50 feet from any property line.

Again, these are the existing zoning performance standards for this land. The property owner via their applicant/representative is asking for a rezone of this property to R-2S medium density residential, small lot.

23.18.020 Residential performance standards and special requirements.

A. High-Density Residential Small Lot Special Requirements. In order to assure consistency with the purpose of the R-2S district, as stated in RMC 23.18.010(D), and further to avoid potential negative and undesirable effects that may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:

1. Any application for reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC 24.12.010. In addition, the following information shall be submitted with the application for preliminary plat:
 - a. A street landscaping plan showing the location and type of landscaping proposed;
 - b. Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and
 - c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.
2. The planning commission and city council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to, architectural design parameters, screening and buffering treatments,

and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.

3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated on no more than 10 lots before a different setback configuration must be utilized. The administrative official may approve variations to this requirement which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.

Note: The heading above, "High-Density Residential Small Lot Special Requirements", is incorrect. R-2S is a medium-density residential land use designation and is described (correctly) as such in RMC 23.18.010(D). Staff acknowledges the error and will seek to amend the heading in a future Code update.

AG DIMENSIONAL STANDARDS

The following standards apply in the AG zone per RMC 23.14.040:

Minimum Lot Area Requirement		5 acres
Minimum Lot Width		None
Minimum Lot Depth		None
Minimum Street Frontage		None
Minimum Front Yard Setback		25 feet
Minimum Side Yard Setback		10 feet
Minimum Rear Yard Setback		25 feet
Minimum Lot Coverage		None ²
Maximum Building Height	Main Building	30 feet
	Detached Accessory Buildings	24 feet

2. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.

R-2S DIMENSIONAL STANDARDS

The following standards apply in the R-2S zone per RMC 23.18.040:

Minimum Lot Area Requirement	One-Family Detached Dwelling	4,000 feet
	Two-Family Detached Dwelling	7,000 feet
	One-Family Attached Dwellings	3,000 feet
Maximum Density	Multifamily Dwellings (Units/SF)	N/A
Minimum Lot Width	One-Family Detached Dwelling	42 feet

	Two-Family Detached Dwelling	64 feet
	One-Family Attached Dwelling	30 feet
Average Lot Size Requirement		None
Minimum Front Yard Setback³		15/18 feet ⁴
Minimum Side Yard Setback		6 feet ⁵
Minimum Alley/Private Access Easement Setback:		6 feet
Minimum Rear Yard Setback		20/3 feet ⁷
Maximum Lot Coverage⁸		50%
Maximum Building Height	Main Building	30 feet
	Detached Accessory Buildings	16 feet

3. Front yard setbacks are required from all street rights-of-way adjoining a lot as shown in the table above, except as follows:

- a. In single-family residence districts and in R-2 and R-3 districts where more than 50 percent of the normal or average-size lots in a block fronting on one side of the street are developed with existing buildings, other than accessory buildings, with front yard setbacks less than that required for the district, a new single-family or duplex dwelling shall adopt a minimum front yard setback dimension which is the average of the setbacks of the buildings on the two adjoining lots, existing prior to July 22, 1960, but in no case shall this dimension be less than 15 feet nor need it exceed 30 feet.
 - b. Residential Districts. In any R district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.
 - c. The flanking frontage or nonaddress front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet; see diagram below.
4. Front yards shall not be less than 15 feet in front of living areas, up to a maximum of 55 percent of the front lot line, and not less than 18 feet in front of all other areas.
5. Detached one-family or detached two-family dwellings shall have two side yards with each side yard having a width of not less than six feet. A nonattached side of an attached one-family dwelling shall have a side yard having a width of not less than six feet.
6. For multiple-family dwellings and other allowable uses other than one-family attached and one-family and two-family detached dwellings, front yards shall be 20 feet, side yards shall be equal to one foot of side yard for each three feet or portion thereof of building height, and rear yards shall be 25 feet, except as required by RMC 23.18.020(B) when multifamily development is located adjacent to a single-family residential zoning district or development.
7. Rear yards shall be not less than 20 feet in back of living areas and three feet in back of garages or carports up to a maximum of 60 percent of the rear lot line for the garage or carport portion of the rear yard.
8. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.

UTILITY AVAILABILITY

There are existing domestic water, sewer, storm, irrigation, natural gas, and electrical power line connections in place, available within existing rights-of-way near the site with adequate capacity to supply the proposed project.

Utilities Map

Item: Peach Tree Estates
Applicant: Alex Rietmann
File #: S2022-105 & Z2022-106

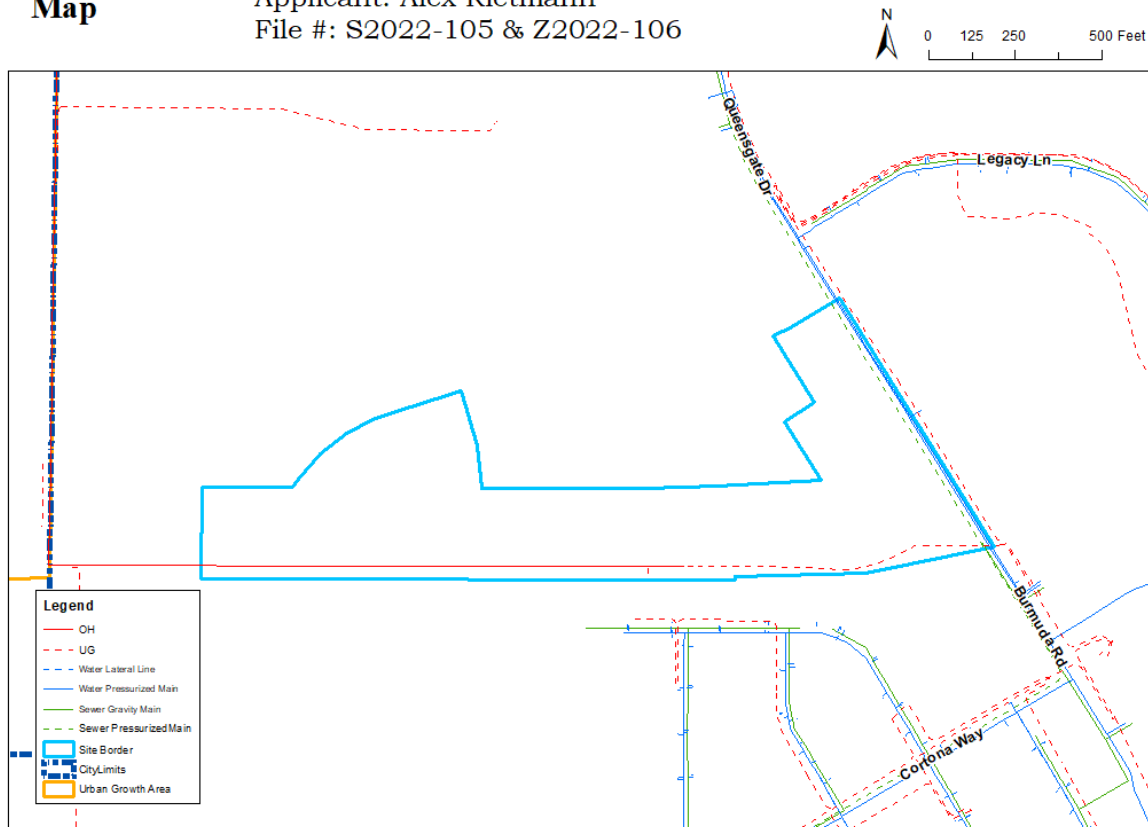


Figure 4 – Utilities Map

Sewer

There is an existing 4-inch pressurized main in the Bermuda Road right-of-way, switching to an 8-inch gravity main north of the current development initiative. Another 8-inch gravity main starts immediately to the east (within the Bermuda Road right-of-way) of the proposed site's southern border. Future connection under the secondary access to Siena Hills (to the south) will join an 8-inch gravity main within that development. This development will be a part of the basin area associated with a pump station sited in Siena Hills.

Water

There are two distribution mains within the Bermuda Road right-of-way (10-inches and 12-inches in diameter). Secondary connections will be made to the ongoing Siena Hills development to the south where an 8-inch distribution main will eventually be in place running west to east.

Power

The site has an existing overhead primary conductor running east-to-west along the southern boundary of the proposed site.

Stormwater

The City does have an existing 18-inch stormwater gravity main in the Bermuda Road right-of-way that currently terminates immediately adjacent to the southeastern corner of the proposed site, and could potentially be available for extension to the north. However, local and state codes typically require that all stormwater runoff from the project site be dealt with on the subject site.

Irrigation

There is an existing 26-inch distribution main (with easement) operated by the Badger Mountain Irrigation District running roughly northwest to southeast across the proposed site. A portion of the easement will be vacated and, if necessary, relocated during the development and final platting processes.

TRANSPORTATION & ACCESS

Primary access into the site will come from Bermuda Road, classified by the City as a "Major Collector". Secondary access will come from a local road connection to the Siena Hills neighborhood to the south. As a result, there are no special requirements for the creation of a separate Secondary Emergency Vehicle Access (SEVA).

This area is largely characterized as single-family housing in transition from undeveloped and agricultural uses. As such, there are no significant nodes of employment or shopping amenities via suburban scale commercial, office or industrial development within close proximity. That said, the City does have a pocket of anticipated neighborhood commercial some 800-feet to the north on Bermuda Road. This area already has a Badger Mountain South Land Use designation of Commercial.

Sidewalks will be installed on local roads and along Bermuda Road. Existing trails and on-street bicycle lanes are also designated by the City. Likewise, there are ongoing efforts to improve the active transportation portfolio of the area. There are no nearby, current (nor proposed) Ben Franklin Transit bus routes.

Parking

Two (2) off-street parking spaces "shall be provided in all residential zones in compliance with RMC 23.54.020".

**Transportation
Map**

Item: Peach Tree Estates
Applicant: Alex Rietmann
File #: S2022-105 & Z2022-106

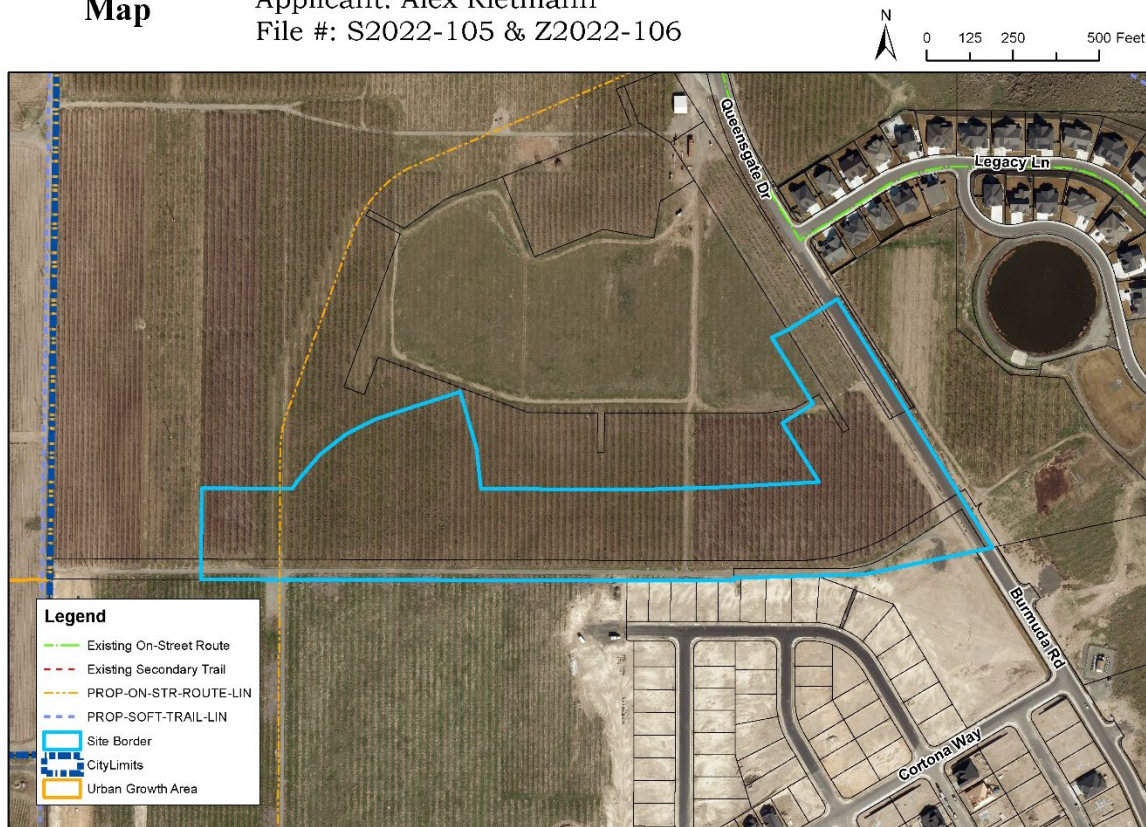


Figure 5 – Transportation Map

EASEMENTS

For a full reference of all easements encumbering the property in question review recent Boundary Line Adjustment, BLA2022-110 (*Exhibit 4*).

FIRE SAFETY

The City of Richland Fire Department will provide fire protection services to the subject property and resulting development. Currently, there are no hydrants immediately adjacent to the proposed site. One hydrant is at the southeast corner of Bermuda Road and Legacy Lane, approximately 250-feet to the north of the proposed future primary access for this development. Two hydrants are in place within Siena Hills' Lazio Way. This development is conditioned on the installation of a number of fire safety assets.

SCHOOLS

The plat falls within the boundaries of the Richland School District. The school district anticipates the siting of a future elementary school immediately north of this proposed phase. Recent land actions have contemporized the District's land holdings in preparation for this and future phases of this development. Secondary education is not in the immediate vicinity of this proposed development.

PARKS

There are no parks planned (or in place) immediately adjacent to this proposed development. Crested Hills Park is one-half mile due east and the Badger Mountain Centennial Preserve is 0.7-miles to the northwest. Of these, the latter is a more significant asset to future residents, but as of yet, there are no formal connections to the Preserve from areas southeast, though at least two separate connections are proposed.

SEPA

A SEPA checklist addressing potential impacts of the proposed subdivision was included in the preliminary plat application. On October 13, 2022 staff issued a Determination of Non-Significance (DNS) (*Exhibit XX*) using the Optional DNS process available under the provisions of WAC 197-11-355.

Critical Areas

The subject site does not lie within any existing, recognized Critical Area. Critical Area requirements are not applicable with this proposal.

Shoreline Master Program

The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this proposal.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Copies of all agency comments received by the City are included as *Exhibit 7*.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. At the time this report was prepared, the City has received no public comment(s).

PUBLIC NOTICE

Application Date:	August 9, 2022
Combined Notice of Hearing/Optional DNS Mailed:	February 24, 2023
Combined Notice of Hearing/Optional DNS Posted:	February 27, 2023
Combined Notice of Hearing/Optional DNS Published:	March 6, 2023
Public Hearing:	March 23, 2023

A combined notice of application and SEPA Optional DNS determination was provided by mailing notices to property owners within 300 feet. Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the Tri-City Herald newspaper. Copies of the notices and affidavits are included in *Exhibit 6*.

ANALYSIS

The criteria for approval of a preliminary plat application (RMC 24.12.053) are reprinted here, with a summary of how the application complies with the requisite standard:

- A. *The preliminary plat conforms to the requirements of this title (RMC Title 24)*
- The City's subdivision regulations set forth specific requirements for the filing of an application, giving public notice of the application, and requiring that the Hearing Examiner conduct a public hearing and make a recommendation to the City Council. These steps have been followed by City staff.
- B. *Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;*
- Several parks and other recreational opportunities exist within approximately one mile of the project site.
 - The Ben Franklin Transit Authority does not provide bus service to the immediate area.
 - The plat will be served by City domestic water lines currently existing adjacent to the project site. Water lines have capacity to provide for the proposed project.
 - The plat will be served by City sanitary sewer service currently existing adjacent to the project site. Sewer lines have capacity to provide for the proposed project.
 - The plat will be served by Richland Energy Services currently existing adjacent to the project site. Electric lines have capacity to provide for the proposed project.
 - In accordance with City development standards, storm water drainage will have to be retained and managed on-site. Project specific designs have not been created yet; however, prior to the City allowing construction of the subdivision to occur, the development will need to be designed by a licensed civil engineer and meet the requirements of the city and state storm water regulations.
 - Richland School District was given the opportunity to comment and chose not to comment. The Richland School District currently serves approximately 13,000 children within a multitude of school facilities some of which are new or have been recently remodeled to accommodate the increasing student enrollment.
- C. *The public use and interest will be served by the platting of such subdivision and dedication;*
- The proposed project is consistent with the Comprehensive Plan and Badger Mountain South Subarea Plan in terms of the *proposed* land use (BMS medium-density residential, or MDR). The project is not currently consistent with the City's zoning regulations. This Preliminary Plat review is taking place alongside a site-specific rezone to likewise be considered

by the Hearing Examiner. The additional housing units will contribute to meeting the housing demand experienced in the Tri-Cities thereby serving public interest.

- D. *The application is consistent with the requirements of RMC 19.60.095, which states: No development application for a Type II or Type III permit shall be approved by the City of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:*
- a. *The development application is consistent with the adopted Comprehensive Plan and Badger Mountain South Subarea Plan, and meets the requirements and intent of the Richland Municipal Code.*
 - The proposal is generally consistent with the intent of the Comprehensive Plan and Badger Mountain South Subarea Plan, and as conditioned will meet requirements of the Municipal Code as outlined above.
 - b. *Impacts of the development have been appropriately identified and mitigated under RMC Chapter 22.09.*
 - Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicant filed an environmental checklist (*Exhibit 5*) for which the City issued and distributed a Determination of Non-Significance (*Exhibit 9*) after utilizing the Optional DNS process.
 - c. *The development application is beneficial to the public health, safety and welfare and is in the public interest.*
 - The project is consistent with the City's Comprehensive Plan, the Badger Mountain South Subarea Plan, and, development regulations. Therefore, it would be considered beneficial to public health, safety and welfare and would be in the public interest. As mentioned above, staff is recommending several requirements in the form of conditions, aimed at ensuring the development does not generate any significant impacts which would be detrimental to the peaceful enjoyment of existing land uses in the surrounding vicinity.
- E. *The development does not lower the level of service of transportation facilities below the level of service D, as identified in the Comprehensive Plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.*
- F. *Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.*
- The conditions of approval recommended for this project are a direct result of imposing City development standards as contained in City code and are directly related to the development proposal. Additional conditions have been included as a result of comments received by other agencies.

FINDINGS, CONCLUSION, AND RECOMMENDATION:

Findings of Fact

1. The property owner and applicant in this matter is MD&D Investments, LLC, with Alex Rietmann acting on behalf of, and, as lead contact.
2. BLA2022-110, recorded with Benton County October 14, 2022, has established the current property configuration of this proposed site (See *Exhibit 4*).
3. Richland's Comprehensive Plan (via the Badger Mountain South Subarea Plan) designates the plat site for medium-density residential development with an average allowable residential density of 5.1-to-10 dwellings per acre. The plat proposes a net residential density of 8 dwelling units/acre.
4. R-2S (Medium Density Residential Small Lot) zoning is applied to the site. R-2S zoning regulations permit residential densities of up to 10 dwelling units per acre and a 4,000ft² minimum lot size for single-family detached structures.
5. The Peach Tree Estates preliminary plat consists of 101 residential lots. Proposed residential lot sizes range from 4,724 square feet to 15,706 square feet, with a 5,774 square foot average lot size.
6. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
7. The proposed preliminary plat provides for the extension of one (1) public street, and the creation of five (5) new public streets, built to City public road design standards, including provisions for the extension of public utilities.
8. Improvements proposed to serve the preliminary plat will be consistent with the City's development standards by applying municipal code provisions.
9. The Richland School District was invited to comment but expressed no concerns with the plat.
10. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.
11. The applicant filed an environmental checklist along with their preliminary plat application as required under the State Environmental Policy Act.
12. After review of the checklist, application materials and receipt of agency and public comments, staff issued a Determination of Non-Significance on Thursday, March 16, 2023 after utilizing the Optional DNS process.
13. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
14. The subject site does not lie within any existing, recognized Critical Area. Critical Area requirements are not applicable with this proposal.
15. The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this proposal.

Conclusions of Law

1. The lots within the proposed subdivision are consistent with the provisions of the City's respective (R-2S) zoning regulations.
2. The proposed preliminary plat conforms to the density and type of land use envisioned in the land use and transportation elements of the adopted Comprehensive Plan (BMS Medium Density Residential).
3. Pursuant to RMC Chapters 22.09 and 22.10, the procedures required under the State Environmental Policy Act have been followed.
4. As conditioned, the proposed preliminary plat makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.

Recommendation

Staff has completed its review of the request for site plan approval (S2022-105, EA2022-132) and recommends approval of the request subject to conformance with the conditions of approval, below, which are warranted because the project conforms to the City's adopted Comprehensive Plan and zoning regulations (per Z2022-106 recommendation); has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of the City's subdivision regulations.

RECOMMENDED CONDITIONS OF APPROVALPublic Works*Pre-Plat Specific Conditions*

1. The preliminary plat is not showing any phase lines. Phasing is not required but if the project is to be phased during construction phasing lines need to be shown on the pre-plat map.
2. If the intent is to name future pre-plats "Peach Tree Estates", it's recommended that this pre-plat be named "Peach Tree Estates Phase 1".
3. "Waterhill Avenue" should be labeled.

Public Works*General Conditions*

4. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically. Addendums are not allowed, all information shall be supplied in full size (and electronic) format. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed.

- All final punchlist items shall be completed or financially guaranteed prior to final platting.
5. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
 6. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. Please visit the published fee schedule on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued.
 7. Public utility infrastructure located on private property will require recording of a City standard form easement prior to final acceptance of the infrastructure. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final platting. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City.
 8. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
 9. The contractor and developer shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
 10. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
 11. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to installation or final platting.

Design Standards

12. Public improvement design shall follow the following general format:
 - a. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.

- b. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - c. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - d. The minimum centerline finish grade shall be no less than 0.30% and the maximum centerline finish grade shall be no more than 10.0% for local streets. 12% can be allowed for local streets for short distances.
 - e. The minimum centerline radius for local streets shall be 100-feet.
 - f. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - g. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
13. If the project will be built in phases the applicant shall submit a comprehensive master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
14. If the City Fire Marshal requires a secondary emergency vehicle access (SEVA), it shall be included in the construction plan set and be designed to the following standards:
- a. 2-inches compacted gravel, minimum (temp. SEVAs only).
 - b. Permanent SEVA's shall be paved with 2-inches of asphalt, minimum.
 - c. 2% cross-slope, maximum.
 - d. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - e. Be 20-feet in width.
 - f. Have radii that are accommodating with those needed for City Fire apparatus.
- Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept.
15. **SURVEY MONUMENT DESTRUCTION:** All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.
- a. No survey monument shall be removed or destroyed (the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible) before a permit is obtained from the Department of Natural Resources (DNR). (WAC 332-120-030(2) and RCW 58.09.130).
 - b. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible

for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).

- c. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic and Streets

16. The "Peach Tree Estates" preliminary plat is subject to the City's traffic impact fee program (RMC 12.03). Since this property is included within the traffic impact fee program, and since staff analysis indicates the project will create no unusual or unanticipated traffic impacts, it is exempt from the SEPA-related traffic study requirement (TIA).
17. The Bermuda Road frontage (labeled as "Queensgate Drive" on the pre-plat) shall be completed to City standards at the time that the phase which constructs the lots adjacent to it is developed.
18. A note will be shown on the face of the final plat stating that Bermuda Road is classified as a "Major Collector street". Subsequently, no driveways accessing single family lots will be allowed directly onto it.
19. Traffic calming measures shall be constructed due to the relatively straight uninterrupted road section proposed. Public Works staff's preliminary evaluation suggests that traffic calming measures shall include a traffic circle at Waterhill Ave. and the Unnamed East-West Road.
20. Street names are not reviewed or vested until construction plans are submitted for review. At the time of construction plan submittal the developer shall propose two unique street names for each new street being constructed.
21. Sidewalks shall be installed along all public right-of-way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, HOA tracts, etc.).
22. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and A.D.A. standards. Adequate right-of-way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City standards. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profiles shall be designed to accommodate this. The developer and their engineer shall demonstrate on the construction plans that all future driveway entrances, sidewalks and pedestrian ramps will meet City and ADA requirements, and also provide adequate separation between driveways and/or pedestrian ramp transitions; provided that the Public Works Director shall have discretion and authority to adopt and implement an updated design standard, authorizing curb

- modifications or combining depressed driveway access points for adjacent lots without a transition up to normal sidewalk in between so as to facilitate a final design that provides an adequate number of on-street parking spaces.
23. Show vision-clearance triangles on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.
 24. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
 25. Dead-end streets longer than 150-feet that will be continued later need to have temporary turnarounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water

26. The proposed preliminary plat is located within the Tapteal 4 water pressure zone. The closest Tapteal 4 watermain is located in Bermuda Road to the East and Waterhill Ave. to the South. It shall be the responsibility of the developer to extend a watermain to and through this property to provide domestic water at the time of plat construction. This water main shall be sized to adequately supply domestic water and fire flows to the proposed development.
27. Looping of the water system provides redundancy, increases flow and helps to eliminate stagnant water. The Tapteal 4 watermain shall be looped through this project.
28. In accordance with municipal code, domestic water mains shall be extended to the adjoining properties adjacent to the preliminary plat, provided they are in the correct pressure zone.
29. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
30. The fire hydrant layout shall be approved by the City Fire Marshal.
31. In accordance with Richland Municipal Code Chapter 18.16.080, an irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

Sanitary Sewer

32. The closest sanitary sewer available for this development is located in Waterhill Avenue in the plat of Siena Hills. It shall be the responsibility of the

- developer to extend a sewer main to and through this property to serve sanitary sewer to all adjacent parcels at the time of plat construction.
33. This development will receive sanitary sewer service via a sewer pump station funded and built by the Siena Hills development to the south. The City anticipates developing and recording a sewer latecomer agreement to set the financial participation of this development in the Siena Hills pump station. Prior to approval of any final plat in this development, the developer shall satisfy in full its obligations under the sewer latecomer agreement.
 34. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
 35. Sanitary sewer shall be extended to the adjoining properties adjacent to the preliminary plat.

Storm Water

36. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. The Developer shall be responsible for compliance with the permit conditions. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
37. All public storm drainage collection systems shall have their flow rate and storage capacity designed by a professional engineer following the core elements defined in the latest editions of the Stormwater Management Manual for Eastern Washington, the current Richland municipal codes, the Phase II Municipal Stormwater Permit, and the City's "Public Infrastructure Construction Plan Requirements and Design Guidelines". The storm water calculations shall be stamped by a professional engineer and shall include a profile of the storm system showing the hydraulic grade line. The calculations should include an accurate delineation of the contributing drainage area to accurately size the stormwater facilities. Passing the storm water downhill to an existing storm system will require an analysis of the downstream storm system to determine its capability of accepting the storm water without being overwhelmed. The applicant's design shall provide runoff protection to downstream property owners.

38. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
39. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.
40. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 72 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not percolate within 72 hours.
41. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.
42. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.
43. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat.
44. The parcel occupied by the stormwater basin shall be identified as a separate parcel or tract on the final plat and shall be dedicated to the City stormwater utility. The design of the basin shall include access features meeting the city's needs for maintenance.
45. The developer shall consider the long-term appearance of the storm basin, particularly if it will occupy a prominent location in the development. The City's typical storm pond maintenance practices consist of semi-annual vegetation trimming and silt and debris removal. If the pond location is deemed by City staff as being in a prominent location the developer shall design and install fencing and/or landscaping to mitigate the pond's visible character for the surrounding properties. If the City requires this type of treatment to the pond site the developer may propose landscaping treatments consistent with the development and establish maintenance responsibilities to remain with the development. These maintenance responsibilities shall be noted on the final plat. Basins designed as detention and evaporative basins

need to include plantings that will tolerate or thrive in standing water.

Planting designs for areas not routinely exposed to water shall include plants that will thrive without irrigation unless the developer intends to maintain an irrigated pond site. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above.

46. The developer shall be responsible for landscaping the storm pond and for its maintenance and the plantings through the one-year infrastructure warranty period. At 11 months after the final acceptance date the developer shall clean the storm system and basin of all accumulated oil, sediment, and debris. After this maintenance is completed and inspected the City will begin routine maintenance of the system and basin. The developer shall replace any plantings that have failed to survive the warranty period. The developer shall also perform trimmings required

Final Platting Requirements

47. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
48. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of final acceptance. Off-site ("third party") easements or right-of-ways for City infrastructure are the responsibility of the developer to obtain. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
49. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance.
50. Ten-foot wide public utility easements will be required on the final plat along both sides of all right-of-ways within the proposed plat. They will also be required where the plat is adjacent to an existing right-of-way.
51. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.
52. The final plat shall include notes identifying all common areas including any private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.
53. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.

54. A one-foot "No access / screening easement" will be required along the Bermuda Road Right of Way.
55. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
56. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

Planning

57. At the time of Pre-Plat Construction Review, applicant shall supply to the Planning Manager for approval the following (as included in RMC 23.18.020(1):
 - a. A street landscaping plan showing the location and type of landscaping proposed.
 - b. Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails.
58. At the time of building permit application, per RMC 23.18.020(A)(3) the applicant shall supply the Planning Manager information asserting compliance with the following: Combined front yard setback configurations and street-facing residential architectural elevations, that can be repeated continuously on no more than five lots before a different combination must be utilized. Also, regardless of the street facing architectural elevation, a front yard setback configuration may be repeated on no more than 10 lots before a different setback configuration must be utilized. The Planning Manager may approve variations to this requirement which, in their judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with streets, or, are necessary due to constraints or unique characteristics of the site.

Addressing

59. Street names will be reviewed when construction drawings are submitted to the Public Works Department. When construction drawings are submitted, please include two (2) street name options for each of the new street segments and the City will review to determine acceptable street names.
60. Addressing brackets [] are needed on all lots and tracts.

Kennewick Irrigation District

61. Due to the project's location in relation to the Badger East Lateral Canal, KID would like to inform the City of the following information regarding the effect of the proposed preliminary plat upon the structural integrity, including lateral support, of KID's facilities, other risk exposures, and the safety of the public and irrigation district, and related conditions of approval that KID deems to be necessary as a result:
 - a. Stormwater systems for the project should be designed to retain, at minimum, a 100-year storm event above the Badger East Lateral Canal and minimize the introduction of water into the soils up-gradient from the canal.
 - b. Please provide a sketch or map depicting the location of flows from any proposed retention basins to where the flows would exit the development.

WSDOT Aviation Land Use Inquiries and Application Submittals

62. Benton Clean Air Agency (BCAA) The FAA requires notification for this development. Please use forms 7460-1 and 7460-2 which can be accessed and completed electronically here:

<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

State of Washington Department of Archaeology & Historic Preservation

Project Tracking Code: 2023-03-01547

63. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a moderate to high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

EXHIBIT LIST

1. Application Materials
2. Plat Map
3. BMS Land Use Map
4. BLA2022-110, Recorded
5. SEPA Checklist
6. Public Notice and Affidavits
7. Copies of Agency Comments
8. Determination of Non-Significance



Exhibit I

Application Materials



Fee: \$3,835 ~~1100~~

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
509-942-7794
509-942-7764

Preliminary Plat Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION		☒ Contact Person
Owner: MD&D Investments LLC		Alex Rietmann
Address: 63615 E Jacobs Rd. Benton City, WA 99320		
Phone: 509-778-2373	Email: alexr@gooseridge.com	

APPLICANT/CONTRACTOR INFORMATION (if different)		☒ Contact Person
Company: Same as Above.	UBI#:	
Contact:		
Address:		
Phone:	Email:	

SURVEYOR INFORMATION		
Contact: Alex Matazzaro, PBS Engineering and Environmental		
Address: 400 Bradley Blvd; Suite 106, Richland WA 99352		
Phone: 509-942-1600	Email: alex.matarazzo@pbsusa.com	

ENGINEER INFORMATION		
Contact: Jason Mattox, PBS Engineering and Environmental		
Address: 400 Bradley Boulevard; Suite 106, Richland WA 99352		
Phone: 509-942-1600	Email: jason.mattox@pbsusa.com	

PROJECT DESCRIPTION
Project proposes to subdivide 19+ acres into 101 single family residential lots in accordance with City of Richland Zoning ordinances for R-2S guidelines.

PROPERTY INFORMATION		
Parcel #: 134982000005006	Zoning: R-2S	
Legal Description:		
Proposed Subdivision Name: Peach Tree Estates		
Gross Plat Acreage: 19.5 AC	Number of Lots: 101	Smallest Lot Size: 4,725 sf
Net Lot Area Acreage: 13.2 AC	Avg. Lot Size: 5,706 sf	Largest Lot Size: 15,706 sf
Domestic Water Supply: ☒ City ☐ Private Well	Sewage Disposal: ☒ City ☐ Septic	
Irrigation Source: ☐ City ☐ Private Well ☐ Columbia Irrig. District ☐ Kennewick Irrig. District	☒ Other (BMID)	
SEPA Checklist submitted? ☒ Yes ☐ No	Title Report (Subdivision Guarantee) submitted? ☒ Yes ☐ No	

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. 2 – Full-size copies of proposed survey
3. 1 – 11" x 17" copy of proposed survey
4. 1 – PDF file of proposed survey
5. Title Report showing ownership, easements, restrictions and accurate legal description of the property involved
6. SEPA Checklist
7. Other information as determined by the Administrator

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Alex Rietmann

Applicant Signature: Alex Rietmann Date 8-9-22

Phase I Environmental Site Assessment

1276 N Bermuda Rd Way
Richland, Washington 99352

Prepared for:
Monson Development Washington, LLC
63615 E Jacobs Rd NE
Benton City, Washington 99320

July 2021
PBS Project 66336.000



400 BRADLEY BLVD, SUITE 106
RICHLAND, WA 99352
509.942.1600 MAIN
866.727.0140 FAX
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Supporting Data

FIGURES

Figure 1. Site Vicinity Map

Figure 2. Site Plan

APPENDICES

Appendix A: Contract and Resumes

PBS Proposal to Provide a Phase I Environmental Site Assessment/Contract

Appendix B: Property Information and Physical Setting Records

Well Logs

Tax Map

Appendix C: Regulatory Databases and Government Records

Regulatory Database Report

Appendix D: Historical Research Records

Historical Aerial Photographs

Historical Topographic Maps

Building Department Records

Local Street Directories

Title Records

Appendix E: Site Reconnaissance Records

Site Photographs

Field Checklist

Appendix F: Questionnaires

Property Owner/Representative Questionnaire

Client/User Questionnaire

Abbreviations

The following are commonly used abbreviations in PBS Phase I Environmental Site Assessment reports. Abbreviations are defined upon first use within the text.

AAI	all appropriate inquiry
ACBM	asbestos-containing building material
ACM	asbestos-containing material
AST	aboveground storage tank
ASTM	ASTM International (formerly American Society for Testing and Materials)
AUL	activity and use limitation
bgs	below ground surface (depth below the ground surface)
CEG	conditionally exempt generator (of hazardous waste)
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act (EPA)
CREC	controlled recognized environmental condition
Ecology	Washington State Department of Ecology
EDR	Environmental Data Resources (a regulatory database report provider)
EPA	Environmental Protection Agency
ESA	environmental site assessment
HOT	heating oil tank
HREC	historical recognized environmental condition
LCP	lead-containing paint
LQG	large-quantity generator (of hazardous waste)
LUST	leaking underground storage tank
mg/kg	milligrams per kilogram (equivalent to ppm)
MTCA	Model Toxics Control Act (Washington State)
NFA	No Further Action determination (Ecology)
NLR	no longer reporting
NonGen	non-generator of hazardous waste
PBS	PBS Engineering and Environmental Inc.
PCB	polychlorinated biphenyls
ppm	parts per million (equivalent to mg/kg)
RCRA	Resource Conservation and Recovery Act (EPA)
REC	recognized environmental condition
SQG	small-quantity generator (of hazardous waste)
USGS	United States Geological Survey
UST	underground storage tank

Executive Summary

A Phase I Environmental Site Assessment was conducted by PBS Engineering and Environmental Inc. (PBS) for the property (Site or subject property) located at 1276 N Bermuda Rd Way in Richland, Washington. The assessment was conducted for Monson Development Washington, LLC (Client). This assessment was performed in general compliance with the ASTM International E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the Environmental Protection Agency (EPA) in November 2013, for conducting all appropriate inquiries (AAI).

This report should be read in its entirety (text and attachments) before decisions are made based on the findings provided in the Executive Summary. PBS is not responsible for utilization of less than the complete report.

Site Description and History

The Site consists of six parcels totaling 120.55-acres occupied by a single-story barn, storage container, and office trailer. Its current use is a fruit orchard that produces apples and peaches. No manufacturing occurs on the subject property. The office trailer is heated and cooled with an electric heat pump all other buildings do not have heating and cooling. Exterior areas include landscaping and gravel parking.

Historically, the Site was vacant prior to approximately 1982, when it was developed for its existing use as commercial orchard. The subject property was enhanced with what appears to be the current barn structure by 2006. No evidence of other uses was identified during this study.

Regulatory Review

EPA and state environmental databases were reviewed to identify sites that pose a potential environmental concern to the subject property. The subject property does not appear on any database. Based on a review of the listed sites, none appear to pose a significant environmental concern to the subject property.

Findings and Opinions

This Phase I ESA identified the following:

1. The property has been in orchard / agricultural use since its development in 1982. The use of regulated agricultural chemicals (e.g., organochlorine pesticides and arsenical herbicides) is considered an acceptable practice. Spillage, mixing, or handling of these chemicals in bulk quantities or intense usage can result in hazardous soil conditions requiring remedial action in accordance with state or federal agencies. There is a concern that pesticides may exist at the subject property, posing a risk for potential future residential usage. This poses a high environmental concern.
2. An irrigation pond/reservoir is located adjoining the eastern side of the property. Water is used to irrigate the orchard areas of the subject property. The irrigation pond is downslope and is not considered an environmental concern to the subject property.

Recognized Environmental Conditions (RECs), Including Controlled RECs (CRECs)

PBS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of 1276 N Bermuda Rd Way in Richland, Washington, the subject property. Any exemptions to, or deletions from, this practice are described in section 1 of this report. This assessment has revealed evidence of RECs in connection with the property.

The subject property is used for fruit orchard purposes. Use of agricultural fertilizers and chemicals (especially orchard use) constitutes an environmental REC.

Data Gaps

Several time periods exist for which data could not be gathered every five years (see source tables above). Section 8.3.2.1 of ASTM E1527-13 indicates that if the specific use of the property appears unchanged over a period longer than five years, then research of its use during that period is not required. Due to the subject property being undeveloped over the researched timeline PBS does not see this as an issue.

Additional Investigation

Based on the known orchard use, the Client engaged PBS to conduct limited soil sampling in conjunction with this Phase I assessment to provide a screening-level assessment for the presence of residual organochlorine pesticides, lead and arsenic in shallow soil. The samples were collected on July 8, 2021, with laboratory results expected by July 23, 2021.

Non-ASTM Scope Considerations

Non-ASTM International (ASTM) scope issues were not addressed as requested by the Client and User of this report.

1 PROJECT AND REPORT INFORMATION

1.1 PBS Client Information

PBS Engineering and Environmental Inc. (PBS) conducted this assessment for Monson Development Washington, LLC (Client). The Client is considered the User, as defined by ASTM International Standard E1527-13.

This Phase I Environmental Site Assessment has been requested by Monson Development Washington, LLC to qualify for the innocent landowner defense to CERCLA liability. This assessment was performed in general compliance with ASTM International's E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the Environmental Protection Agency (EPA) in November 2013, for conducting all appropriate inquiries (AAI).

1.2 Report Purpose

A Phase I Environmental Site Assessment (ESA) was conducted by PBS for the property located at 1276 N Bermuda Rd Way in Richland, Washington (Site or subject property). The purpose of the Phase I ESA was to identify recognized environmental conditions associated with the subject property, and to assess the likelihood that contamination from hazardous substances or petroleum products may exist on the Site either from past or present use of the subject property or nearby properties. This study is intended to reduce, not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the subject property, within reasonable limits of time and cost.

The purpose of this study is to conduct an all-appropriate inquiry into the current and previous ownership and uses of the subject property consistent with good commercial or customary practice. In so doing, the Client may qualify for one of three Landowner Liability Protections (LLP) that limit Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. The Client must fulfill associated continuing obligations to maintain LLP status.

1.3 Scope of Work

The assessment was performed in general compliance with the ASTM International (ASTM) E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the EPA in November 2013. Unless noted in section 1.6 Special Terms and Conditions, the scope of work for the project included the following:

1. Identifying and visually surveying the subject property for the presence of hazardous substances and petroleum products.
2. Obtaining information from the Client through a completed disclosure questionnaire and a review of a title report, if provided by the Client.
3. Reviewing federal, state, tribal, and local agency listings using a commercial database search provider, including activity and use limitations.
4. Reviewing historical maps, historical occupant records, and the nature of past property usage.
5. Reviewing readily available soils, geology, or environmental reports for the subject property or subject property vicinity.
6. Interviewing persons knowledgeable about the subject property, including current and previous owners.
7. Preparing the report summarizing any observations, sources used, findings, conclusions, and opinions relating to the presence or likely presence of hazardous substances or petroleum products on the

subject property, including the potential for contaminants migrating to the subject property from an off-site location.

This assessment considers business environmental risks (see section 11.2 Glossary) that are not recognized environmental conditions unless the Client specifically requests otherwise. Please refer to the PBS Proposal to Provide a Phase I Environmental Site Assessment/Contract, Appendix A, for a detailed description of our scope of work.

PBS has prepared this report using information that is reasonably ascertainable; that is, information that is practically reviewable, publicly available, and obtainable from its source within reasonable time and cost constraints.

1.4 Conformance with ASTM E1527-13

This report has been formatted to maximize reader usability and comprehension. This report conforms to the requirements of ASTM E1527-13, and items indicated in Appendix 4 of the standard are included. Section 11 provides a cross-reference table that allows the reader to confirm conformance.

1.5 Non-ASTM Method Scope of Work

Non-ASTM method issues such as asbestos, lead-containing paint, wetlands, indoor air quality were not addressed during this study.

1.6 Special Terms and Conditions

The standard PBS Terms and Conditions are included in the PBS Proposal to Provide a Phase I Environmental Site Assessment/Contract in Appendix A; there are no special terms and conditions.

1.7 Client-Imposed Limitations

The Client did not impose limitations on PBS while completing this report.

2 PROPERTY INFORMATION AND PHYSICAL SETTING

2.1 Site Description

Site Address:	1276 N Bermuda Rd Way, Richland, Washington 99352
Tax Lots:	Benton County Assessor ID's: 134982000005004, 134982000006000, 134982010595002, 134982010595004, 134982000005005, 134982010595003
Township, Range, Section:	Township 09N Range 28E, NW ¼ of NE ¼ of Section NW, Willamette Base and Meridian
Size:	Approximately 120.55 acres.
Current Use:	Fruit Farm

Tax lot information was obtained from the Benton County Assessor online maps resource¹ on July 5, 2021.

A Site Vicinity Map and Site Plan are included with this report under Figures. A copy of the county assessor's tax map is included in Appendix B.

2.2 Owner and Occupant(s)

Current Owner:	Bill Wilson
Previous Owner:	N/A
Property Manager:	Current owner
Current Occupant(s):	Orchard/Farm

2.3 Topography and Surface Features

The US Geological Survey 7.5-minute topographic map (Badger Mountain Quadrangle, 2020; see Figure 1) for the Site indicates mountainous terrain in the surrounding area with a moderate slope going north. The subject property elevation is approximately 900 feet above mean sea level.

The topographic map indicated that the nearest surface water is what appears to be a manmade pond, located approximately 50 feet east from the subject property and an unnamed creek approximately 0.25 miles west.

2.4 Groundwater Well/Borehole Records

The Washington State Department of Ecology's (Ecology) well log database² provides logs for water wells, monitoring wells, and geotechnical borings along with decommissioned well reports and other records. This database was reviewed by PBS on July 2, 2021. The following representative onsite well was identified ACE618. The following representative nearby well logs were identified: 146749, AGM118, and G425674. Records for the nearby wells indicate static water was recorded at 124 feet bgs as there are no wells on-site. Copies of the reviewed logs are included in Appendix B.

Based on topography, the direction of shallow unconfined groundwater flow is expected to be toward the south; therefore, properties to the north are considered upgradient to the subject property.

¹ <http://www.co.franklin.wa.us/assessor/>

² <https://apps.wa.gov/ecology/wellconstruction/map/WCLSWebMap/default.aspx>

3 GOVERNMENTAL AND REGULATORY RECORDS REVIEW

3.1 Government Record Sources

Washington State Department of Ecology (Ecology) Online Facility Profiler

Ecology maintains an online database³ of state cleanup and federal Superfund sites, hazardous waste generators, underground storage tanks (USTs), solid waste facilities, and other environmental concerns. This website was reviewed by PBS on July 2, 2021. The subject property was not listed. No adjoining or nearby properties were listed.

Local Fire Department

PBS requested information on July 2, 2021, from the City of Richland Fire Department, regarding the subject property. No records for the property were available from this source.

Underground Injection Controls (UICs)

Ecology maintains an online database for registered underground injection controls (UICs).⁴ This database was reviewed by PBS on July 2, 2021. No records of UICs were on file for the subject property or adjacent properties.

Other Government Records

No other local government records were reviewed for this assessment.

3.2 Standard Environmental Record Sources

A search of EPA, state, and tribal environmental database listings was performed by a commercial database search provider (a copy of the database search report is included in Appendix C). The purpose of this search was to identify potential, suspected, or known sources of contamination on or in the area of the subject property. Various agency listings were searched for different approximate minimum search distances from the subject property as established in the ASTM method. Listings included publicly available databases of environmental liens, activity and use limitations, and easements and equitable servitudes, if recorded or filed.

If the Site and/or adjacent properties are identified in the regulatory database report, the information is summarized below. Regulatory data for surrounding properties that may pose a potential risk to the subject property are also included. Other properties listed in the database report are not considered to be of environmental concern to the Site based on presumed groundwater flow direction, distance from the subject property, regulatory status (for example, the agency file is closed), or other physical factors.

The commercial database report may also include proprietary data derived from historical city directories. These can include historical dry cleaners/laundries and automobile stations (gas stations, automobile repair shops, auto body shops). These are non-regulatory listings and are included as historical information.

Subject Property

The subject property does not appear on the regulatory database report.

³ <https://apps.ecology.wa.gov/neighborhood/>

⁴ <https://apps.ecology.wa.gov/uicsearch/>

Adjoining Properties

Address:	N/A	Program #:	ALLSITES
*Located east (upgradient) of subject property			
<i>Badger Mountain Irrigation District Reservoir Expansion Dam.</i> No instances of environmental releases or hazards noted.			
Address:	N/A	Program #:	ALLSITES
*Located east (upgradient) of subject property			
<i>Westcliffe Heights residential neighborhood construction of stormwater drainage.</i> No instances of environmental releases or hazards noted.			

Surrounding Properties

Address:	N/A	Program #:	ALLSITES
*Located north (downgradient) of subject property			
<i>Westcliffe Heights residential neighborhood construction of stormwater drainage during phases 14 and 15 of development.</i> No instances of environmental releases or hazards noted.			
Address:	N/A	Program #:	ALLSITES
*Located northeast (downgradient) of subject property			
<i>The Reserve at Summerview Terrace facility ID creation.</i> No instances of environmental releases or hazards noted.			
Address:	N/A	Program #:	ALLSITES
*Located east (downgradient) of subject property			
<i>Westcliffe Heights residential neighborhood construction of stormwater drainage during phases 14 and 15 of development.</i> No instances of environmental releases or hazards noted.			
Address:	N/A	Program #:	ALLSITES
*Located east (upgradient) of subject property			
<i>Badger Mountain. INC. winery facility registration.</i> No instances of environmental releases or hazards noted.			

Unmappable Sites

No unmappable sites were listed in the database report.

4 HISTORICAL RECORDS REVIEW

4.1 Standard Historical Sources

ASTM E1527-13 indicates that review of standard historical sources at less than approximately five-year intervals is not required by this practice. If the specific use of the property appears unchanged over a period longer than five years, then it is not required by this practice to research the use during that period.

The following standard sources were reviewed:

- Aerial photographs were obtained from EDR aerial photograph collection.
- Building department records were obtained from EDR Building Permit Report.
- Title Records were obtained from Benton County eRecording database on July 2, 2021.
- Topographic maps were obtained from EDR Topographic Maps

No other historical records were reviewed for this assessment.

The table below summarizes the information gathered from the sources listed above. Data obtained from other sources reviewed for this Phase I ESA may also be included in the following tables in order to identify potential historical data failures.

Copies of the reviewed records are included in Appendix D.

Year	Source	Description
1917-1952	Historical topo map and aerial photos	<u>Subject Property</u> : Appears to be undeveloped. <u>Adjoining Properties</u> : The surrounding properties appear to be undeveloped.
1963-1978	Historical topo map and aerial photos	<u>Subject Property</u> : Appears to have dirt pathways throughout. <u>Adjoining Properties</u> : Appears to have dirt pathways throughout.
1982	Aerial photograph	<u>Subject Property</u> : Appears to have extensive dirt pathways throughout and natural vegetation. <u>Adjoining Properties</u> : Appears to be developed farmland west, south, and southwest adjacent to the subject property. East adjacent to the subject property there appears to be a manmade reservoir.
1988-1991	Aerial photograph	<u>Subject Property</u> : Appears to be developed into row/orchard crops. <u>Adjoining Properties</u> : No significant changes to the adjacent properties are apparent.
1996	Aerial photograph	<u>Subject Property</u> : No significant changes to the subject property are apparent. <u>Adjoining Properties</u> : A residential house appears to have been developed north adjacent.

Year	Source	Description
2006	Aerial photograph	<u>Subject Property</u>: Appears to have a barn structure near the center of the subject property. The larger portions of the property show orchard use. <u>Adjoining Properties</u>: Appears to have further development of farmland adjacent to the subject property. As well as the beginnings of residential construction south of the subject property.
2009	Aerial photograph	<u>Subject Property</u>: No significant changes to the subject property are apparent. Expanded orchard areas are present on the property. <u>Adjoining Properties</u>: Further development of residential housing south of the subject property.
2013	Historical topo map and aerial photos	<u>Subject Property</u>: No significant changes to the subject property are apparent. <u>Adjoining Properties</u>: Appears to have developed an additional residential structure east adjacent.
2017	Aerial photograph	<u>Subject Property</u>: No significant changes to the subject property are apparent. <u>Adjoining Properties</u>: Appears to have the beginnings of Queensgate drive being developed.

Summary of Property Use from Historical Sources

The subject property appears to be undeveloped land up to 1988 where in the subject property appears to be developed as an orchard and related buildings. Improvements to the subject property appear in 2006 with a barn structure resembling what is on site today.

Adjoining properties appear to be undeveloped through 1976. Farmland development is prevalent from 1982 onward with a manmade reservoir developed by 1988 and residential development starting in 1996.

4.2 City Directories

City directories were searched using EDR. A listing of the directory listings is included in Appendix D. A summary of the findings is presented below.

The historical directories did not identify listings of potential concern at the subject property and adjacent properties.

4.3 Previous Environmental Assessments

No previous environmental assessments were identified by PBS for the subject property.

4.4 Activity and Use Limitations

PBS did not identify environmental liens, activity and use limitations (AULs), or easements and equitable servitudes on the subject property during this study.

4.5 Data Failure

Data failure was encountered while conducting the historical research for this Phase I ESA report. Data failure occurs when the standard historical sources reasonably ascertainable and likely to be useful have been reviewed, but the objectives in ASTM E1527-13 Sections 8.3.1 through 8.3.2.2 have not been met. If the data

failure represents a significant data gap, the impact of this data gap shall be discussed in section 8.1 of this Phase I ESA report.

The following data failure occurred:

- Several time periods exist for which data could not be gathered every five years (see source tables above). Section 8.3.2.1 of ASTM E1527-13 indicates that if the specific use of the property appears unchanged over a period longer than five years, then research of its use during that period is not required. Due to the subject property being undeveloped over the researched timeline PBS does not see this as an issue.

5 SITE RECONNAISSANCE

5.1 Methodology and Limiting Conditions

The site reconnaissance was conducted by Wesley Garcia, Staff Geologist II, with oversight by Tom Mergy, Principal Hydrogeologist, a PBS environmental professional (EP), on July 2, 2021, to observe and document site conditions and visible indications of existing environmental conditions.

A work trailer and storage container were not accessible during the reconnaissance. However, the work trailer windows were used to look inside.

Photographs of the Site are included in Appendix E.

5.2 Site and Vicinity General Characteristics

The subject property is a 120.55-acre orchard located in a residential developing area in southern Richland. There are three buildings on site. An equipment storage barn, storage container, and office trailer. The subject property lies on a ridge between two peaks on Badger Mountain with moderate sloping towards the south.

Site Operations/Processes

The subject property's primary use is as a commercial orchard farm. Hazardous materials used on site include a liquid Lime-Sulfur Solution and petroleum products. Produce/fruit collection is facilitated by farming machinery and manual labor. This machinery is stored outside in a gravel lot along with other equipment. Portable tanks ferry fuel throughout the subject property along with water and pest mitigation chemicals.

Exterior Improvements

The subject property contains dirt roads throughout with a gravel parking lot at the entrance. Bermuda road/Queensgate drive splits the subject property into two sections from north to south on the east side.

Utilities

Water Supply:	Badger Mountain Irrigation District
Sewage System:	None
Stormwater:	Overland flow.
Heating Source:	Electric

5.3 Site Conditions and Observations

Note: The PBS Field Checklist, Appendix E, may detail additional field observations not described below.

Aboveground and Underground Storage Tanks

No indications of underground storage tanks or USTs, such as vent pipes or fill pipes, were observed on the subject property's grounds during the site reconnaissance.

Portable and nonportable ASTs were observed onsite. These AST's carry petroleum, water, and irrigation chemicals.

Drywells, Injection Wells, Septic Systems

None of these features were observed and/or known to be present on the subject property.

Floor Drains, Catch Basins, Sumps, Oil/Water Separators

None of these structures were observed on the subject property.

Hazardous Substances, Petroleum Products, Unidentified Containers

The following were observed during the site visit (see Site Photographs in Appendix E):

- Containers of lubrications, cleaning agents, bug repellants, and aerosols.
- Empty unlabeled drums of what appear to have contained liquid fertilizers.
- Empty buckets used to store hardware.

Improper Dumping/Solid Waste Disposal

No indications of improper solid waste disposal were observed during the site reconnaissance.

Pits, Ponds, Lagoons, Surface Impoundments

None of these features were observed on the subject property.

Polychlorinated Biphenyls (PCBs)

PCBs were once used in the manufacture of electrical equipment (transformers) and hydraulic fluids. Now considered hazardous substances under CERCLA rules, the manufacture of PCBs was banned in 1979. Examination or sampling of individual building components or fixtures for PCBs is not within the scope of the Phase I ESA; however, the following was observed:

- A pad-mounted transformer was observed on the edge of the subject property located on the side of Bermuda Road in the southern portion of the subject property in new condition.

Stains, Sheens, Odors

None of these conditions were observed on the subject property.

Wells

Water supply wells and monitoring wells were not observed on the subject property. Irrigation water piping was observed to run throughout the orchard areas.

Other Conditions of Concern

No other conditions of concern were observed on the subject property during the site reconnaissance.

5.4 Observed Current Use of Adjoining Properties

- North: Undeveloped land with what appears to be trails.
South: Developing land that appears to be residential.
East: Residential neighborhood.
West: Continuation of the farm.

These properties were viewed from the subject property or the nearest public right-of-way. No conditions of environmental concern were observed other than the continuation of the farm.

6 INTERVIEWS

The section below summarizes information obtained from interviews and questionnaires completed by the Client/User, property owner, and/or other key personnel.

6.1 Interview with Client/User

In addition to completing a written questionnaire regarding the subject property, Bill Wilson was interviewed. Information obtained from the interview/questionnaire is summarized below. A copy of the questionnaire is provided in Appendix F. The interview and questionnaire are summarized as follows:

- Mr. Wilson is not aware of environmental liens against the subject property or activity and use limitations related to environmental conditions.
- Mr. Wilson does not have specialized knowledge or experience that may be material to the identification of recognized environmental conditions on the subject property.
- Did not indicate that the property purchase price been devalued based on environmental conditions at the subject property or surrounding properties.

6.2 Interview with Owner

The PBS standard Property Owner/Representative Questionnaire was completed by Bill Wilson (property owner), and is included in Appendix F. The interview and questionnaire are summarized as follows:

- Mr. Wilson indicated no knowledge of environmental liens against the subject property, or limitations of use related to environmental conditions.

6.3 Interview with Previous Owner(s)

An interview with the previous owner was not completed due to unavailable contact information. Based on available historical and regulatory information for the subject property, this does not impact the ability of PBS to identify recognized environmental conditions (RECs).

6.4 Interviews with Site Manager, Occupants, or Employees

The subject property is managed by Mr. Wilson.

6.5 Interviews with Local Government Officials

Interviews with local government officials were previously summarized in section 3.1, and are not repeated here.

6.6 Interviews with Others

No other interviews were conducted for this report.

7 NON-SCOPE CONSIDERATIONS

Non-scope considerations are issues or conditions at the subject property that could pose a business risk to an owner or prospective purchaser but are not included in a standard Phase I ESA. PBS assesses non-scope considerations only when requested to do so by the Client.

There were no non-scope considerations requested by the Client.

8 EVALUATION

The sections below present the findings, opinion, and conclusions of this Phase I ESA.

8.1 Findings and Opinion

This Phase I ESA identified the following:

1. The property has been in agricultural (orchard) use since its development in 1982. The use of regulated agricultural chemicals (e.g., organochlorine pesticides and arsenical herbicides) is considered an acceptable practice. Spillage, mixing, or handling of these chemicals in bulk quantities or intense usage can result in hazardous soil conditions requiring remedial action in accordance with state or federal agencies. There is a concern that pesticides may exist at the subject property, posing a risk for potential future residential usage. This poses a high environmental concern.
2. An irrigation pond/reservoir is located adjoining the eastern side of the property. Water is used to irrigate the orchard areas of the subject property. The irrigation pond is downslope and is not considered an environmental concern to the subject property.

8.2 Conclusions

PBS has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E-1527-13 of 1276 N Bermuda Rd Way in Richland, Washington, the subject property. Any exemptions to, or deletions from, this practice are described in section 1 of this report. This assessment has revealed the following RECs in connection with the property:

- The subject property is used for agricultural-orchard purposes. Use of agricultural fertilizers and chemicals (especially orchard use) constitutes an environmental REC.

Data Gaps

The following data gaps were identified during this study:

- Several time periods exist for which data could not be gathered every five years (see source tables above). Section 8.3.2.1 of ASTM E1527-13 indicates that if the specific use of the property appears unchanged over a period longer than five years, then research of its use during that period is not required. Due to the subject property being undeveloped over the researched timeline PBS does not see this as an issue.

Additional Investigation

Based on the known orchard use, the Client engaged PBS to conduct limited soil sampling in conjunction with this Phase I assessment to provide a screening-level assessment for the presence of residual organochlorine pesticides, lead and arsenic in shallow soil. The samples were collected on July 8, 2021, with laboratory results expected by July 23, 2021.

Non-ASTM Scope Considerations

Non-ASTM International (ASTM) scope issues were not addressed as requested by the Client and User of this report.

9 SIGNATURES

PBS respectfully submits the results of our Phase I Environmental Site Assessment. We appreciate the opportunity to provide our recommendations for your project. If you have additional concerns, please do not hesitate to contact us at 509.942.1600.

Sincerely,
PBS Engineering and Environmental Inc.



Wesley Garcia
PBS Staff Geologist II

7/15/2021

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the All-Appropriate Inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Digitally signed by Thomas
Mergy
Date: 2021.07.16 14:48:45
-07'00'

Thomas Mergy, LHG
PBS Principal Hydrogeologist

7/15/2021

10 ASSUMPTIONS AND LIMITATIONS

10.1 Significant Assumptions

Client's Responsibilities

It is assumed that the User has provided PBS with title and lien records, actual knowledge of environmental liens or activity and use limitations encumbering the property, any specialized knowledge or experience material to recognized environmental conditions in connection with the property, any commonly known or reasonably ascertainable information material to recognized environmental conditions on the property, and the reason why the property may have a significantly lower purchase price than comparable properties, if applicable (User Responsibilities, ASTM E1527-13, Section 6.0).

It is further assumed that the Client will read this report in its entirety (text and attachments) before making decisions based on the findings of the report.

Groundwater Flow

Groundwater flow direction has been determined based on topography in the area of the subject property; the assumption is that shallow groundwater flow will follow topography. No site-specific field measurements of groundwater flow direction (such as installation of groundwater monitoring wells) have been performed.

Based on this interpretation, PBS has reviewed regulatory agency information for sites located in a presumed upgradient direction that, based on proximity and knowledge of potential contaminant fate and transport, may potentially impact the subject property.

Accuracy and Completeness

The public records search is performed by PBS with the understanding that such records may be inaccurate or incomplete, and that the ability of public agencies to retrieve records may be variable or inconsistent over time. Similarly, PBS interviews of knowledgeable persons are performed in good faith that information provided is reasonably accurate and truthful. It may not always be feasible or appropriate for PBS to determine the accuracy of conflicting information, and this determination is pursued at the environmental professional's discretion.

10.2 Limitations and Exceptions

Unless noted elsewhere in this proposal, the scope of work for the project does not address a number of potentially significant environmental issues including, but not limited to, hazardous materials audit, environmental compliance, vapor encroachment assessment per ASTM standard E2600-10, formaldehyde, radon, asbestos-containing building materials, PCBs, lead-containing paint, mold, wetlands and other land use issues, drinking water quality, geotechnical or geologic hazards, nor does it include subsurface exploration or chemical screening of soil and groundwater beneath the subject property.

Recognized environmental conditions are defined in paragraph 3.2.78 of ASTM E1527-13 and the complete text is included in the glossary of this document. The vague and ambiguous nature of recognized environmental conditions as defined by the ASTM standard may result in reasonable minds differing as to whether any observed condition at a site is a recognized environmental condition. There may be other conditions noted in this report that could be considered recognized environmental conditions by other persons. Accordingly, the Client is advised that no warranty is given that other experts may agree that site conditions noted herein are recognized environmental conditions. Users of this report are encouraged to review the report in its entirety and specifically to consider all site conditions described and not merely those classified herein as recognized environmental conditions.

When an assessment is completed without surface exploration or chemical screening of soil and groundwater beneath the subject property, as in this study, no statement of scientific certainty can be made regarding latent subsurface conditions that may be the result of on-site or off-site sources. PBS is not able to represent that the Site or adjoining land contains no hazardous substances including petroleum, or other latent conditions beyond that identified by PBS during the study. The possibility always exists for contaminants to migrate undetected through surface water, air, soil, soil gas, or groundwater. The ability to accurately address the environmental risk associated with transport in these media is beyond the scope of this study.

The findings and conclusions of this report are not scientific certainties but are based on professional judgment concerning the significance of the data gathered during the course of the Phase I ESA. The conclusions in this report are not to be considered a legal opinion or advice as to the Client's duty concerning due diligence and all appropriate inquiry relating to potential liabilities in leasing, owning, or purchasing real estate.

The ASTM method does not require a search interval of fewer than five years; this search interval is not guaranteed to identify all prior tenants or occupants of the subject property (please refer to the table in section 4.1 Standard Historical Resources for search intervals achieved for this report.) The PBS investigator reviewed sources that are publicly available, available within a reasonable time and cost, and reasonably ascertainable and considered practically reviewable, as defined under the ASTM standard. In addition, these criteria are applied keeping in mind sources that are likely to provide information concerning possible recognized environmental conditions at the subject property. PBS has reviewed sources of information that we consider meeting these criteria. In cases where the history of the subject property is not traced prior to its first-developed use, this condition is considered a data failure and not an exception to the required scope of work. If the data failure represents a significant data gap, this will be discussed in the report.

10.3 Data Gaps

A data gap results from a lack of, or inability to, obtain information required by the ASTM method, despite good faith efforts to gather such information. Our report identifies and comments on significant data gaps that have affected our ability to identify recognized environmental conditions.

10.4 Client Reliance

PBS acknowledges that only the Client (User of the report) may rely upon the information, findings, opinions, and conclusions set forth in this report, subject to the conditions and limitations contained in this report, and as set forth in our contract. This report is for the exclusive use of the User and is not to be relied upon by other parties unless specifically indicated. Reliance on this report by other parties will require a fee from those parties, and a written agreement from PBS, and will be subject to the same conditions and limitations contained in the contract between PBS and the User. Any other use of, or reliance on, this report by any third party is at that party's sole risk.

This report was prepared with the standard of care and skill ordinarily recognized under similar circumstances by members of its profession in the state and region at the time the services are performed. No warranties, expressed or implied, are made.

This report provides information on the subject property only as specified in the scope of work based on conditions at the time of the study. Additional information may become available that differs significantly from our understanding of conditions presented in this report. If this occurs, we request that this information be brought to our attention so that we may reassess the conclusions provided herein.

11 RESOURCES

11.1 References

Many references, primarily internet-based and governmental resources, are cited within the text of this report and are not repeated on this page.

11.2 Glossary

Note: Definitions without a specific citation are derived from PBS project and industry experience.

Abandoned Property. A property that can be presumed to be deserted, or an intent to relinquish possession or control can be inferred from the general disrepair or lack of activity thereon such that a reasonable person could believe that there was an intent on the part of the current owner to surrender rights to the property. (ASTM E1527-13, Section 3.2.1)

Activity and Use Limitations (AULs). Legal (institutional) or physical (engineering) restrictions or limitations on the use of, or access to, a site or facility, to reduce or eliminate potential exposure to hazardous substances or petroleum products in soil or groundwater, or to prevent activities that could interfere with the effectiveness of a response action in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or ground water on the property. (ASTM E1527-13, Section 3.2.2)

Adjoining Properties. Any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with the property but for a street, road, or other public thoroughfare separating them. (ASTM E1527-13, Section 3.2.4)

All Appropriate Inquiry (AAI). That inquiry constituting "All Appropriate Inquiry" into the previous ownership and uses of the property consistent with good commercial or customary practice, as defined in CERCLA, 42 U.S.C. §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the LLPs to the CERCLA liability (42 U.S.C. §9601(35)(A)&(B), §9607 (b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense. (ASTM E1527-13, Section 3.2.6)

Approximate Minimum Search Distance. The area for which records must be obtained and reviewed pursuant to Section 8 of ASTM Standard Practice E1527-13 subject to the limitations provided in that section. This may include areas outside the property and shall be measured from the nearest property boundary. This term is used in lieu of radius to include irregularly shaped properties. (ASTM E1527-13, Section 3.2.7)

Business Environmental Risk. A risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of a parcel of commercial real estate, not necessarily limited to those environmental issues required to be investigated in this practice. Consideration of business environmental risk issues may involve addressing one or more non-scope considerations some of which are identified in the report (ASTM E1527-13, Section 3.2.11)

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), as amended by the Superfund Amendments and Reauthorization Act (SARA), 42 USC 9601 et seq. (ASTM E1527-13, Section 3.3.2)

Contaminated Aquifer Policy: Oregon and Washington environmental agencies will not hold a property owner liable for groundwater contamination that has migrated from an upgradient property. This indemnity is granted under the assumption that the property owner is not responsible for the release of the contamination, is not financially associated with the property from which the contamination originated and did nothing to exacerbate the problem. Certain restrictions might be placed on the use of groundwater on the site (such as an irrigation or drinking water well could not be installed on the property). The property owner should ensure that the contamination does not present a health risk to on-site occupants. (5/20/04 DEQ Contaminated Aquifer policy, Washington RCW 70.105D.020(17)(iii)F(iv))

Continuing Obligations. After completion of an AAI-compliant Phase I ESA, there are continuing obligations of the User required under 2002 Brownfields Amendment to maintain landowner liability protections. These include:

1. Complying with land use restrictions and not impeding the effectiveness or integrity of institutional controls.
2. Taking “reasonable steps” with respect to hazardous substances affecting a landowner’s property to stop continuing releases, prevent threatened future releases, and prevent exposure to earlier releases.
3. Providing cooperation, assistance, and access to the EPA, a state, or other party conducting response actions or natural resource restoration at the property.
4. Complying with CERCLA information requests and administrative subpoenas.
5. Providing legally required notices relating to the discovery or release of hazardous substances on the property (40 CFR Part 312, Section II – Background, Item D).

Controlled Recognized Environmental Condition (CREC). A recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). (See ASTM Note 2.) A condition considered by the environmental professional to be a controlled recognized environmental condition shall be listed in the findings section of the Phase I Environmental Site Assessment report, and as a recognized environmental condition in the conclusions section of the Phase I Environmental Site Assessment report. (See ASTM Note 3.) (ASTM E1527-13, Section 3.2.18)

ASTM Note 2: For example, if a leaking underground storage tank has been cleaned up to a commercial use standard, but does not meet unrestricted residential cleanup criteria, this would be considered a controlled recognized environmental condition. The “control” is represented by the restriction that the property use remains commercial.

ASTM Note 3: A condition identified as a controlled recognized environmental condition does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.

Data Failure. A failure to achieve the historical research objectives in Section 8.3.1 through 8.3.2.2 of ASTM E1527-13 even after reviewing standard historical sources in 8.3.4.1 through 8.3.4.8 of ASTM E1527-13 that are reasonably ascertainable and likely to be useful. Data failure is a type of data gap. (ASTM E1527-13, Section 3.2.20)

Data Gap. A lack of, or inability to obtain required information by ASTM E1527-13 despite good faith efforts to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc). The report will identify and comment on significant data gaps that affect the ability of the EP to identify recognized environmental conditions. (ASTM E1527-13, Section 3.2.21)

De minimis Condition. Condition that generally does not present a material risk of harm to public health or the environment or that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions.

Environmental Professional. A person meeting the education, training, and experience requirements set forth in 40 CFR §312.10(b). That person may be an independent contractor or an employee of the User. (ASTM E1527-13, Section 3.2.32)

Hazardous Substance. A substance defined as a hazardous substance pursuant to CERCLA 42 USC §9601 (14), as interpreted by EPA regulations and the courts: "(A) any substance designated pursuant to Section 1321 (b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to Section 9602 of this title, (C) any hazardous waste having the characteristics identified under or pursuant to Section 3001 of the Solid Waste Disposal Act (42 USC 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC §9601 et seq.) has been suspended by act of Congress), (D) any toxic pollutant listed under Section 1317(a) of Title 33, (E) any hazardous air pollutant listed under Section 112 of the Clean Air Act (42 USC 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the administrator (of EPA) has taken action pursuant to Section 2606 of Title 15. The term does not include petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under subparagraphs (A) through (F) of this paragraph, and the term does not include natural gas, natural gas liquids, liquefied natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas)." (ASTM E1527-13, Section 3.2.39)

PBS Note: The term hazardous substances, as it is used in this report, describes both hazardous substances and petroleum products. It does not include hazardous building materials.

Historical Recognized Environmental Condition (HREC). A past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). Before calling the past release a historical recognized environmental condition, the environmental professional must determine whether the past release is a recognized environmental condition at the time the Phase I Environmental Site Assessment is conducted (for example, if there has been a change in the regulatory criteria). If the EP considers the past release to be a recognized environmental condition at the time the Phase I ESA is conducted, the condition shall be included in the conclusions section of the report as a recognized environmental condition. (ASTM E1527-13, Section 3.2.42)

Landowner Liability Protections (LLPs). Landowner liability protections provided under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense from CERCLA liability. See 42 U.S.C. §§ 9601(35)(A), 9601(40), 9607(b), 9607(q), 9607(r). (ASTM E1527-13, Section 3.2.49)

Other Issues of Concern. Issues that could potentially result in adverse environmental impacts to the subject property. They are not included as recognized environmental conditions because insufficient evidence was collected during the course of this study to come to the conclusion that the condition(s) has resulted in the "presence or likely presence" of contamination to soil and/or groundwater on the subject property.

Petroleum Products. Those substances included within the meaning of the petroleum exclusion to CERCLA, 42 U.S.C. §9601(14), as interpreted by the courts and EPA; that is: petroleum, including crude oil or any fraction thereof which is not otherwise specifically listed or designated as a hazardous substance under Subparagraphs (A) through (F) of 42 U.S.C. § 9601(14), natural gas, natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas). (The word fraction refers to certain distillates of crude oil, including gasoline, kerosene, diesel oil, jet fuels, and fuel oil, pursuant to Standard Definitions of Petroleum Statistics.) (ASTM E1527-13, Section 3.2.65)

Practically Reviewable. Information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the User can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area in which the property is located are not generally practically reviewable. Most databases of public records are practically reviewable if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally practically reviewable. Listings in publicly available records which do not have adequate address information to be located geographically are not generally considered practically reviewable. For large databases with numerous records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not practically reviewable unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be practically reviewable. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the property, it is not practically reviewable. (ASTM E1527-13, Section 3.2.69)

Publicly Available. Information that is publicly available means that the source of the information allows access to the information by anyone upon request. (ASTM E1527-13, Section 3.2.72)

Reasonably Ascertainable. Information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practically reviewable. (ASTM E1527-13, Section 3.2.77)

Recognized Environmental Condition (REC). The presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions. (ASTM E1527-13, Section 3.2.78)

Subject Property (ASTM standard uses the term Property). The real property that is the subject of this Environmental Site Assessment. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land. (ASTM E1527-13, Section 3.2.70)

User. The party seeking to use ASTM Practice E1527 to complete an Environmental Site Assessment of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The User has specific obligations for completing a successful application of this practice as outlined in Section 6 of Practice E1527. (ASTM E1527-13, Section 3.2.98)

11.3 Cross Reference for ASTM E1527-13 Requirements

This table provides an easy cross reference for ensuring that the PBS Phase I ESA report complies with ASTM E1527-13. The ASTM recommended format is found in Appendix X4 of the standard.

ASTM Recommended Format	Provided in PBS Report Page/Section Number
X4.1 Summary	Executive Summary
X4.2 Introduction	Sections 1 and 2
X4.3 User Provided Information	Sections 1, 4 and 6, Appendix F
X4.4 Records Review	Sections 3 and 4, Appendices B, C, and D
X4.5 Site Reconnaissance	Section 5, Appendix E
X4.6 Interviews	Section 6
X4.7 Evaluation	Section 8
X4.8 Non-Scope Services	7
X4.9 Appendices	Appendices A, B, C, D, E, and F

Figures

Figure 1. Site Vicinity Map

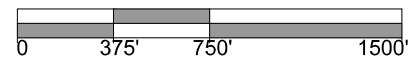
Figure 2. Site Plan



SOURCE: © 2018 GOOGLE EARTH PRO.



SCALE: 1" = 750'



PREPARED FOR: ASHMORE MINISTORAGE



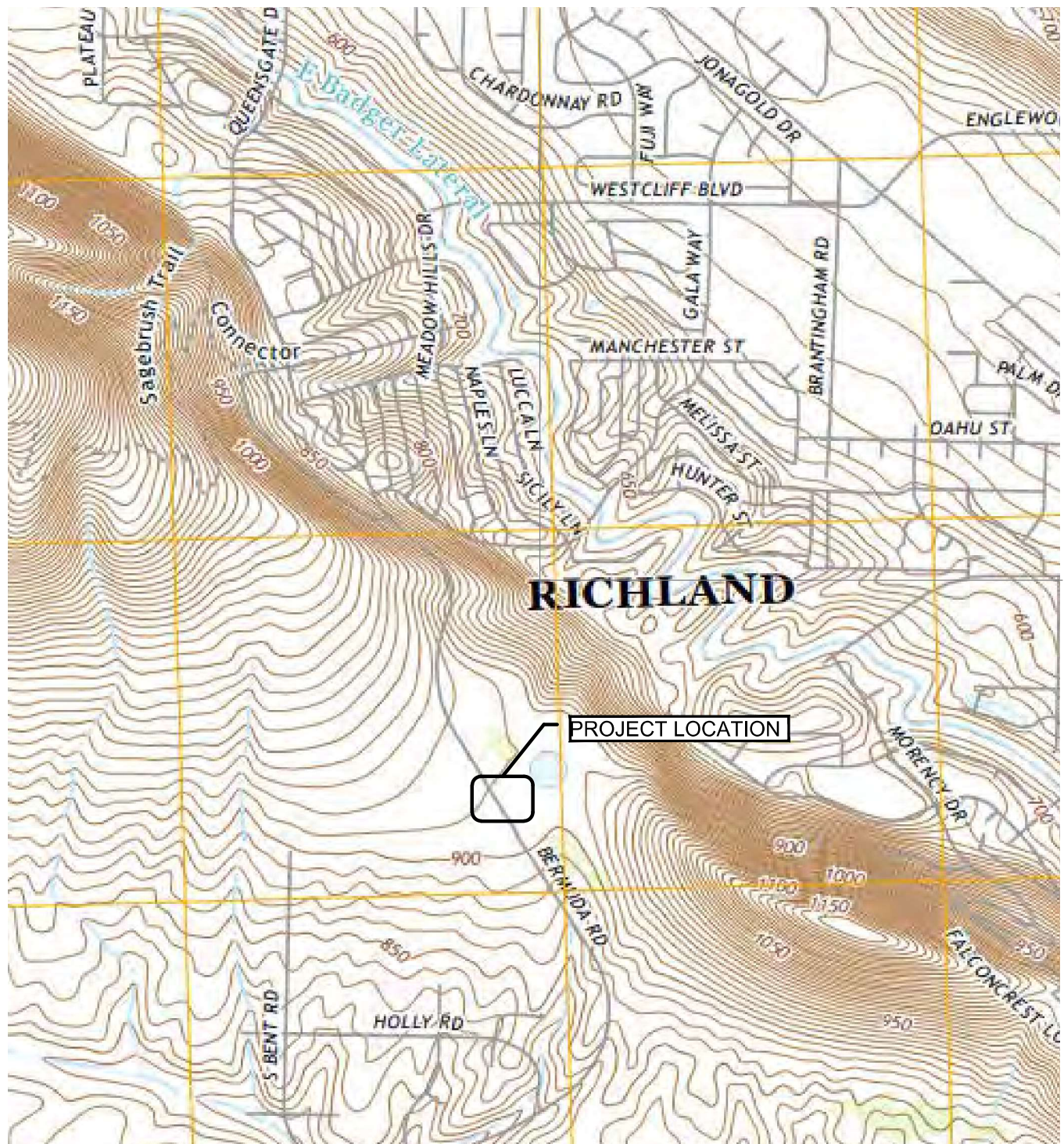
SITE PLAN

1276 N BERMUDA RD WAY
RICHLAND, WASHINGTON

JULY 2021
99336.000

FIGURE

2



SOURCE: USGS BADGER MOUNTAIN, WA, QUADRANGLE 2020.



SCALE: 1" = 2,000'



PREPARED FOR: Monson Development



VICINITY MAP
1276 N Bermuda Road Way
RICHLAND, WASHINGTON

JULY 2021
66336.000

FIGURE

1

Appendix A

Contract and Resumes

PBS Proposal to Provide a Phase I Environmental Site Assessment/Contract

STANDARD FORM OF AGREEMENT
BETWEEN
Monson Development Washington, LLC
AND
PBS ENGINEERING AND ENVIRONMENTAL INC.
FOR
PROFESSIONAL SERVICES

Prepared by
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE
and
Issued and Published Jointly by

and modified by
Miller Nash LLP, attorneys at law (May 2007)



**AGREEMENT
BETWEEN CLIENT AND PBS ENGINEERING AND ENVIRONMENTAL INC.
FOR
PROFESSIONAL SERVICES**

THIS IS AN AGREEMENT effective as of April 23, 2021 ("Effective Date") between

Monson Development Washington, LLC ("Client")
c/o Bill Monson
63615 E. Jacobs Rd NE
Benton City, WA 99320

(If not signed by Client within 30 days of the "Effective Date" then this Agreement will be void)
and

PBS Engineering and Environmental Inc. ("PBS").
400 Bradley Blvd, Ste 106
Richland, WA 99352
509-942-1600 Phone
360-695-8767 Fax
<http://www.PBSengineers.com>
<http://www.pbsenv.com>

PBS agrees to provide the services described below to Client for Monson Work Plan ("Project")

Description of Property: Tax Parcels 134982000005004, 134982000006000, 134982010595002
134982010595004, 134982000005005, 134982010595003

Total Acreage = 120.55 per exhibit map.

Client and PBS agree as follows:

ARTICLE 1 - SERVICES OF PBS

1.01 Scope

- A. PBS shall provide, or cause to be provided, the services set forth in this Agreement and in Exhibit A ("Scope of Services").
- B. Any services provided outside of the Scope of Services will be considered an "extra" and billed directly to the Client, outside of the contract amount, on a "Time and Materials" basis in accordance with PBS' currently established billing rates.

ARTICLE 2 –

ARTICLE 2 - CLIENT'S RESPONSIBILITIES

2.01 *General*

- A. Client shall have the responsibilities set forth in this Agreement and in Exhibit B.
- B. Client shall pay PBS as set forth in Exhibit C. This Agreement will not take effect, and PBS shall have no obligation to provide services set forth in the Scope of Work, until Client returns a signed copy of this Agreement and pays an initial retainer. The retainer for this matter will be \$ -0-. It will be held in PBS' bank account and used to pay the final billing for the services to be provided by PBS. The retainer is generally only a portion of the amount of fees and costs that will be charged for the work to be done. Client shall be responsible for paying the monthly invoices as set forth in Paragraph 4.01.
- C. Client shall be responsible for, and PBS may rely upon, the accuracy and completeness of all requirements, programs, instructions, reports, data, and other information furnished by Client to PBS pursuant to this Agreement. PBS may use such requirements, programs, instructions, reports, data, and information in performing or furnishing services under this Agreement.
- D. Client has read and fully understands this Agreement and has had the opportunity to obtain the advice of legal counsel.
- E. Client, also the legal owner of the real property for which services are being provided by PBS, hereby acknowledges receipt of a Notice to Owner as provided by RCW 60.04.031. The Notice to Owner has not been sent separate but has been provided together with this Agreement.
- F. If the Client is not the legal owner of the real property for which services are being provided, the Client hereby acknowledges that PBS has sent a Notice to Owner to the real property owner as provided by RCW 60.04.031. A copy of the Notice to Owner has been attached to this Agreement for the Client's file.

ARTICLE 3 –

ARTICLE 3 - SCHEDULE FOR RENDERING SERVICES

3.01 *Commencement*

- A. PBS shall begin rendering services as of the Effective Date of the Agreement.

3.02 *Time for Completion*

- A. Unless otherwise provided in this Agreement, PBS shall complete its obligations within a reasonable time. Specific periods of time by which services are to be completed may be provided in Exhibit A, and are agreed to be reasonable.
- B. If, through no fault of PBS, such periods of time or dates are changed, or the orderly and continuous progress of PBS' services is impaired, or PBS' services are delayed or suspended, then the time for completion of PBS' services, and the rates and amounts of PBS' compensation, shall be adjusted equitably through an amendment to this Agreement. PBS shall not be responsible for delays in completing its services that cannot be reasonably foreseen at the time of entering into this agreement, or for delays which are caused by factors beyond PBS' control, including but not limited to acts of God, acts or omissions on the part of Client, labor disputes or disturbances, natural disasters, utility failures, wars, actions, restrictions, regulations

or orders of any government agency or subdivision thereof, and the action or inaction of any government agency or subdivision thereof.

- C. If Client authorizes changes in the scope, extent, or character of the Project, then the time for completion of PBS' services, and the rates and amounts of PBS' compensation, shall be adjusted equitably through an amendment to this Agreement.
- D. Client shall make decisions and carry out its other responsibilities in a timely manner so as not to delay the PBS' performance of its services.

ARTICLE 4 –

ARTICLE 4 - INVOICES AND PAYMENTS

4.01 *Invoices*

- A. Preparation and Submittal of Invoices. PBS shall prepare invoices in accordance with its standard invoicing practices. PBS will bill Client on a monthly basis. Client shall pay PBS within 30 days after the invoice date.
- B. Reimbursable Expenses and Sub-Consultants. Reimbursable expenses in Exhibit C have been provided as an estimate only. The actual cost for Reimbursable Expenses will be billed at the actual cost plus 10%. Travel and related expenses, if incurred, will be charged in accordance with PBS' "Travel and Reimbursement" policy, a copy of which is available upon request. In addition, the Client agrees to pay all costs and expenses incurred by PBS on Client's behalf, including any such moneys that PBS may advance on Client's account for any purpose whatsoever. Client shall be solely responsible for paying for all applicable sales tax, permits, licenses, and official inspections, and the cost thereof shall not be deducted from the payment due PBS.

4.02 *Payments*

- A. Application to Interest and Principal. Payment may be credited first to any interest owed to PBS and then to principal.
- B. Failure to Pay. If Client fails to make any payment due PBS for services and expenses within 45 days after the invoice date, then:
 - 1. amounts due PBS may be increased at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from said forty-fifth day; and
 - 2. PBS may, after giving seven days written notice to Client, suspend services under this Agreement until Client has paid in full all amounts due for services, expenses, and other related charges. Client waives any and all claims against PBS for any such suspension.
- C. Disputed Invoices. If Client contests an invoice, Client may withhold only that portion so contested, and must pay the undisputed portion.
- D. Legislative Actions. If after the Effective Date of the Agreement any governmental entity takes a legislative action that imposes taxes, fees, or charges on PBS' services or compensation under this Agreement, then the PBS may include such new taxes, fees, or charges on an invoice as a Reimbursable Expense. Client shall pay such invoiced new taxes, fees, and charges; such payment shall be in addition to the compensation to which PBS is entitled under the terms of this Agreement.

ARTICLE 5 –

ARTICLE 5 - GENERAL CONSIDERATIONS

5.01 *Standards of Performance*

- A. The standard of care for all professional Engineering, Landscape Architecture and related services performed or furnished by PBS under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. PBS makes **NO WARRANTY, EXPRESS OR IMPLIED**, as to findings, recommendations, plans, specifications or professional advice except that such will be made and prepared in accordance with generally accepted Engineering and Landscape Architecture practices. It is further agreed that PBS' liability for any error in the work performed by PBS shall not be greater, in total, than the limit of PBS' Errors and Omission's insurance policy. In no event shall either party have any liability under this Agreement, whether based on contract, tort (including negligence), warranty or any other legal or equitable ground, for any loss of use, profit or revenue by the other party or for any consequential, indirect, incidental, special, punitive, or exemplary damages or environmental impairment incurred by the other party, arising from or related to this Agreement.
- B. Client shall not be responsible for discovering deficiencies in the technical accuracy of PBS' services. PBS shall correct any such deficiencies in technical accuracy without additional compensation except to the extent such corrective action is directly attributable to deficiencies in any information furnished by Client or a third party.
- C. PBS may employ such sub-consultants as PBS deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive objections by Client. When technical or professional services are furnished by an outside source, upon approval of Client, an additional ten percent (10%) shall be added to the cost of these services under this Agreement for PBS' administration costs.
- D. Subject to the standard of care set forth in Paragraph 5.01.A, PBS and its sub-consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- E. PBS and Client shall comply with applicable laws and regulations and Client-mandated standards that Client has provided to PBS in writing. This Agreement is based on these requirements as of its Effective Date. Changes to these requirements after the Effective Date of this Agreement may be the basis for modifications to Client's responsibilities or to PBS' scope of services, times of performance, and compensation.
- F. PBS shall not be required to sign any documents, no matter by whom requested, that would result in the PBS having to certify, guarantee, or warrant the existence of conditions whose existence the PBS cannot ascertain. Client agrees not to make resolution of any dispute with the PBS or payment of any amount due to the PBS in any way contingent upon the PBS signing any such documents.
- G. PBS shall not at any time supervise, direct, or have control over any contractor's work, nor shall PBS have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, for security or safety at the Project site, for safety precautions and programs incident to a contractor's work in progress, nor for any failure of a contractor to comply with the laws and regulations applicable to a contractor's furnishing and performing work on the Project.

- H. PBS neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work on the Project in accordance with the contract documents.
- I. PBS shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or of any other persons (except PBS' own employees and its sub-consultants) at the Project site or otherwise furnishing or performing any work on the Project; or for any decision made on interpretations or clarifications of contract documents given by Client without consultation and advice of PBS.

5.02 *Design Without Construction Phase Services*

- A. If PBS' basic services under this Agreement do not include Project observation, or review of a contractor's performance, or any other construction phase services, then (1) PBS' services under this Agreement shall be deemed complete on the date the design is completed or, if applicable, the date when the approving authority approves the design; (2) PBS shall have no design or shop drawing review obligations during construction; (3) Client assumes all responsibility for the application and interpretation of its contract documents, contract administration, construction observation and review, and all other necessary construction phase engineering and professional services; and (4) Client waives any claims against the PBS that may be connected in any way thereto.

5.03 *Use of Documents*

- A. All documents created or used by PBS in respect to this Project ("documents") are instruments of service, and PBS shall retain an ownership and property interest therein (including the copyright and the right of reuse at the discretion of the PBS) whether or not the Project is completed. Client shall not rely in any way on any document unless it is in printed form, signed or sealed by the PBS or one of its consultants.
- B. A party may rely on the fact that data or information set forth on paper (also known as hard copies) that the party receives from the other party by mail, hand delivery, or facsimile, are the items that the other party intended to send. Files in electronic media format of text, data, graphics, or other types that are furnished by one party to the other are furnished only for convenience, not reliance by the receiving party. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.
- C. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within 60 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any transmittal errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files.
- D. When transferring documents in electronic media format, the transferring party makes no representations as to long-term compatibility, usability, or readability of such documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by the document's creator.
- E. Client may make and retain copies of documents for information and reference in connection with use on the Project by Client. PBS grants Client a license to use the documents on the Project, extensions of the Project, and other projects of Client, subject to the following limitations: (1) Client acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by PBS, or for use or reuse by Client or others on extensions of the Project or on any other project without written verification or adaptation by PBS; (2) any such use or reuse, or any modification of the documents, without

written verification, completion, or adaptation by PBS, as appropriate for the specific purpose intended, will be at Client's sole risk and without liability or legal exposure to PBS or to PBS' consultants; (3) Client shall indemnify and hold harmless PBS and PBS' consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification without written verification, completion, or adaptation by PBS; (4) such limited license to Client shall not create any rights in third parties.

- F. If PBS at Client's request verifies or adapts the documents for extensions of the Project or for any other project, then Client shall compensate PBS at rates or in an amount to be agreed upon by Client and PBS.
- G. Client acknowledges that PBS has the right to destroy the documents after a certain period of time pursuant to PBS' Document Retention Policy and that PBS is not obligated to provide copies of the documents to Client or seek further approval from Client prior to destruction.

5.04 Insurance

- A. PBS shall procure and maintain insurance as set forth below.

- 1.) General Liability-

Each Occurrence (Bodily Injury and Property Damage	\$2,000,000.
General Aggregate	\$4,000,000.

- 2.) Professional Liability-

Each Claim Made	\$1,000,000.
Annual Aggregate	\$2,000,000.

- 3.) Workers Compensation-

Statutory

- B. At any time, Client may request that PBS or its consultants, at Client's sole expense, provide additional insurance coverage, increased limits, or revised deductibles that are more protective than those specified. If so requested by Client, and if commercially available, PBS shall obtain and shall require its consultants to obtain such additional insurance coverage, different limits, or revised deductibles for such periods of time as requested by Client.

5.05 Suspension and Termination

- A. Suspension.

By Client: Client may suspend the Project upon seven days written notice to PBS.

By PBS: If PBS' services are substantially delayed through no fault of PBS, PBS may, after giving seven days written notice to Client, suspend services under this Agreement.

- B. Termination. The obligation to provide further services under this Agreement may be terminated:

- I. For cause,

- a. By either party upon 30 days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party.

- b. By PBS:
 - 1) upon seven days written notice if Client demands that PBS furnish or perform services contrary to PBS' responsibilities as a licensed professional; or
 - 2) upon seven days written notice if the PBS' services for the Project are delayed or suspended for more than 90 days for reasons beyond PBS' control.
 - 3) PBS shall have no liability to Client on account of such termination.
- c. Notwithstanding the foregoing, this Agreement will not terminate under Paragraph 5.05.B.1.a if the party receiving such notice begins, within seven days of receipt of such notice, to correct its substantial failure to perform and proceeds diligently to cure such failure within no more than 30 days of receipt thereof; provided, however, that if and to the extent such substantial failure cannot be reasonably cured within such 30 day period, and if such party has diligently attempted to cure the same and thereafter continues diligently to cure the same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

2. For convenience,

- a. By Client effective upon PBS' receipt of notice from Client.

C. Effective Date of Termination. The terminating party under Paragraph 5.05.B may set the effective date of termination at a time up to 30 days later than otherwise provided to allow PBS to demobilize personnel and equipment from the Project site, to complete tasks whose value would otherwise be lost, to prepare notes as to the status of completed and uncompleted tasks, and to assemble Project materials in orderly files.

D. Payments Upon Termination.

- 1. In the event of any termination under Paragraph 5.05.B, PBS will be entitled to invoice Client and to receive full payment for all services performed or furnished and all Reimbursable Expenses incurred through the effective date of termination. Upon making such payment, Client shall have the limited right to the use of documents, at Client's sole risk, subject to the provisions of Paragraph 5.03.E.
- 2. In the event of termination by Client for convenience or by PBS for cause, PBS shall be entitled, in addition to invoicing for those items identified in Paragraph 5.05.D.1, to invoice Client and to payment of a reasonable amount for services and expenses directly attributable to termination, both before and after the effective date of termination, such as reassignment of personnel, costs of terminating contracts with PBS' Consultants, and other related close-out costs.

5.06 Controlling Law

- A. This Agreement is to be governed by the law of the state in which the Project is located.

5.07 *Successors, Assigns, and Beneficiaries*

- A. Client and PBS are hereby bound and the partners, successors, executors, administrators and legal representatives of Client and PBS (and to the extent permitted by Paragraph 5.07.B the assigns of Client and PBS) are hereby bound to the other party to this Agreement and to the partners, successors, executors, administrators and legal representatives (and said assigns) of such other party, in respect of all covenants, agreements, and obligations of this Agreement.
- B. Neither Client nor PBS may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

5.08 *Dispute Resolution*

- A. Client and PBS agree to negotiate all disputes between them in good faith for a period of 30 days from the date of written notice prior to invoking the procedures of Paragraph 5.08.B.
- B. If the parties fail to resolve a dispute through negotiation under Paragraph 5.08.A, then all disputes between Client and PBS shall be settled by arbitration in accordance with the rules of JAMS Mediators and Arbitrators effective at the Effective Date of the Agreement, subject to the conditions stated below. This agreement to arbitrate and any other agreement or consent to arbitrate entered into in accordance with this Paragraph 5.08.B will be specifically enforceable under prevailing law of any court having jurisdiction.
- C. Notice of the demand for arbitration must be filed in writing with the other party to the Agreement and with JAMS. The demand must be made within a reasonable time after the dispute has arisen. In no event may the demand for arbitration be made after the date when institution of legal or equitable proceedings based on such dispute would be barred by the applicable statute of limitations.
- D. The award rendered by the arbitrators shall be in writing, and shall include: (i) a precise breakdown of the award; and (ii) a written explanation of the award specifically citing the Agreement provisions deemed applicable and relied on in making the award.
- E. The award rendered by the arbitrators will be consistent with the Agreement of the parties and final, and judgment may be entered upon it in any court having jurisdiction thereof, and will not be subject to appeal or modification.
- F. Paragraphs 5.08A-E shall not apply to PBS' right to file a notice of professional services and/or a right to file a lien as provided for by law. Client agrees to be responsible for the filing of any subsequent lien release upon satisfaction of lien.

5.09 *Environmental Condition of Project Site*

- A. Client represents to PBS that to the best of its knowledge no Hazardous Substances, other than those disclosed in writing to PBS, exist at the Project site. Hazardous Substances means any substance, product, waste, or other material of any nature whatsoever (including, but not limited to, Asbestos, Petroleum, Radioactive Material, and PCBs) which is or becomes listed, regulated, or addressed pursuant to [a] the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§9601 et seq. ("CERCLA"); [b] the Hazardous Materials Transportation Act, 49 U.S.C. §§1801 et seq.; [c] the Resource Conservation and Recovery Act, 42 U.S.C. §§6901 et seq. ("RCRA"); [d] the Toxic Substances Control

Act, 15 U.S.C. §§2601 et seq.; [e] the Clean Water Act, 33 U.S.C. §§1251 et seq.; [f] the Clean Air Act, 42 U.S.C. §§7401 et seq.; and [g] any other federal, state, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

- B. If the presence at the Project site of undisclosed Hazardous Substances adversely affects the performance of PBS' services under this Agreement, then the PBS shall have the option of (1) accepting an equitable adjustment in its compensation or in the time of completion, or both; or (2) terminating this Agreement for cause on 30 days notice.

5.10 *Indemnification and Mutual Waiver*

- A. Indemnification by PBS. To the fullest extent permitted by law, PBS shall indemnify and hold harmless Client, and Client's officers, directors, partners, agents, consultants, and employees from and against any and all claims, costs, losses, and damages (including but not limited to all fees and charges of PBSs, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission or willful misconduct of PBS or PBS' officers, directors, partners, employees, or sub-consultants.
- B. Indemnification by Client. To the fullest extent permitted by law, Client shall indemnify and hold harmless PBS, PBS' officers, directors, partners, agents, employees, and Consultants from and against any and all claims, costs, losses, and damages (including but not limited to all fees and charges of PBSs, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission or willful misconduct of Client or Client's officers, directors, partners, agents, consultants, or employees, or others retained by or under contract to the Client with respect to this Agreement or to the Project.
- C. Environmental Indemnification. In addition to the indemnity provided under Paragraph 5.10.B of this Agreement, and to the fullest extent permitted by law, Client shall indemnify and hold harmless PBS and its officers, directors, partners, agents, employees, and Consultants from and against any and all claims, costs, losses, and damages (including but not limited to all fees and charges of PBSs, architects, attorneys and other professionals, and all court, arbitration, or other dispute resolution costs) caused by, arising out of, relating to, or resulting from Hazardous Substances at, on, or under the Project site, provided that (i) any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, and (ii) nothing in this paragraph shall obligate Client to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence or willful misconduct.
- D. Mutual Waiver. To the fullest extent permitted by law, Client and PBS waive against each other, and the other's employees, officers, directors, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Project.

5.11 *Miscellaneous Provisions*

- A. Notices. Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address on the signature page and given personally, by facsimile, by registered or certified mail postage prepaid, or by a commercial courier service. All notices shall be effective upon the date of receipt.
- B. Survival. All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.
- C. Severability. Any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Client and PBS, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
- D. Waiver. A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.
- E. Accrual of Claims. To the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than (1) the date of substantial completion of the Project, or (2) by the deadline established by the statutes of repose and limitation, whichever is earlier.
- F. Attorney's Fees. If either (1) a suit, proceeding, arbitration or action of any nature whatsoever is instituted, including without limitation any proceedings under the U.S. Bankruptcy Code, to interpret or enforce any term, condition, or covenant of this Agreement or (2) the services of any attorney are retained to enforce any term, condition, or covenant of this Agreement, then the prevailing party shall be entitled to recover from the other party all reasonable attorney's fees and expenses, including paralegal's, accountant's, and other expert's fees, and all other fees, costs, and expenses actually incurred and reasonably necessary in connection with enforcing the terms of this Agreement, including fees, costs and expenses incurred in an action on appeal or bankruptcy proceeding, if any, the recovery of which shall be in addition to all other remedies provided by law.

ARTICLE 6 –

ARTICLE 6 - EXHIBITS AND SPECIAL PROVISIONS

6.01 *Exhibits Included*

- A. Exhibit A, Scope of Services.
- B. Exhibit B, Client Responsibilities.
- C. Exhibit C, Payment for Services, Reimbursable Expenses and Sub-consultants.

6.02 *Total Agreement*

- A. This Agreement constitutes the entire agreement between Client and PBS and supersedes all prior written or oral understandings. This Agreement may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

6.03 *Designated Representatives*

- A. With the execution of this Agreement, PBS and Client shall designate specific individuals to act as PBS' and Client's representatives with respect to the services to be performed or furnished by PBS and responsibilities of Client under this Agreement. Such individuals shall have authority to transmit instructions, receive information, and render decisions relative to the Project on behalf of each respective party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date of which is indicated on page 1.

Client:

**Monson Development
Washington, LLC**



By: Bill Monson

Title: President

Date

Signed: 5/20/2021

PBS Engineering and Environmental Inc.

Digitally signed by Jason

Mattox

Date: 2021.05.19

13:43:42-07'00'

By: Jason Mattox, PE

Title: Operations Manager / Senior Civil Engineer

Date

Signed: 5/19/2021

Address for giving notices:

63615 E Jacobs Rd NE

Benton City, WA 99320

Address for giving notices:

400 Bradley Blvd, Ste 106

Richland, WA 99352

Designated Representative (see Paragraph 6.03.A):

Bill Monson

Title: President

Phone Number: 509-840-0083

Facsimile Number: _____

E-Mail Address: billmonson@monsonranch
s.com

Designated Representative (see Paragraph 6.03.A):

Jason Mattox, PE

Title: Operations Manager / Senior Civil Engineer

Phone Number: 509.942.1600

Facsimile Number: 866.727.0140

E-Mail Address: jason.mattox@pbsusa.com

EXHIBIT "A" **SCOPE OF SERVICES**

EXHIBIT "A", consisting of 9 pages, referred to in and part of the **Agreement between Client and PBS for Professional Services** effective date April 23rd, 2021.

PROJECT UNDERSTANDING AND APPROACH

PBS proposes the following work plan to assist in developing 120.55 acres of property in Richland, WA. The property is currently identified under 6 separate tax parcel designations and is subject to a short plat being conducted by the seller. The property is currently in agricultural use and has not received any land use entitlements through the City of Richland (City).

The Client desires to develop the property to the highest and best use, and in order to do this, the project would be evaluated in accordance with the work plan below.

120-Acre Site Identified Zoning Characteristics

Current Zoning Designation by City of Richland

- AG - Agricultural

Current Comprehensive Plan Designation by City of Richland

- Badger Mountain South Sub Area Plan
 - Medium Density Residential
 - Commercial
 - Civic/Open Space

PROJECT WORK PLAN

The following work plan would guide the process that needs to be taken in order to develop the residential portions of the 120-acre site.

Task 001 Land Surveying

A topographic and boundary survey of the property needs to be completed to resolve the boundary and gain topographic ground shots and utility locates across the entire purchase area of 120+ acres. This information would be the starting point for all future engineering and legal platting documents used to create lots and develop infrastructure on the property. This document would also identify any other entities that have status to use the land for utility purposes, as well as where the points of ingress and egress are to the property from adjoining right of ways and legal lots.

Most of this property is currently encumbered with orchard trees. Data will be collected to indicate the end of tree rows; however, individual trees will not be located. Observable above-ground features of utilities will be located; this does not include the orchard irrigation system. It is known that BMID has transmission lines located on the property; they will be contacted, and any locates of these lines by BMID staff will be tied in the field and shown on the survey. Topography limits will be to the external boundary of the property as identified on the purchase and sale map. Our deliverables for this site will consist of an AutoCAD base map with text and symbols plotted to a standard Engineering scale, a coordinate file, and an XML file with the surface data. If requested, we can provide a printed 24"x36" map of the site showing the parcel boundary and contour information on a single sheet. Our base map will also include all plottable easements of record, as indicated in a client provided Title Report.

PBS is available to begin work on this project immediately upon receipt of a signed copy of this Agreement. The scope of work will be completed approximately 6-8 weeks after authorization to proceed.

Task 002 Geotechnical Evaluation and Reports

PBS' geotechnical services will be to explore subsurface conditions at the site and develop geotechnical recommendations for the feasibility and construction of the proposed 120-acre development. PBS proposes the following geotechnical scope of work.

Geologic Map Review

Geologic maps of the site area will be reviewed for information regarding geologic conditions and hazards at or near the site.

Subsurface Exploration

Subsurface explorations will consist of excavating 25 to 30 test pits throughout the proposed development area. The test pits will be excavated to depths of up to 12 feet bgs or practical refusal, whichever occurs first. A member of the PBS geotechnical engineering staff will log the explorations and collect disturbed samples at selected depths for classification and laboratory testing.

In the event that test pits terminate in liquefiable soils, it may be necessary to advance borings to depths of up to 30 feet bgs to better understand subsurface conditions. Mobilization of a drill rig and associated PBS labor is not part of this scope and fee.

Field Infiltration Testing

PBS will conduct 3 to 4 infiltration tests at depths between 4 to 6 feet bgs in general accordance with Ecology test procedures. A soil sample will be collected at each test pit immediately below the infiltration test depth for laboratory testing.

Soils Testing

Selected samples will be returned to our laboratory and classified by the Unified Soil Classification System (ASTM D2487) and/or the Visual-Manual Procedure (ASTM D2488). Laboratory tests may include natural moisture contents, Atterberg limits, and grain-size analyses, as appropriate.

Geotechnical Engineering Analyses

The data collected during the subsurface exploration, literature research, and testing will be analyzed to develop geotechnical recommendations for design and construction.

Deliverable

A geotechnical engineering report will be prepared containing the results of our work, including the following information:

- Field exploration logs and site plan showing approximate exploration locations
- Laboratory test results
- Infiltration test results
- Groundwater considerations
- Liquefaction potential
- Shallow foundation design recommendations:
 - Minimum embedment
 - Allowable bearing pressure
 - Estimated settlement (total and differential)
 - Sliding coefficient
- Earthwork and grading, cut, and fill recommendations:
 - Structural fill materials and preparation, and reuse of on-site soils
 - Wet weather considerations
 - Utility trench excavation and backfill requirements
 - Temporary and permanent slope inclinations

- Seismic design criteria in accordance with the current International Building Code (IBC) with state of Washington amendments
- Slab and pavement subgrade preparation recommendations
- Recommended asphalt concrete (AC) pavement sections

PBS' fee structure is inclusive of hiring the necessary contractors and equipment to conduct the field exploration and infiltration testing. The owner will be responsible to coordinate access to the property. Any damage to private irrigation systems due to the exploration efforts are excluded from the contract, and costs to repair these systems will be handled on a time and materials basis.

Task 003 Phase 1 and Limited Phase 2 Environmental Site Assessment

Sub Task 1: Phase I ESA

PBS' scope of work follows ASTM International's E1527-13 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, approved by the Environmental Protection Agency (EPA) in November 2013, for conducting all appropriate inquiries (AAI) to protect innocent landowners, bona fide prospective purchasers, and contiguous property owners from CERCLA liability.

PBS investigators meet the environmental professional (EP) criteria, and bring many years of diverse experience to this project. The following scope of work and compensation are based on PBS' understanding of current structures, site conditions, and usage.

A more detailed scope of work for Phase I Environmental Site Assessments is attached to this proposal and contains important assumptions related to the completion of this work. Please review this section carefully.

Sub Task 2: Limited Soil Investigation

PBS will perform limited soil sampling to provide a screening-level assessment for the presence of residual organochlorine pesticides, lead and arsenic in shallow soil. Groundwater will not be assessed in this investigation. No utility locate is planned, as hand tools will be used for sampling and present a low risk of interfering with buried utilities.

1. PBS will plan the field work and will mobilize to the site with sampling equipment and sample containers and anticipates the work can be completed in two separate business days.
2. PBS proposes to collect samples on systematic grid within the entire former orchard area. Overall site grid sampling will be conducted on a pattern set up by the use of a handheld GPS unit or tape in the field. Additional samples may be collected from areas such as stained soil or areas with potential of past or present use for pesticide storage or mixing/loading. All sampled locations will be recorded by a handheld GPS unit.
3. The soil samples will be collected using hand tools, from the surface to a depth of 6 to 12-inches below ground surface. Approximately 20 systematic samples will be collected within the gridded area during two ten-hour field days.
4. PBS anticipates collecting up to five additional samples at any locations of visible staining or as follow-up samples at depths between 12 and 24 inches, based on results of grid sampling analysis. PBS anticipates follow-up sampling will be completed in one business day, to be scheduled after receiving and analyzing the initial grid samples. This will result in 25 total samples for the entire site sampling effort.

5. Each sample will be individually labeled and placed into laboratory-provided containers by PBS field personnel wearing new disposable nitrile gloves at each location.
6. The samples will be placed on ice in a cooler until transported to the lab under chain of custody documentation. Samples will be submitted to a Washington-accredited laboratory and analyzed for Pesticides by EPA Method 8081 and Total Lead and Arsenic by EPA Method 200.8/6010.
7. PBS will prepare a written report that details the sampling and results and evaluation of the findings with respect to Washington State Department of Ecology cleanup rules and/or EPA human health screening levels. All field activities will be described, a site plan will show the sampling locations, results of detections will be tabulated, and will include copies of laboratory reports and chain of custody documentation.

No wastes requiring special disposal are expected to be generated. The sample locations will be abandoned by placing remaining soil back in the holes. All fieldwork will follow PBS's standard Health and Safety Policies and Procedures.

LIMITATIONS OF SCOPE

The study will be limited to the tests, locations, and depths as indicated to determine the absence or presence of certain contaminants. The site as a whole may have other contamination that will not be characterized by this study. Further study may be recommended. The findings and conclusions of this work are not scientific certainties, but probabilities based on professional judgment concerning the significance of the data gathered during the course of this investigation. PBS is not able to represent that the site or adjoining land contains no hazardous waste, oil, or other latent conditions beyond that detected or observed by PBS. Unforeseen conditions, such as unsafe worker access or inclement weather, may occur. In this event, the work will stop and the client will be notified immediately.

Deliverable

- An electronic copy of a final Phase I report will be provided.
- Preliminary laboratory results from soil sampling will be screened against applicable Department of Ecology Model Toxic Control Act (MTCA) concentrations and verbally communicated to the client. Upon receiving final laboratory analytical testing reports, PBS will prepare an electronic copy of its report that will include a description of field activities, a table of analytical results, figures, laboratory reports, and recommendations (if any).

ASSUMPTIONS

PBS' compensation estimate includes the following assumptions:

- Review of an existing title report if supplied by the Client.
- PBS provides recommendations in the Phase I ESA report, unless otherwise instructed.
- Following issuance of the final reports, if information is subsequently provided to PBS that warrants report revisions or amendments, the additional work will be charged on a time and materials basis.
- Other services provided on a time and materials fee scale include draft reports, additional report hard copies, Client-requested in-person meetings, and conference calls to discuss findings. These services will be communicated to the Client before extra charges are incurred.

- A standard PBS reliance letter to third parties for the Phase I Environmental Site Assessment will be provided at no additional cost within 60 days of report completion. Letters provided after 60 days may be requested for an additional fee. Client- or lender-specific reliance letters will be reviewed by PBS and may be associated with a higher fee.
- All soil sampling can be completed by PBS personnel within two field days (equal to or less than twenty total staff-hours).
- The sampling is intended to provide a preliminary assessment of the potential for agricultural chemicals to be present at the site. It is not considered to be a comprehensive delineation of potentially contaminated soil.
- Work will be performed during normal business hours, Monday through Friday.
- Access to the investigation areas will not be impaired.
- All soil samples can be collected by hand tools.

General Background on Pesticides

Organochlorines contain carbon, hydrogen, and chlorine. They were developed in the mid-1940s through the 1950s and tend to persist in the environment for decades. Key organochlorines include dichloro-diphenyl-trichloroethane (DDT), chlordanes, toxaphene, aldrin, dieldrin, and endrin, all of which were banned for sale in the United States by the late 1980s.

Historically, orchard pesticides also contained heavy metals such as arsenic and lead. Lead arsenate was the most extensively used of the arsenical insecticides and its use was effectively terminated in 1948 when DDT became widely available to the public (Benson et al., 1968). All insecticidal uses of lead arsenate in the United States were officially banned on August 1, 1988 (USEPA, 1988). Lead arsenate and organochlorine pesticides have been found to persist in soil at levels that may present health risks, despite subsequent redevelopment of the property.

Task 004 Development of Preliminary Site Master Plan

The project site currently carries multiple comprehensive plan designations with much of the property being identified for single-family residential use. The other use that is currently planned for under the City's comprehensive plan is for commercial, which would allow for the development of multi-family units. It is recommended that a series of master plan layouts (2-3) be developed for the property that identifies the lot configuration and product density. Once a master plan can be developed for the site, then this document can be used to have conversations with the major project stakeholders and help drive key decisions that need to be made on the development of the property.

Upon completion of the preliminary site plans, it is proposed that a formal Pre-Application meeting be scheduled with the City of Richland and one of the site plans developed presented to open discussions about preliminary platting and necessary studies needed to support the project application.

Task 005 Stakeholder Outreach and Planning Efforts

Determination of Land Stakeholders

There are multiple stakeholders in the area that would have regional interests in providing services to the area that are complimentary to residential land development. These stakeholders would potentially include:

- City of Richland (transportation and utility provider, Lead Agency)
- Richland School District (owns property adjacent to site)
- City of Richland Fire Department (service boundary and response times)

- City of Richland Parks Department (trail system & park requirements)
- Dry Utility Providers (Richland Energy Services, Benton PUD, Cascade Natural Gas, Charter Communications)
- Badger Mountain Irrigation District (irrigation provider)

Transportation Planning

A major planning effort that can be accomplished under the master plan process is to determine what the major transportation routes are going to be through the site as they relate to the City's comprehensive transportation plan. It is known at this time that Queensgate Boulevard will bisect the property and connect directly into Bermuda Drive that terminates in the southeast corner of the property, it is anticipated that this will be developed to a core road section with the Siena Hills development. The other major transportation route in the area that is on the City's plan is the extension of Gage Boulevard. At this time, Gage Boulevard has not been fully planned or identified by plat and is a theoretical route drawn on a map.

Queensgate Boulevard and Gage are in the City's Transportation Impact Fee (TIF) service area, and are subject to reimbursement under the TIF program. The project will need to identify those potential costs upfront and identify reimbursement with the preliminary platting process so that it is adopted under the plat resolution.

It is anticipated that the project could require a Traffic Impact Analysis to be submitted with the preliminary plat. This TIA would be scoped and budgeted with Benton County Public Works, key intersections in the region will need to be studied to determine potential impacts of this development. At this time it cannot be determined what the study would need to include or the full depth of the analysis required.

Sewer System Analysis

Based on prior conversations with the City's Public Works Department, one of the key items to determine will be the capacity available in the downstream sewer system north of the project area. The gravity sewer that is in the immediate vicinity of the site is located in Queensgate Boulevard near the entrance to Legacy Lane. This will be the primary discharge point for the project site. A portion of the site will be fed by gravity back to this point, and a portion of the site will need to contribute to the sewer lift station being constructed in the Siena Hills development south of the project area. Gravity sewer would need to be constructed to the sewer pump station located south of the site.

Itemized Objectives of Sewer Analysis

- Determine with the City what the contribution will be from this development toward the newly constructed sewer pump station located in Siena Hills.
- Determine downstream capacity of the existing sewer mainlines north of the project area. PBS would work with the City's sewer consultant to finalize and document if any sewer lines would require upsizing in order to develop the property. Recent development of the Westcliffe Heights and Siena Hills subdivision identified that there were capacity issues downstream, but those would not have to be addressed until a certain flow and lot count were exceeded.

Water System Analysis

The City currently has multiple municipal trunk lines servicing the area with water. At this time, it is understood that majority of the property lies in the Zone 4 boundary. It is understood that the Zone 4 line will need to be looped from the current extension that exists on the project's east boundary. It needs to be determined if this project would need to contribute to any additional planned reservoirs in the project area near the north end of the site. It also needs to be determined if the project will require service of the Zone 5 waterline. Both pressure zones are available in Queensgate Boulevard near Legacy Lane.

Storm System Analysis

Preliminary discussions with the City have indicated that prior to preliminary plat submittal, a stormwater master plan will need to be developed for the project that identifies the potential for upstream and downstream impacts associated with the development. It has been widely accepted that the majority of the water will be required to be managed on-site through stormwater ponds, but the City is currently deficient in having a stormwater master plan for this area of Richland. There has to be a baseline understanding established as to what the emergency overflow routes are going to be for properties leading into this property, as well as what the emergency overflow route would be from any facilities that would discharge downstream of this project.

Irrigation System

The project site is currently under agricultural use and is serviced by Badger Mountain Irrigation District (District). The District currently has a major pump station located south and east of the subject property within the Siena Hills development. This pump station has a large penstock line serving it and has multiple trunk lines leading away from the pump station. It will need to be determined what development plan is going to be around this station, in addition to what impacts the stations trunk lines are going to have on the development potential of the property. It is anticipated that lines may need to be relocated in order to fit into the overall development plan of the property. These lines are seasonal, but during certain times of the year, must remain active. Timing of relocation of certain lines may become a critical path item in the development process.

It is also anticipated that the District will be the primary irrigation provider for the residential development of the project. It will have to be determined, with coordination with the District, what the piping infrastructure requirements are going to be in order to serve the property and if additional pump stations will be needed to serve the development.

Task 006 Property Rezone and Preliminary Plat

Property Rezone

Once a development plan has been vetted then the property will require a rezone from agricultural to the current comprehensive plan designations identified under the Badger South sub area plan. If the zoning is not consistent with the comprehensive plan, then there would be a need to do a comprehensive plan amendment on portions of the property to make it consistent with the desired development scheme. It is agreed at this time that the majority of the property is planned correctly, though there is some interest around how to develop the commercial aspects of the project. It is recommended that a stepped approach may be desired to keep the project moving forward, in which only a portion of the property would be rezoned immediately and then the remaining areas may seek a comprehensive plan amendment.

Preliminary Plat

Preparation of a preliminary plat will need to be completed for the property and submitted to the City for processing as the SEPA lead agency. The preliminary plat would conform to the master plan development that was developed in earlier stages of the project and has received buy-in from the project's major stakeholders. The preliminary plat would develop either a portion of the property or the entire property, depending on how closely the comprehensive plan is adhered to with the master plan for the project. There are definite advantages to entitling the entire project under one preliminary plat, with the primary ones being vesting rights and not having to go through multiple public hearing processes that would be required with each preliminary plat submittal.

Preliminary platting services would include the following:

- Preliminary Plat Map preparation
- Preliminary plat application preparation
- SEPA Checklist
- Public hearings attendance and presentation

Desired Outcome: Adoption of Preliminary Plat by City Council Resolution (5 year entitlement) for the residential portions of the project site.

*** Cultural Resource Survey – It is anticipated that the City of Richland will require a Cultural Resource Survey based on comments received in the SEPA process from the local tribes and DAHP. PBS does not provide this service in house but does contract with local archeologists to complete the work in accordance with required procedures. The anticipated cost of this study would be about \$16,000.

Task 007 Preparation of Construction Documents

A major work item will be to prepare the necessary infrastructure improvement documents to support the development of the property. Construction plans would be reviewed primarily by the City, who would then be the permitting agency for the inspection and acceptance of the improvements. All plans would be done in accordance with the City of Richland Standards and Specifications. Items in the construction plans would include:

- Roadway Plans- For both major and minor roadways associated with the residential development.
- Sewer Plans – Would provide mainline extensions to the property, as well as localized infrastructure with services to individual lots. Extension of offsite sewer to gain access to the existing sewer pump station located south of the project site.
- Water Plans – Would provide mainline extensions to the property as well as internal feeder lines with services to individual lots and hydrant placement in accordance with fire department requirements.
- Stormwater Plans – Based on the geotechnical findings for the project, a stormwater plan would have to be implemented for the region and would most likely consist of multiple localized ponds for storage and dissipation.
- Irrigation Plans – Would provide for a regional network of pipes to distribute water to the residential lots contained solely within the development area.
- Preparation of Project Record Drawings – Upon completion of the project, the engineer of record will have to prepare a record of the infrastructure installed with the project. This will require updating the construction documents with information of record collected by the project surveyor. Prior to final plat acceptance, the record drawing will need to be received by the City.

PBS can provide project oversight and contract administration services on behalf of the Client to administer and bid infrastructure work to the contractors looking to complete improvements on the property, in accordance with the plans and specifications prepared by PBS.

Task 008 – Notice of Intent and SWPPP Preparation

PBS will prepare a stormwater pollution prevention plan (SWPPP) for the project site in accordance with City and Department of Ecology (Ecology) guidelines, and will submit a Notice of Intent (NOI) to Ecology to obtain coverage under Ecology's construction stormwater NPDES general permit. The timing of filing of the NOI would be upon closing of the SEPA application and DNS from the City of Richland. From the time the NOI is filed with the state to the point at which a stormwater permit is issued is approximately 45 days. No grading of the site can commence until a permit is issued.

Task 009 – Construction Surveying

PBS Surveyors have provided a budgetary estimate for staking for road, curb, and utility construction, and provide temporary property corners as necessary for water meter and other utility placement. Upon completion of the utilities, PBS will provide the necessary field survey to as-built the newly installed utilities and will provide that information to the engineer for incorporation into the record drawings. It is assumed that most contractors that are qualified to grade the site would be running GPS machine control. PBS would provide the necessary staking control points in order to establish control for the contractor.

Task 010 – Final Plat Survey

Upon completion and approval of the construction of the improvements, or upon the Client's posting of a bond for the improvements, the Survey Manager will submit the Final Plat to the City for review. This Final Plat shall meet all requirements of the City of Richland Municipal Code. PBS Surveyors will set all lot corners and street monuments at such time that the site is sufficiently graded that the property pins will not be immediately destroyed. Upon the City's approval and acceptance of the Final Plat, PBS will record the Plat with the County auditor.

EXHIBIT "B"
CLIENT RESPONSIBILITIES

EXHIBIT "B", consisting of 1 page, referred to in and part of the **Agreement between Client and PBS for Professional Services** effective date April 23rd, 2021.

In addition to other responsibilities of Client as set forth in this Agreement, Article 2 – Client Responsibilities, Client shall at its expense:

- A. Provide PBS with all criteria and full information as to Client's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility, and expandability, and any budgetary limitations; and furnish copies of all design and construction standards which Client will require to be included in the drawings and specifications.
- B. Furnish to PBS any other available information pertinent to the Project including reports and data relative to previous designs, or investigation at or adjacent to the Project site.
- C. Give prompt written notice to PBS whenever Client observes or otherwise becomes aware of the presence at the Project site of any condition that affects the scope or time of performance of PBS' services, or any defect or nonconformance in PBS' services.
- D. Pay all agency plan review, inspection and permit fees.
- E. Provide PBS with all title reports necessary for survey mapping efforts.
- F. Arrange for safe access to and make all provisions for PBS to enter upon public and private property as required for PBS to perform services under the Agreement.

EXHIBIT "C"
PAYMENT FOR SERVICES, REIMBURSABLE EXPENSES
AND SUB-CONSULTANTS

EXHIBIT "C", consisting of 2 pages, referred to in and part of the **Agreement between Client and PBS for Professional Services** effective date April 23rd, 2021.

PBS will perform the above scope of services for an estimated time and materials price of:

Task 001 – Land Surveying (Topographic and Boundary): TBD, Based on prior surveys available to buyer.

Task 002 – Geotechnical Evaluation and Reports: \$13,500

- On-site field study only with excavation contractor: \$9,500

Task 003 – Phase 1 ESA and Limited Phase 2 Soil Assessment

- Sub Task 1 – Phase 1 ESA - \$3,500
- Sub Task 2 – Phase 2 Soil Analysis - \$10,500

Task 004 – Development of Preliminary Site Master Plan: \$6,000

Task 005 – Stakeholder Outreach and Planning Efforts: \$19,500

Task 006 – Property Rezone and Preliminary Plat: \$TBD

Task 007 – Construction Documents: \$TBD

Task 008 – Notice of Intent and SWPPP Preparation: \$TBD

Task 009 – Construction Surveying: \$TBD

Task 010 – Final Plat Survey: \$TBD

All services not specifically outlined in the scope of work above shall be considered additional services, and shall be subject to a commensurate adjustment to the agreed compensation, which shall be determined by way of a written addendum, signed by the parties, prior to proceeding with the additional work. All tasks authorized after December 31, 2021 will be subject to PBS 2022 Hourly rate schedules.

Appendix B

Property Information and Physical Setting Records

Well Logs

Tax Map

File Original and First Copy with
Department of Ecology
Second Copy—Owner's Copy
Third Copy—Driller's Copy

WATER WELL REPORT

STATE OF WASHINGTON

Start Card No. W-24735

Water Right Permit No. INVALID NOT

(1) OWNER: Name WILSON Address _____

(2) LOCATION OF WELL: County Benton NW 1/4 SW 1/4 Sec 34 T. 9 N., R. 28 W. M

(2a) STREET ADDRESS OF WELL (or nearest address) _____

(3) PROPOSED USE: ☒ Domestic ☐ Industrial ☐ Municipal ☐
☐ Irrigation ☐ Test Well ☐ Other ☐
☐ DeWater

(4) TYPE OF WORK: Owner's number of well (if more than one) _____

Abandoned ☐ New well ☒ Method: Dug ☐ Bored ☐
Deepened ☐ Cable ☐ Driven ☐
Reconditioned ☐ Rotary ☒ Jetted ☐

(5) DIMENSIONS: Diameter of well 6 inches.
Drilled 950 feet. Depth of completed well 950 ft.

(6) CONSTRUCTION DETAILS:

Casing installed: 6 " Diam. from +1 ft. to 703 ft.
Welded ☒ " Diam. from _____ ft. to _____ ft.
Liner installed ☐ " Diam. from _____ ft. to _____ ft.
Threaded ☐ " Diam. from _____ ft. to _____ ft.

Perforations: Yes ☐ No ☒
Type of perforator used _____
SIZE of perforations _____ in. by _____ in.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.

Screens: * Yes ☐ No ☒
Manufacturer's Name _____
Type _____ Model No. _____
Diam. _____ Slot size _____ from _____ ft. to _____ ft.
Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel packed: Yes ☐ No ☒ Size of gravel _____
Gravel placed from _____ ft. to _____ ft.

Surface seal: Yes ☒ No ☐ To what depth? 700 ft.
Material used in seal Bentonite cement
Did any strata contain unusable water? Yes ☐ No ☐
Type of water? _____ Depth of strata _____
Method of sealing strata off _____

(7) PUMP: Manufacturer's Name _____
Type: _____ H.P. _____

(8) WATER LEVELS: Land-surface elevation above mean sea level _____ ft.
Static level 502 ft. below top of well Date _____
Artesian pressure _____ lbs. per square inch Date _____
Artesian water is controlled by _____ (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☐ No ☐ If yes, by whom? _____
Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.
" " " " " "
" " " " " "

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test _____

Bailer test _____ gal./min. with _____ ft. drawdown after _____ hrs.
Airtest 70 gal./min. with stem set at 940 ft. for 2 hrs.
Artesian flow _____ g.p.m. Date _____
Temperature of water _____ Was a chemical analysis made? Yes ☐ No ☐

(10) WELL LOG or ABANDONMENT PROCEDURE DESCRIPTION

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information.

MATERIAL	FROM	TO
Ash with Boulders	0	24
Hard Gray Basalt	24	75
Broken Black Basalt	75	98
Hard Black Basalt	98	110
Brown Sand & clay	110	130
Black Basalt	130	305
Broken Basalt Brown clay	305	346
Hard Black Basalt	346	541
Broken Basalt Brown Gray clay	541	580
Broken Basalt with Blue shale	580	610
Blue shale	610	645
Broken Basalt & Blue shale	645	660
Broken Basalt	660	682
Hard Black Basalt	682	890
Broken Basalt with Blue shale Bearing water	890	950

Work started 8-23-94 19. Completed _____ 19

WELL CONSTRUCTOR CERTIFICATION:

I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

NAME St. George Drilling (PERSON, FIRM, OR CORPORATION) (TYPE OR PRINT)

Address 7015 45 AVE W. Richland

(Signed) Rob E. Wilson License No. 0483

Contractor's Registration No. 101-048-715 Date 8-23-94 19

(USE ADDITIONAL SHEETS IF NECESSARY)

D

File Original with
Department of Ecology
Second Copy - Owner's Copy
Third Copy - Driller's Copy

WATER WELL REPORT

STATE OF WASHINGTON

Notice of Intent W148967
UNIQUE WELL ID # AB-1118

Water Right Permit No. _____

(1) OWNER: Name John Caldwell Address 2001 Brantingham Rd Richland

(2) LOCATION OF WELL: County Genton NE 1/4 NE 1/4 Sec 34 T 9 N R 285 WM

(2a) STREET ADDRESS OF WELL: (or nearest address) 2001 Brantingham Rd Richland WA 99353

TAX PARCEL NO. _____

(3) PROPOSED USE: ☒ Domestic ☐ Industrial ☐ Municipal
☐ Irrigation ☐ Test Well ☐ Other
☐ DeWater

(4) TYPE OF WORK: Owner's number of well (if more than one) _____
☒ New Well Method
☐ Deepened ☐ Dug ☐ Bored
☐ Reconditioned ☐ Cable ☐ Driven
☐ Decommission ☒ Rotary ☐ Jetted

(5) DIMENSIONS: Diameter of well 6 inches
Drilled 428' 6" feet Depth of completed well 428' 6" ft

(6) CONSTRUCTION DETAILS

Casing Installed:
☒ Welded 6 " Diam from +1 ft to 450' 6" ft
☒ Liner installed 4 1/2 " Diam from _____ ft to _____ ft
☐ Threaded 4 1/2 " Diam from -128' ft to 428' 6" ft

Perforations: ☒ Yes ☐ No
Type of perforator used Saw
SIZE of perforations 1/8 in by 6 in
240 perforations from 300 ft to 425 ft

Screens: ☐ Yes ☒ No ☐ K-Pac Location _____
Manufacturer's Name _____
Type _____ Model No _____
Diam _____ Slot Size _____ from _____ ft to _____ ft
Diam _____ Slot Size _____ from _____ ft to _____ ft

Gravel/Filter packed: ☐ Yes ☒ No ☐ Size of gravel/sand _____
Material placed from _____ ft to _____ ft

Surface seal: ☒ Yes ☐ No To what depth? 25 ft
Material used in seal Bentonite
Did any strata contain unusable water? ☐ Yes ☐ No
Type of water? _____ Depth of strata _____
Method of sealing strata off _____

(7) PUMP: Manufacturer's Name _____
Type _____ H P _____

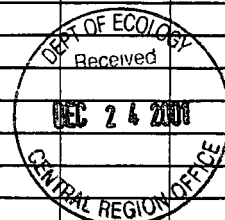
(8) WATER LEVELS: Land surface elevation above mean sea level _____ ft
Static level 124 ft below top of well Date 12-21-01
Artesian pressure _____ lbs per square inch Date _____
Artesian water is controlled by _____
(Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? ☐ Yes ☐ No If yes, by whom? _____
Yield _____ gal/min with _____ ft drawdown after _____ hrs
Yield _____ gal/min with _____ ft drawdown after _____ hrs
Yield _____ gal/min with _____ ft drawdown after _____ hrs
Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)
Time Water Level Time Water Level Time Water Level

Date of test _____
Bailer test _____ gal/min with _____ ft drawdown after _____ hrs
Airtest 50 gal/min with 80 ft drawdown after 2 hrs
Artesian flow _____ gpm Date _____
Temperature of water _____ Was a chemical analysis made? ☐ Yes ☐ No

(10) WELL LOG or DECOMMISSIONING PROCEDURE DESCRIPTION
Formation Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information Indicate all water encountered

MATERIAL	FROM	TO
Sand Tan	0	5
Sand Tan wet	5	11
Gravel, Sand Tan	11	12
Silt Tan	12	21
Basalt Gravel, silt Tan	21	43
Clay Tan	43	145
Basalt Black	145	179
Basalt Breccia	179	192
Basalt Black	192	264
Basalt Black vesicular	264	270
Clay Blue	270	298
Basalt Black vesicular	298	
Water Bearing		312
Basalt Black jointed	312	411
Basalt Black vesicular	411	
Water Bearing		419
Basalt Black	419	428' 6"



Work Started 12-18-01 Completed 12-21-01

WELL CONSTRUCTION CERTIFICATION:

I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

Type or Print Name Jim Nelson License No. 361
(Licensed Driller/Engineer)

Trainee Name _____ License No. _____
Drilling Company NELSON Well Drilling
(Signed) Jim Nelson License No. 361
(Licensed Driller/Engineer)

Address 2001 W Argent Pasco
Contractor's Registration No. NELSON019810 Date 12-21-01

(USE ADDITIONAL SHEETS IF NECESSARY)

Ecology is an Equal Opportunity and Affirmative Action employer. For special accommodation needs, contact the Water Resources Program at (360) 407-



309911

2100 N BERMUDA RD

C & J LAND COMPANY LLC

1276 N BERMUDA RD

RICHLAND, WA 99352

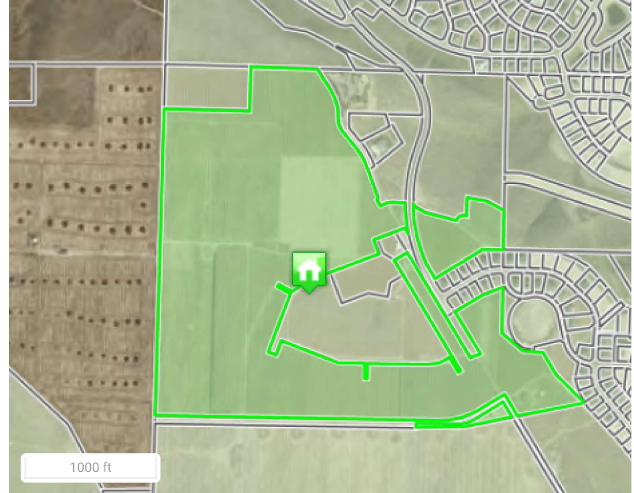
Total Market Value

\$656,620



7/17/2017, 11:13:21 AM

297690



KEY INFORMATION

Parcel # / Geo ID	134982000005004	Use Code	83 Cur - Use - Ag
Township	09	Section	34
Range	28	Legal Acres	107
Neighborhood	530000	Subdivision / Section	-
Land Size Acres	107.1039	Land Size Sq Foot	4665445.88
Legal Description	THAT PORTION OF THE FOLLOWING IN OPEN SPACE: THAT PORTION OF SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89°09'22" EAST ALONG THE NORTH LINE OF SAID SECTION 34 649.80 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°09'22" EAST 507.54 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2017-023127, RECORDS OF BENTON COUNTY; THENCE THE FOLLOWING 31 COURSES ALONG THE EAST LINE OF SAID PARCEL; THENCE SOUTH 33°54'20" EAST 179.76 FEET; THENCE SOUTH 27°38'19" EAST 80.00 FEET; THENCE SOUTH 16°29'23" EAST 83.44 FEET; THENCE SOUTH 03°07'43" EAST 77.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 179.00 FEET; THENCE SOUTHEASTERLY 116.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'37", THENCE SOUTH 40°17'50" EAST 155.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 471.00 FEET, THENCE SOUTHEASTERLY 149.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°12'00" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 31°06'39" EAST 148.99 FEET); THENCE SOUTH 21°55'36" EAST 42.43 FEET; THENCE SOUTH 22°01'50" EAST 205.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHWESTERLY 33.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°37'55" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 16°48'11" WEST 31.34 FEET); THENCE SOUTH 34°23'11" EAST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 173.00 FEET, THENCE NORTHEASTERLY 111.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°48'43" (THE LONG CHORD OF SAID CURVE BEARS NORTH 74°01'11" EAST 109.25 FEET); THENCE SOUTH 87°34'27" EAST 132.44 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 39.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'27"; THENCE SOUTH 62°06'35" EAST 89.64 FEET; THENCE SOUTH 76°13'31" EAST 248.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 55.00 FEET, THENCE NORTHEASTERLY 95.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°27'15" (THE LONG CHORD OF SAID CURVE BEARS NORTH 63°30'07" EAST 83.93 FEET); THENCE NORTH 01°54'19" EAST 139.23 FEET; THENCE SOUTH 80°20'29" EAST 151.61 FEET; THENCE SOUTH 62°10'48" EAST 145.70 FEET; THENCE SOUTH 00°06'53" WEST 300.90 FEET; THENCE NORTH 89°30'45" WEST 155.72 FEET; THENCE SOUTH 58°00'41" WEST 427.93 FEET; THENCE SOUTH 31°59'17" EAST 294.04 FEET; THENCE NORTH 58°00'41" EAST 250.06 FEET; THENCE NORTH 68°56'25" EAST 161.19 FEET; THENCE SOUTH 00°06'46" WEST 347.63 FEET; THENCE SOUTH 49°42'13" EAST 205.84 FEET; THENCE SOUTH 86°22'15" EAST 156.14 FEET; THENCE SOUTH 31°59'19" EAST 192.52 FEET; THENCE SOUTH 45°35'07" EAST 140.43 FEET; THENCE SOUTH 45°52'40" EAST 144.22 FEET; THENCE SOUTH 40°37'06" EAST 20.94 FEET; THENCE LEAVING SAID EAST BOUNDARY SOUTH 77°55'41" WEST 919.16 FEET; THENCE SOUTH 88°15'10" WEST 318.36 FEET; THENCE NORTH 89°32'23" WEST 60.90 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED AS PARCEL #134983000001004 IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2012-016993, RECORDS OF BENTON COUNTY; THENCE SOUTH 00°31'00" WEST 8.00 FEET ALONG SAID NORTH LINE; THENCE NORTH 89°51'27" WEST 1985.27 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SECTION 34; THENCE NORTH 00°45'17" EAST 29.94 FEET ALONG SAID WEST LINE TO THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE NORTH 00°45'17" EAST 2362.09 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89°14'50" EAST 650.73 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF; THENCE NORTH 00°35'46" EAST 336.41 FEET ALONG THE EAST LINE OF SAID NORTH HALF TO THE TRUE POINT OF BEGINNING. EXCEPT LOTS 1, 2, 3, & 4 OF SHORT PLAT 595, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 595, RECORDS OF BENTON COUNTY. (BOUNDARY LINE ADJUSTMENT PER AF#2018-017566) [LINKED WITH SALES RESTRICTION TO PARCEL 1-3498-200-0005-005, THE PORTION OF PARCEL THAT IS NOT IN OPEN SPACE.] EXCEPT REAL PROPERTY LOCATED IN EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89°09'47" EAST A DISTANCE OF 1,852.34 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 46°20'40" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 541.43 FEET, WITH A DELTA ANGLE OF 62°02'35", A CHORD BEARING OF SOUTH 12°38'03" EAST, AND A CHORD LENGTH OF 515.36 FEET; THENCE SOUTH 18°23'15" WEST A DISTANCE OF 97.63 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT. HAVING A RADIUS		

	OF 1200.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 409.89 FEET, WITH A DELTA ANGLE OF 19°34'15", A CHORD BEARING OF SOUTH 08°36'07" WEST, AND A CHORD LENGTH OF 407.90 FEET TO THE TRUE POINT OF BEGINNING, THENCE NORTH 87°34'02" WEST A DISTANCE OF 30.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,230.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 88°54'17" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 245.55 FEET, WITH A DELTA ANGLE OF 11°26'17", A CHORD BEARING OF SOUTH 06°48'51" EAST, AND A CHORD LENGTH OF 2445.14 FEET TO A POINT OF NON-TANGENT TO THE LEFT, HAVING A RADIUS OF 1,268.81 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 59°06'03" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 24.12 FEET, WITH A DELTA ANGLE OF 01°05'22", A CHORD BEARING OF SOUTH 31°26'38" EAST, AND A CHORD LENGTH OF 24.12 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 232.90 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,170.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 65°30'31" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 472.30 FEET, WITH A DELTA ANGLE OF 23°07'45", A CHORD BEARING OF NORTH 12°55'37" WEST, AND A CHORD LENGTH OF 469.10 FEET TO A POINT OF A NON-TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 24°01'26" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 9.42 FEET, WITH A DELTA ANGLE OF 21°35'28", A CHORD BEARING OF NORTH 76°46'18" WEST, AND A CHORD LENGTH OF 9.37 FEET; THENCE NORTH 87°34'02" WEST A DISTANCE OF 20.98 FEET TO THE SAID TRUE POINT OF BEGINNING. (DESCRIPTION CHANGE FOR ROW PER AF#2018-017828, 6/20/2018)		
Taxing District	R3	Exemption	None

ASSESSMENT DETAILS

Improvement Homesite Value	\$0
Improvement Non-Homesite Value	\$370,650
Land Homesite Value	\$0
Land Non-Homesite Value	\$0
Market Value	\$1,977,210
Assessed Value	\$656,620
Taxable Value	\$656,620

BUILDINGS DETAILS

No data to display

IMPROVEMENTS

TYPE	DESCRIPTION	CLASS	YEAR BUILT	AREA
O89-Honeyc	-	PC-G	2014	0.0
O04-Peache	-	PC-AV	1995	0.0
T09-SingPo	-	PC-AV	2013	0.0
I02-Solid	-	PC-AV	2013	0.0
O39-Pink L	-	PC-AV	2000	0.0
O05-Nectar	-	PC-AV	2002	0.0
I01-Solid	-	PC-AV	2000	0.0
O04-Peache	-	PC-AV	2002	0.0
O06-Aprico	-	PC-AV	2012	0.0
O89-Honeyc	-	PC-G	2013	0.0

LAND

LAND TYPE	SOIL TYPE	AG USE	PRIMARY USE	LAND SIZE ACRES	LAND SIZE SQ FOOT
4	Badger Mountain Irrigated Agland #1	AG	83	107.1039	4665445.88

SALES

SALE DATE	SALE PRICE	DEED BOOK AND PAGE	DEED BOOK ID	DEED TYPE	GRANTOR	GRANTEE	EXCISE #
06/18/2018	\$0	-	2018-017566	QCD	-	C & J LAND COMPANY LLC	135773
06/07/2018	\$0	-	2018-017828	QCD	-	CITY OF RICHLAND	135820

TAXING JURISDICTION

PID: 309911

Owner: C & J LAND COMPANY LLC

% Ownership: 100.0000000000

Total Value: \$2,004,310

Total Levy: \$8,062

LEVY CODE	DESCRIPTION	LEVY RATE	APPRAISED VALUE	TAXABLE VALUE	ESTIMATED TAX
RICH	RICHLAND	2.2532013248	\$705,140	\$705,140	\$1588.82
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1845239202	\$705,140	\$705,140	\$130.12
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$705,140	\$705,140	\$17.63
CNYVET	COUNTY VETERANS	0.0112500002	\$705,140	\$705,140	\$7.93
COUNTY	COUNTY	1.0227793891	\$705,140	\$705,140	\$721.20
KENNHOSP	KENNEWICK HOSPITAL	0.1114429683	\$705,140	\$705,140	\$78.58
PTKEN	PORT OF KENNEWICK	0.2786261049	\$705,140	\$705,140	\$196.47
SD400	SCHOOL DIST 400 DEBT SERVICE	1.9992083382	\$705,140	\$705,140	\$1409.72
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.4110709221	\$705,140	\$705,140	\$289.86
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.4577028081	\$705,140	\$705,140	\$1733.02
STATE	STATE SCHOOL	1.7414586980	\$705,140	\$705,140	\$1227.97
STATE2	STATE SCHOOL PART 2	0.9368595849	\$705,140	\$705,140	\$660.62
Total		11.4331240589		Total	\$8,062

ROLL VALUE HISTORY

YEAR	IMPROVEMENTS	LAND MARKET	CURRENT USE	TOTAL APPRAISED	TAXABLE VALUE
2020	\$397,750	\$1,606,560	\$307,390	\$705,140	\$705,140
2019	\$422,750	\$1,606,560	\$334,160	\$756,910	\$756,910

LINKED OWNERS

OWNER NAME	DESCRIPTION
No items to display	

PERMITS

ISSUE DATE	STATUS	DESCRIPTION	COMMENT	COMPLETE DATE
No items to display				

NEARBY SALES

2001 GAGE BLVD RICHLAND,
WA 99352

Sale Price **\$208,000**
Sale Date **2020-02-18**
Distance **0.00ft**
Use **91 Undeveloped**

2114 LEGACY LN RICHLAND,
WA 99352

Sale Price **\$549,900**
Sale Date **2020-11-25**
Distance **0.00ft**
Use **11 Single Unit**

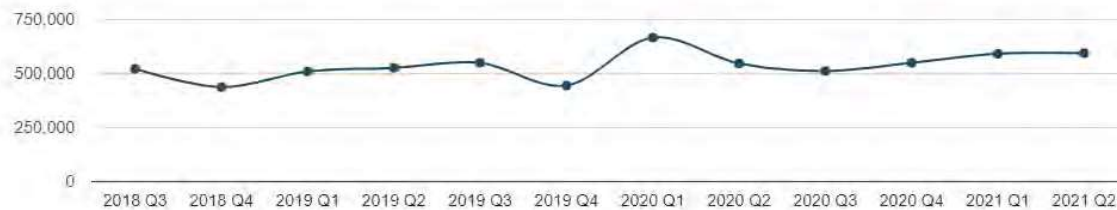
2138 LEGACY LN RICHLAND,
WA 99352

Sale Price **\$849,900**
Sale Date **2020-07-01**
Distance **0.00ft**
Use **11 Single Unit**

UNKNOWN WEST RICHLAND,
WA 99353

Sale Price **\$20,812,118**
Sale Date **2020-03-13**
Distance **0.00ft**
Use **83 Cur - Use - Ag**

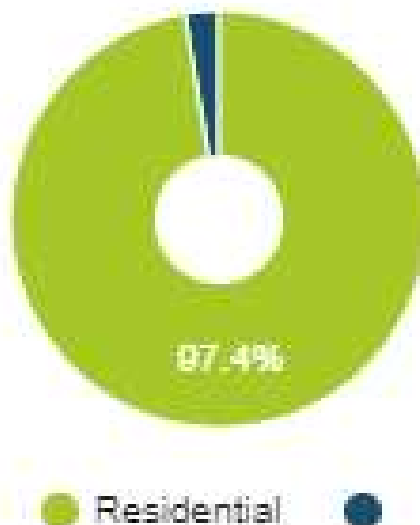
MEDIAN RESIDENTIAL HOUSE PRICE



RESIDENTIAL ASSESSED VALUES

Low
\$200,000
Median
\$537,190
High
\$1,292,550

RES. SALES BY TYPE



RESIDENTIAL SALE PRICES

Biggest Sale

\$1,400,000

Average Home Price

\$549,900

Lowest Sale

\$145,000

WATER WELL REPORT

STATE OF WASHINGTON

Application No. G 425674

Permit No.

(1) OWNER: Name Milo Bauder Address 1986 Greenbrook Blvd. Richland, Wa.(2) LOCATION OF WELL: County Benton — S.E. $\frac{1}{4}$ NE $\frac{1}{4}$ Sec 34 T. 9 N. R. 28E W.M.

Spring and distance from section or subdivision corner

(3) PROPOSED USE: Domestic ☐ Industrial ☐ Municipal ☐
Irrigation ☒ Test Well ☐ Other ☐(4) TYPE OF WORK: Owner's number of well
(if more than one).....
New well ☒ Method: Dug ☐ Bored ☐
Deepened ☐ Cable ☐ Driven ☐
Reconditioned ☐ Rotary ☒ Jetted ☐(5) DIMENSIONS: Diameter of well 16 inches.
Drilled 244 ft. Depth of completed well 905 ft.

(6) CONSTRUCTION DETAILS:

Casing installed: 16 " Diam. from 0 ft. to 244 ft.
Threaded ☐ 12 " Diam. from 230 ft. to 370 ft.
Welded ☒ " Diam. from ft. to ft.Perforations: Yes ☐ No ☒Type of perforator used.....
SIZE of perforations in. by in.
..... perforations from ft. to ft.
..... perforations from ft. to ft.
..... perforations from ft. to ft.Screens: Yes ☐ No ☒Manufacturer's Name.....
Type..... Model No.....
Diam. Slot size from ft. to ft.
Diam. Slot size from ft. to ft.Gravel packed: Yes ☐ No ☒ Size of gravel:
Gravel placed from ft. to ft.Surface seal: Yes ☒ No ☐ To what depth? ft.Material used in seal cement
Did any strata contain unusable water? Yes ☐ No ☒
Type of water?..... Depth of strata.....
Method of sealing strata off.....(7) PUMP: Manufacturer's Name.....
Type: H.P.(8) WATER LEVELS: Land-surface elevation
above mean sea level..... ft.
Static level 266 ft. below top of well Date 5/9/78
Artesian pressure lbs. per square inch Date.....
Artesian water is controlled by.....
(Cap, valve, etc.)(9) WELL TESTS: Drawdown is amount water level is
lowered below static levelWas a pump test made? Yes ☒ No ☐ If yes, by whom? Layne Pumps
Yield: gal./min. with ft. drawdown after hrs." " " " " "
" " " " " "Recovery data (time taken as zero when pump turned off) (water level
measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test
Bailer test gal./min. with ft. drawdown after hrs.
Artesian flow g.p.m. Date.....
Temperature of water Was a chemical analysis made? Yes ☐ No ☐

(10) WELL LOG:

Formation: Describe by color, character, size of material and structure, and
show thickness of aquifers and the kind and nature of the material in each
stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
Sandy Overburden	0	244
Brown Basalt	244	249
Black Basalt	249	256
Gray Basalt	256	289
Black Basalt	289	307
Gray Basalt	307	323
Brown Basalt	323	325
Green Clay-Silica Sand	325	366
Brown Basalt	366	372
Black Basalt	372	457
Hard Gray Basalt	457	510
Black, Brown Basalt	510	581
Black Basalt	581	825
Black porous Basalt	825	855
Black Broken Basalt	855	875
Black Porous Basalt	875	883
Gray Basalt	883	905

RECEIVED

MAY 10 1978

MAY 10 1978

Work started 11/22/ 1977 Completed 12/24/77 19.....

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is
true to the best of my knowledge and belief.NAME: Adcock Air Drilling
(Person, firm, or corporation) (Type or print)Address 2033 3rd Ave. No. Lewiston, Idaho 83501[Signed] [Signature]
(Well Driller)License No. 001 Date 5/25/78 19.....

Appendix C

Regulatory Databases and Government Records

Regulatory Database Report

1900 N BERMUDA RD
1900 N BERMUDA RD
Kennewick, WA 99338

Inquiry Number: 6560399.2s
June 30, 2021

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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<u>SECTION</u>	<u>PAGE</u>
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Overview Map	2
Detail Map	3
Map Summary	4
Map Findings	8
Orphan Summary	11
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-12
Physical Setting Source Map Findings	A-14
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1900 N BERMUDA RD
KENNEWICK, WA 99338

COORDINATES

Latitude (North):	46.2274400 - 46° 13' 38.78"
Longitude (West):	119.3053680 - 119° 18' 19.32"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	322219.4
UTM Y (Meters):	5121683.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	6003885 BADGER MOUNTAIN, WA
Version Date:	2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20150625
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
1900 N BERMUDA RD
KENNEWICK, WA 99338

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	BADGER MOUNTAIN IRR		ALLSITES	Same	65, 0.012, SE
2	WESTCLIFFE HEIGHTS		ALLSITES	Same	305, 0.058, SE
3	WESTCLIFFE PHASES 14		ALLSITES	Same	1128, 0.214, NE
4	THE RESERVE AT SUMME		ALLSITES	Same	1285, 0.243, East
5	WESTCLIFFE PHASE 9	MEADOW HILLS DR AND	ALLSITES	Same	2193, 0.415, NE
6	BADGER MOUNTAIN, INC	1106 N JURUPA ST	ALLSITES, NPDES	Same	2532, 0.480, SE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators
RCRA-SQG..... RCRA - Small Quantity Generators
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity
Generators)

Federal institutional controls / engineering controls registries

LUCIS..... Land Use Control Information System

EXECUTIVE SUMMARY

US ENG CONTROLS..... Engineering Controls Sites List
US INST CONTROLS..... Institutional Controls Sites List

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

HSL..... Hazardous Sites List

State- and tribal - equivalent CERCLIS

CSCSL..... Confirmed and Suspected Contaminated Sites List

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Facility Database

State and tribal leaking storage tank lists

LUST..... Leaking Underground Storage Tanks Site List
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

FEMA UST..... Underground Storage Tank Listing
UST..... Underground Storage Tank Database
AST..... Aboveground Storage Tank Locations
INDIAN UST..... Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

INST CONTROL..... Institutional Control Site List

State and tribal voluntary cleanup sites

ICR..... Independent Cleanup Reports
VCP..... Voluntary Cleanup Program Sites
INDIAN VCP..... Voluntary Cleanup Priority Listing
PTAP..... PTAP Site Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY..... Recycling Facility List

EXECUTIVE SUMMARY

SWTIRE.....	Solid Waste Tire Facilities
INDIAN ODI.....	Report on the Status of Open Dumps on Indian Lands
ODI.....	Open Dump Inventory
DEBRIS REGION 9.....	Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS.....	Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL.....	Delisted National Clandestine Laboratory Register
CDL.....	Clandestine Drug Lab Contaminated Site List
HIST CDL.....	List of Sites Contaminated by Clandestine Drug Labs
CSCSL NFA.....	Confirmed & Contaminated Sites - No Further Action
US CDL.....	National Clandestine Laboratory Register
PFAS.....	PFAS Contamination Site Location Listing
AQUEOUS FOAM.....	Firefighting Foam Incidents

Local Land Records

LIENS 2.....	CERCLA Lien Information
--------------	-------------------------

Records of Emergency Release Reports

HMIRS.....	Hazardous Materials Information Reporting System
SPILLS.....	Reported Spills
SPILLS 90.....	SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR.....	RCRA - Non Generators / No Longer Regulated
FUDS.....	Formerly Used Defense Sites
DOD.....	Department of Defense Sites
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
2020 COR ACTION.....	2020 Corrective Action Program List
TSCA.....	Toxic Substances Control Act
TRIS.....	Toxic Chemical Release Inventory System
SSTS.....	Section 7 Tracking Systems
ROD.....	Records Of Decision
RMP.....	Risk Management Plans
RAATS.....	RCRA Administrative Action Tracking System
PRP.....	Potentially Responsible Parties
PADS.....	PCB Activity Database System
ICIS.....	Integrated Compliance Information System
FTTS.....	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS.....	Material Licensing Tracking System
COAL ASH DOE.....	Steam-Electric Plant Operation Data
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER.....	PCB Transformer Registration Database
RADINFO.....	Radiation Information Database
HIST FTTS.....	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS.....	Incident and Accident Data
CONSENT.....	Superfund (CERCLA) Consent Decrees
INDIAN RESERV.....	Indian Reservations

EXECUTIVE SUMMARY

FUSRAP.....	Formerly Utilized Sites Remedial Action Program
UMTRA.....	Uranium Mill Tailings Sites
LEAD SMELTERS.....	Lead Smelter Sites
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
US MINES.....	Mines Master Index File
ABANDONED MINES.....	Abandoned Mines
FINDS.....	Facility Index System/Facility Registry System
UXO.....	Unexploded Ordnance Sites
ECHO.....	Enforcement & Compliance History Information
DOCKET HWC.....	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM.....	EPA Fuels Program Registered Listing
AIRS.....	Washington Emissions Data System
ASBESTOS.....	ASBESTOS
COAL ASH.....	Coal Ash Disposal Site Listing
DRYCLEANERS.....	Drycleaner List
Financial Assurance.....	Financial Assurance Information Listing
Inactive Drycleaners.....	Inactive Drycleaners
MANIFEST.....	Hazardous Waste Manifest Data
NPDES.....	Water Quality Permit System Data
UIC.....	Underground Injection Wells Listing
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
EDR Hist Auto.....	EDR Exclusive Historical Auto Stations
EDR Hist Cleaner.....	EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS.....	Recovered Government Archive State Hazardous Waste Facilities List
RGA LF.....	Recovered Government Archive Solid Waste Facilities List
RGA LUST.....	Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

ALLSITES: Information on facilities and sites of interest to the Department of Ecology.

A review of the ALLSITES list, as provided by EDR, and dated 02/03/2021 has revealed that there are 6

EXECUTIVE SUMMARY

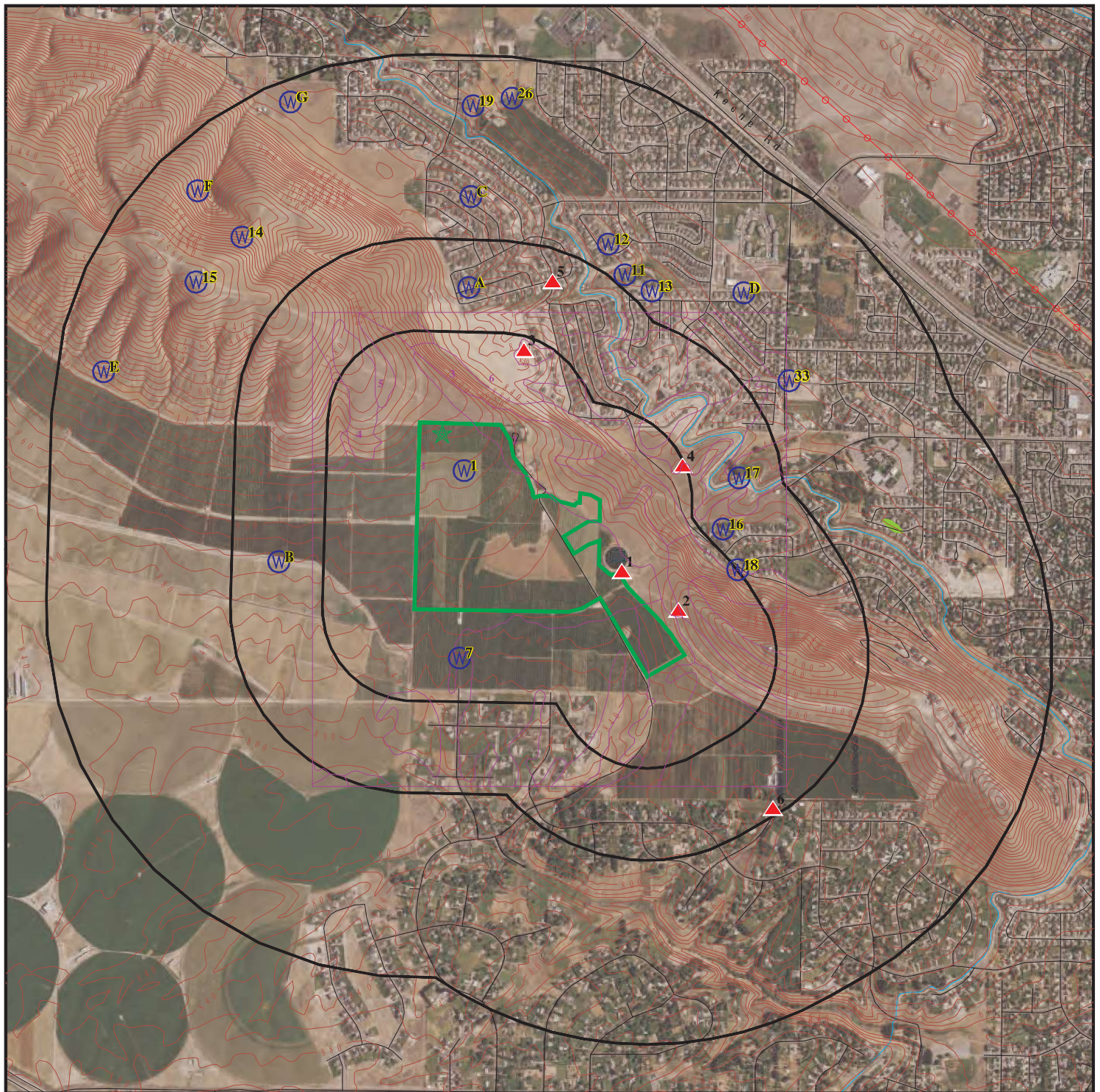
ALLSITES sites within approximately 0.5 miles of the target property.

Site	Address	Dist / Dir	Map ID	Page
BADGER MOUNTAIN IRR Facility Id: 55851413		0 - 1/8 (0.012 mi.) SE	1	8
WESTCLIFFE HEIGHTS Facility Id: 5850		0 - 1/8 (0.058 mi.) SE	2	8
WESTCLIFFE PHASES 14 Facility Id: 11804		1/8 - 1/4 (0.214 mi.) NE	3	8
THE RESERVE AT SUMME Facility Id: 57395		1/8 - 1/4 (0.243 mi.) E	4	9
WESTCLIFFE PHASE 9 Facility Id: 14093	MEADOW HILLS DR AND	1/4 - 1/2 (0.415 mi.) NE	5	9
BADGER MOUNTAIN, INC Facility Id: 38056	1106 N JURUPA ST	1/4 - 1/2 (0.480 mi.) SE	6	9

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 6560399.2S



- Target Property
- Toxic Sites
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

0 1/4 1/2 1 Miles

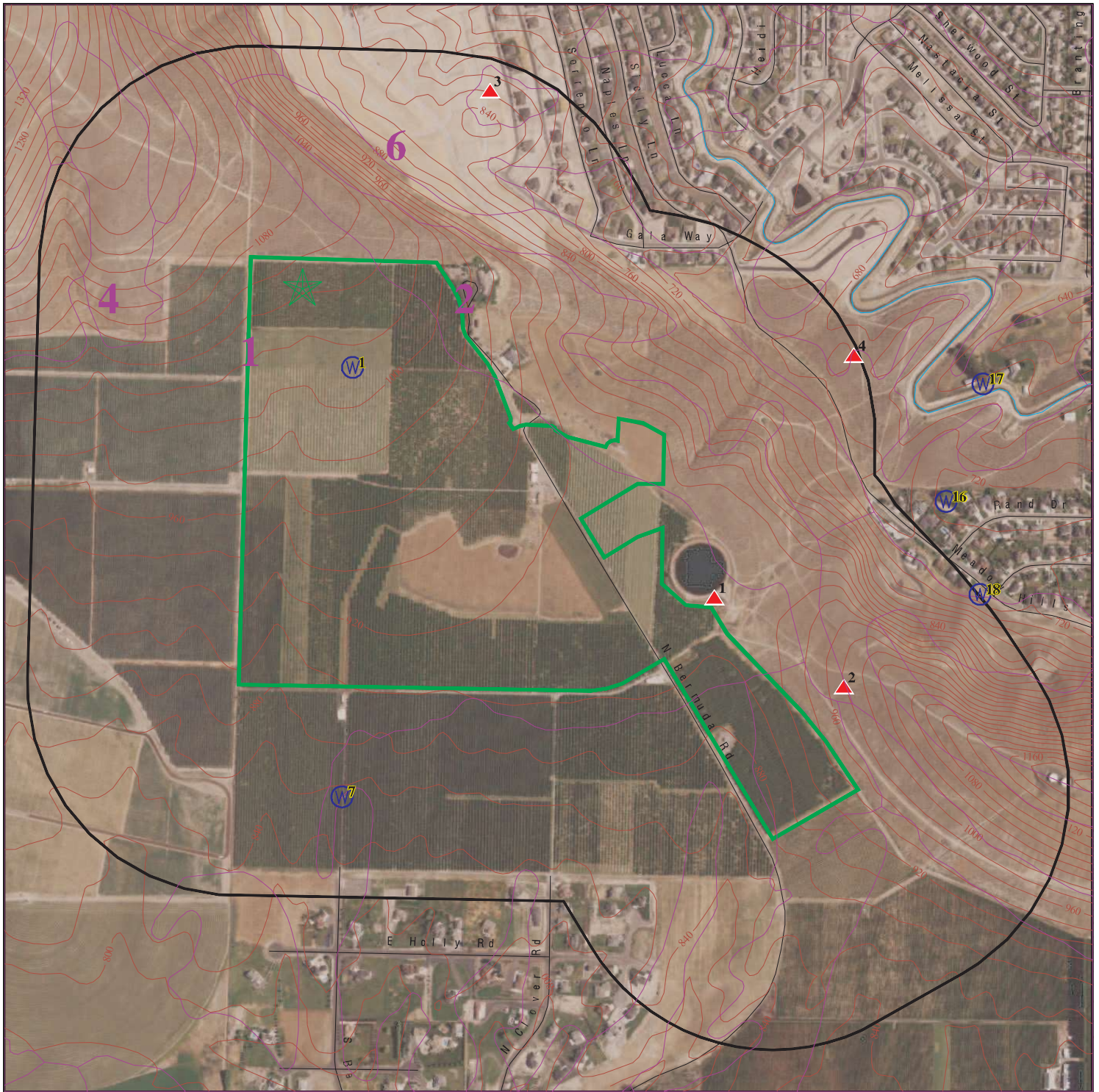


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 1900 N BERMUDA RD
 ADDRESS: 1900 N BERMUDA RD
 Kennewick WA 99338
 LAT/LONG: 46.22744 / 119.305368

CLIENT: PBS Engineering & Env.
 CONTACT: Kanani Young
 INQUIRY #: 6560399.2s
 DATE: June 30, 2021 7:20 pm

DETAIL MAP - 6560399.2S



- Target Property
- Toxic Sites
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard

0 1/8 1/4 1/2 Miles



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: 1900 N BERMUDA RD
 ADDRESS: 1900 N BERMUDA RD
 Kennewick WA 99338
 LAT/LONG: 46.22744 / 119.305368

CLIENT: PBS Engineering & Env.
 CONTACT: Kanani Young
 INQUIRY #: 6560399.2s
 DATE: June 30, 2021 7:21 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL</i>								
HSL	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
CSCSL	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
ICR	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
PTAP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
SWTIRE	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
ALLSITES	0.500		2	2	2	NR	NR	6
CDL	0.001		0	NR	NR	NR	NR	0
HIST CDL	0.001		0	NR	NR	NR	NR	0
CSCSL NFA	0.500		0	0	0	NR	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
PFAS	0.500		0	0	0	NR	NR	0
AQUEOUS FOAM	0.500		0	0	0	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
Inactive Drycleaners	0.250		0	0	NR	NR	NR	0
MANIFEST	0.250		0	0	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
MINES MRDS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>EDR HIGH RISK HISTORICAL RECORDS</u>								
<i>EDR Exclusive Records</i>								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
<u>EDR RECOVERED GOVERNMENT ARCHIVES</u>								
<i>Exclusive Recovered Govt. Archives</i>								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	2	2	2	0	0	6

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site
Database(s)
EDR ID Number
EPA ID Number

1
SE
< 1/8
0.012 mi.
65 ft.
BADGER MOUNTAIN IRR DIST RESERVOIR EXPAN
, WA
ALLSITES
S110626760
N/A

ALLSITES:
Name: BADGER MOUNTAIN IRR DIST RESERVOIR EXPAN
Facility Id: 55851413

Interaction: 51779
Interaction 1: A
Interaction 2: DAM
Ecology Program: WATRES
Program Data: DSS
Facility Alt.: Badger Mountain Irr Dist Reservoir Expan
Program ID: Not reported
Date Interaction: 1999-05-26 00:00:00
Date Interaction 3: Dam Site
Latitude: 46.222094143
Longitude: -119.295183928

2
SE
< 1/8
0.058 mi.
305 ft.
WESTCLIFFE HEIGHTS
RICHLAND, WA 99352
ALLSITES
S120066460
N/A

ALLSITES:
Name: WESTCLIFFE HEIGHTS
Facility Id: 5850

Interaction: 121982
Interaction 1: A
Interaction 2: CONSTSWGP
Ecology Program: WATQUAL
Program Data: PARIS
Facility Alt.: Westcliffe Heights
Program ID: WAR305335
Date Interaction: 2017-04-05 00:00:00
Date Interaction 3: Construction SW GP
Latitude: 46.220564670999998
Longitude: -119.291980896

3
NE
1/8-1/4
0.214 mi.
1128 ft.
WESTCLIFFE PHASES 14 & 15
RICHLAND, WA 99352
ALLSITES
S118493776
N/A

ALLSITES:
Name: WESTCLIFFE PHASES 14 & 15
Facility Id: 11804

Interaction: 116361
Interaction 1: I

MAP FINDINGS

Map ID		EDR ID Number
Direction		
Distance		
Distance (ft.)	Site	Database(s) EPA ID Number

WESTCLIFFE PHASES 14 & 15 (Continued)

S118493776

Interaction 2:	CONSTSWGP
Ecology Program:	WATQUAL
Program Data:	PARIS
Facility Alt.:	Westcliffe Phases 14 & 15
Program ID:	WAR303676
Date Interaction:	2015-11-30 00:00:00
Date Interaction 3:	Construction SW GP
Latitude:	46.230793964
Longitude:	-119.300726075

4
East
1/8-1/4
0.243 mi.
1285 ft.

THE RESERVE AT SUMMERVIEW TERRACE
RICHLAND, WA 99338

ALLSITES S121970377
N/A

ALLSITES:
Name: THE RESERVE AT SUMMERVIEW TERRACE
Facility Id: 57395

5
NE
1/4-1/2
0.415 mi.
2193 ft.

WESTCLIFFE PHASE 9
MEADOW HILLS DR AND SUMMIT DR
RICHLAND, WA 99532

ALLSITES S110764487
N/A

ALLSITES:
Name: WESTCLIFFE PHASE 9
Facility Id: 14093

Interaction:	96328
Interaction 1:	I
Interaction 2:	CONSTSWGP
Ecology Program:	WATQUAL
Program Data:	PARIS
Facility Alt.:	Westcliffe Phase 9
Program ID:	WAR124845
Date Interaction:	2011-02-04 00:00:00
Date Interaction 3:	Construction SW GP
Latitude:	46.229094142999999
Longitude:	-119.29578592599999

6
SE
1/4-1/2
0.480 mi.
2532 ft.

BADGER MOUNTAIN, INC.
1106 N JURUPA ST
KENNEWICK, WA 99338

ALLSITES S125422738
NPDES N/A

ALLSITES:
Name: BADGER MOUNTAIN INC
Facility Id: 38056

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)Site

EDR ID Number
Database(s)
EPA ID Number

BADGER MOUNTAIN, INC. (Continued)

S125422738

NPDES:
Name: BADGER MOUNTAIN, INC.
Address: 1106 N JURUPA ST
City,State,Zip: KENNEWICK, WA 99338
Facility Status: Not reported
Facility Type: Winery GP
Admin Region: Central
Date Issued: 05/17/2018
Latitude: Not reported
Longitude: Not reported
Permit ID: WA0991026
Permit Version: Not reported
Permit Status: Active
Permit SubStatus: Not reported
Ecology Contact: Not reported
WRIA: Not reported
Permit Expiration Date: 07/01/2024
Effective Date: 10/01/2019
Days to Expiration: -1266

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
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NO SITES FOUND

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/27/2021	Source: EPA
Date Data Arrived at EDR: 05/03/2021	Telephone: N/A
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/29/2021
Number of Days to Update: 16	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/27/2021	Source: EPA
Date Data Arrived at EDR: 05/03/2021	Telephone: N/A
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/29/2021
Number of Days to Update: 16	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Federal Delisted NPL site list

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: N/A
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Quarterly

Federal CERCLIS list

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/30/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/23/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Quarterly

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 04/27/2021	Source: EPA
Date Data Arrived at EDR: 05/03/2021	Telephone: 800-424-9346
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/29/2021
Number of Days to Update: 16	Next Scheduled EDR Contact: 07/26/2021
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 03/22/2021	Source: EPA
Date Data Arrived at EDR: 03/23/2021	Telephone: 800-424-9346
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (206) 553-1200
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (206) 553-1200
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (206) 553-1200
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 03/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/23/2021	Telephone: (206) 553-1200
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/21/2021
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/04/2021
	Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/09/2021	Source: Department of the Navy
Date Data Arrived at EDR: 02/11/2021	Telephone: 843-820-7326
Date Made Active in Reports: 03/22/2021	Last EDR Contact: 05/05/2021
Number of Days to Update: 39	Next Scheduled EDR Contact: 08/23/2021
	Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/23/2021	Telephone: 703-603-0695
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 05/21/2021
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/23/2021	Telephone: 703-603-0695
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 05/21/2021
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/22/2021

Date Data Arrived at EDR: 03/24/2021

Date Made Active in Reports: 06/17/2021

Number of Days to Update: 85

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 06/17/2021

Next Scheduled EDR Contact: 10/04/2021

Data Release Frequency: Quarterly

State- and tribal - equivalent NPL

HSL: Hazardous Sites List

The Hazardous Sites List is a subset of the CSCSL Report. It includes sites which have been assessed and ranked using the Washington Ranking Method (WARM).

Date of Government Version: 02/24/2021

Date Data Arrived at EDR: 03/04/2021

Date Made Active in Reports: 05/24/2021

Number of Days to Update: 81

Source: Department of Ecology

Telephone: 360-407-7200

Last EDR Contact: 06/04/2021

Next Scheduled EDR Contact: 09/13/2021

Data Release Frequency: Semi-Annually

State- and tribal - equivalent CERCLIS

CSCSL: Confirmed and Suspected Contaminated Sites List

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 04/12/2021

Date Data Arrived at EDR: 04/14/2021

Date Made Active in Reports: 06/29/2021

Number of Days to Update: 76

Source: Department of Ecology

Telephone: 360-407-7200

Last EDR Contact: 04/14/2021

Next Scheduled EDR Contact: 07/26/2021

Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Solid Waste Facility Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 03/31/2021

Date Data Arrived at EDR: 04/09/2021

Date Made Active in Reports: 06/29/2021

Number of Days to Update: 81

Source: Department of Ecology

Telephone: 360-407-6132

Last EDR Contact: 05/27/2021

Next Scheduled EDR Contact: 09/13/2021

Data Release Frequency: Annually

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tanks Site List

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 02/09/2021

Date Data Arrived at EDR: 02/11/2021

Date Made Active in Reports: 05/06/2021

Number of Days to Update: 84

Source: Department of Ecology

Telephone: 360-407-7183

Last EDR Contact: 05/12/2021

Next Scheduled EDR Contact: 08/23/2021

Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/09/2020	Source: EPA Region 8
Date Data Arrived at EDR: 12/16/2020	Telephone: 303-312-6271
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-6597
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 06/11/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/01/2020	Source: EPA Region 1
Date Data Arrived at EDR: 12/16/2020	Telephone: 617-918-1313
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 09/30/2020	Source: EPA Region 7
Date Data Arrived at EDR: 12/22/2020	Telephone: 913-551-7003
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/07/2020	Source: EPA, Region 5
Date Data Arrived at EDR: 12/16/2020	Telephone: 312-886-7439
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/02/2020	Source: EPA Region 4
Date Data Arrived at EDR: 12/18/2020	Telephone: 404-562-8677
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 11/12/2020	Source: EPA Region 10
Date Data Arrived at EDR: 12/16/2020	Telephone: 206-553-2857
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/01/2020	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/16/2020	Telephone: 415-972-3372
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

State and tribal registered storage tank lists

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/29/2021	Source: FEMA
Date Data Arrived at EDR: 02/17/2021	Telephone: 202-646-5797
Date Made Active in Reports: 03/22/2021	Last EDR Contact: 06/29/2021
Number of Days to Update: 33	Next Scheduled EDR Contact: 10/18/2021
	Data Release Frequency: Varies

UST: Underground Storage Tank Database

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 02/09/2021	Source: Department of Ecology
Date Data Arrived at EDR: 02/11/2021	Telephone: 360-407-7183
Date Made Active in Reports: 05/06/2021	Last EDR Contact: 05/12/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 08/23/2021
	Data Release Frequency: Quarterly

AST: Aboveground Storage Tank Locations

A listing of aboveground storage tank locations regulated by the Department of Ecology's Spill Prevention, Preparedness and Response Program.

Date of Government Version: 12/14/2015	Source: Department of Ecology
Date Data Arrived at EDR: 02/02/2016	Telephone: 360-407-7562
Date Made Active in Reports: 05/03/2016	Last EDR Contact: 04/22/2021
Number of Days to Update: 91	Next Scheduled EDR Contact: 08/09/2021
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/08/2020	Source: EPA Region 6
Date Data Arrived at EDR: 05/20/2020	Telephone: 214-665-7591
Date Made Active in Reports: 08/12/2020	Last EDR Contact: 06/11/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/07/2020	Source: EPA Region 5
Date Data Arrived at EDR: 12/16/2020	Telephone: 312-886-6136
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/01/2020	Source: EPA Region 9
Date Data Arrived at EDR: 12/16/2020	Telephone: 415-972-3368
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/01/2020	Source: EPA, Region 1
Date Data Arrived at EDR: 12/16/2020	Telephone: 617-918-1313
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 11/12/2020	Source: EPA Region 10
Date Data Arrived at EDR: 12/16/2020	Telephone: 206-553-2857
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/02/2020	Source: EPA Region 4
Date Data Arrived at EDR: 12/18/2020	Telephone: 404-562-9424
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/17/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 09/30/2020	Source: EPA Region 7
Date Data Arrived at EDR: 12/22/2020	Telephone: 913-551-7003
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/09/2020	Source: EPA Region 8
Date Data Arrived at EDR: 12/16/2020	Telephone: 303-312-6137
Date Made Active in Reports: 03/12/2021	Last EDR Contact: 06/11/2021
Number of Days to Update: 86	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal institutional control / engineering control registries

INST CONTROL: Institutional Control Site List

Sites that have institutional controls.

Date of Government Version: 04/12/2021

Date Data Arrived at EDR: 04/14/2021

Date Made Active in Reports: 06/29/2021

Number of Days to Update: 76

Source: Department of Ecology

Telephone: 360-407-7170

Last EDR Contact: 04/14/2021

Next Scheduled EDR Contact: 07/26/2021

Data Release Frequency: Quarterly

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008

Date Data Arrived at EDR: 04/22/2008

Date Made Active in Reports: 05/19/2008

Number of Days to Update: 27

Source: EPA, Region 7

Telephone: 913-551-7365

Last EDR Contact: 04/20/2009

Next Scheduled EDR Contact: 07/20/2009

Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015

Date Data Arrived at EDR: 09/29/2015

Date Made Active in Reports: 02/18/2016

Number of Days to Update: 142

Source: EPA, Region 1

Telephone: 617-918-1102

Last EDR Contact: 06/15/2021

Next Scheduled EDR Contact: 10/04/2021

Data Release Frequency: Varies

ICR: Independent Cleanup Reports

These are remedial action reports Ecology has received from either the owner or operator of the sites. These actions have been conducted without department oversight or approval and are not under an order or decree. This database is no longer updated by the Department of Ecology.

Date of Government Version: 12/01/2002

Date Data Arrived at EDR: 01/03/2003

Date Made Active in Reports: 01/22/2003

Number of Days to Update: 19

Source: Department of Ecology

Telephone: 360-407-7200

Last EDR Contact: 08/10/2009

Next Scheduled EDR Contact: 11/09/2009

Data Release Frequency: No Update Planned

VCP: Voluntary Cleanup Program Sites

Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

Date of Government Version: 01/12/2021

Date Data Arrived at EDR: 01/13/2021

Date Made Active in Reports: 04/06/2021

Number of Days to Update: 83

Source: Department of Ecology

Telephone: 360-407-7200

Last EDR Contact: 04/16/2021

Next Scheduled EDR Contact: 07/26/2021

Data Release Frequency: Varies

PTAP: PTAP Site Listing

A list of sites accepted into the Petroleum Technical Assistance Program. The Petroleum Technical Assistance Program (PTAP) expands the state's ability to respond to the high customer demand to clean up petroleum contaminated sites. Under the PTAP, the Pollution Liability Insurance Agency (PLIA) may provide informal site-specific technical consultations and issue written opinion letters to persons conducting independent remedial actions at qualifying petroleum cleanup sites. PLIA may provide these services under the authority of RCW 70.149.040(9) and the Model Toxics Control Act (MTCA), Chapter 70.149 RCW and Chapter 173-340 WAC.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/09/2021
Date Data Arrived at EDR: 02/11/2021
Date Made Active in Reports: 05/06/2021
Number of Days to Update: 84

Source: Department of Ecology
Telephone: 360-407-0515
Last EDR Contact: 05/12/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Sites Listing

A listing of brownfields sites included in the Confirmed & Suspected Sites Listing. Brownfields are abandoned, idle or underused commercial or industrial properties, where the expansion or redevelopment is hindered by real or perceived contamination. Brownfields vary in size, location, age, and past use -- they can be anything from a five-hundred acre automobile assembly plant to a small, abandoned corner gas station.

Date of Government Version: 04/12/2021
Date Data Arrived at EDR: 04/14/2021
Date Made Active in Reports: 06/29/2021
Number of Days to Update: 76

Source: Department of Ecology
Telephone: 360-725-4030
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/15/2021
Date Data Arrived at EDR: 03/16/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/10/2021
Next Scheduled EDR Contact: 09/27/2021
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWTIRE: Solid Waste Tire Facilities

This study identified sites statewide with unauthorized accumulations of scrap tires.

Date of Government Version: 11/01/2005
Date Data Arrived at EDR: 03/16/2006
Date Made Active in Reports: 04/13/2006
Number of Days to Update: 28

Source: Department of Ecology
Telephone: N/A
Last EDR Contact: 09/08/2017
Next Scheduled EDR Contact: 12/18/2017
Data Release Frequency: Varies

SWTIRE 2: Solid Waste Tire Facilities 2 solid waste tire piles

Date of Government Version: 03/04/2021
Date Data Arrived at EDR: 03/05/2021
Date Made Active in Reports: 05/26/2021
Number of Days to Update: 82

Source: Department of Ecology
Telephone: 425-649-7104
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SWRCY: Recycling Facility List

A listing of recycling center locations.

Date of Government Version: 02/03/2021
Date Data Arrived at EDR: 02/05/2021
Date Made Active in Reports: 03/17/2021
Number of Days to Update: 40

Source: Department of Ecology
Telephone: 360-407-6105
Last EDR Contact: 04/19/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/22/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/29/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 12/07/2020
Date Data Arrived at EDR: 12/09/2020
Date Made Active in Reports: 03/02/2021
Number of Days to Update: 83

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/22/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ALLSITES: Facility/Site Identification System Listing

Information on facilities and sites of interest to the Department of Ecology.

Date of Government Version: 02/03/2021	Source: Department of Ecology
Date Data Arrived at EDR: 02/04/2021	Telephone: 360-407-6423
Date Made Active in Reports: 04/06/2021	Last EDR Contact: 04/22/2021
Number of Days to Update: 61	Next Scheduled EDR Contact: 08/09/2021
	Data Release Frequency: Quarterly

CDL: Clandestine Drug Lab Contaminated Site List

Illegal methamphetamine labs use hazardous chemicals that create public health hazards. Chemicals and residues can cause burns, respiratory and neurological damage, and death. Biological hazards associated with intravenous needles, feces, and blood also pose health risks.

Date of Government Version: 12/31/2019	Source: Department of Health
Date Data Arrived at EDR: 02/13/2020	Telephone: 360-236-3380
Date Made Active in Reports: 04/22/2020	Last EDR Contact: 04/29/2021
Number of Days to Update: 69	Next Scheduled EDR Contact: 08/16/2021
	Data Release Frequency: Varies

HIST CDL: List of Sites Contaminated by Clandestine Drug Labs

This listing of contaminated sites by Clandestine Drug Labs includes non-remediated properties. The current CDL listing does not. This listing is no longer updated by the state agency.

Date of Government Version: 02/08/2007	Source: Department of Health
Date Data Arrived at EDR: 06/26/2007	Telephone: 360-236-3381
Date Made Active in Reports: 07/19/2007	Last EDR Contact: 06/02/2008
Number of Days to Update: 23	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

CSCSL NFA: Confirmed and Contaminated Sites - No Further Action

This report contains information about sites that are undergoing cleanup and sites that are awaiting further investigation and/or cleanup. Sites on the Hazardous Sites List (see above) are included in this data set.

Date of Government Version: 04/12/2021	Source: Department of Ecology
Date Data Arrived at EDR: 04/14/2021	Telephone: 360-407-7170
Date Made Active in Reports: 06/29/2021	Last EDR Contact: 04/14/2021
Number of Days to Update: 76	Next Scheduled EDR Contact: 07/26/2021
	Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/07/2020	Source: Drug Enforcement Administration
Date Data Arrived at EDR: 12/09/2020	Telephone: 202-307-1000
Date Made Active in Reports: 03/02/2021	Last EDR Contact: 05/18/2021
Number of Days to Update: 83	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Quarterly

AQUEOUS FOAM: Firefighting Foam Incidents

Aqueous film-forming foam-laced water running off from fuel spills, firefighting events and routine training sessions has put those chemicals in ground water, surface water, sediments, biota, and other natural resources of the state.

Date of Government Version: 03/26/2021	Source: Department of Ecology
Date Data Arrived at EDR: 04/01/2021	Telephone: 360-407-6116
Date Made Active in Reports: 06/23/2021	Last EDR Contact: 03/31/2021
Number of Days to Update: 83	Next Scheduled EDR Contact: 07/19/2021
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS: PFAS Contamination Site Location Listing

PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid, respectively. Both are fluorinated organic chemicals, part of a larger family of compounds referred to as perfluoroalkyl substances (PFASs).

Date of Government Version: 04/23/2021
Date Data Arrived at EDR: 04/28/2021
Date Made Active in Reports: 04/30/2021
Number of Days to Update: 2

Source: Department of Ecology
Telephone: 360-407-6116
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/24/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 85

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/17/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

SPILLS: Reported Spills

Spills reported to the Spill Prevention, Preparedness and Response Division.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 06/02/2021
Date Made Active in Reports: 06/04/2021
Number of Days to Update: 2

Source: Department of Ecology
Telephone: 360-407-6950
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 05/23/2006
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 57

Source: Environmental Protection Agency
Telephone: (206) 553-1200
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 47

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 11/10/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 62

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Semi-Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 01/01/2017
Date Data Arrived at EDR: 02/03/2017
Date Made Active in Reports: 04/07/2017
Number of Days to Update: 63

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/18/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/22/2021
Date Data Arrived at EDR: 03/23/2021
Date Made Active in Reports: 06/17/2021
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/21/2014	Telephone: 617-520-3000
Date Made Active in Reports: 06/17/2014	Last EDR Contact: 04/30/2021
Number of Days to Update: 88	Next Scheduled EDR Contact: 08/16/2021
	Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017	Source: Environmental Protection Agency
Date Data Arrived at EDR: 05/08/2018	Telephone: 703-308-4044
Date Made Active in Reports: 07/20/2018	Last EDR Contact: 05/07/2021
Number of Days to Update: 73	Next Scheduled EDR Contact: 08/16/2021
	Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 06/17/2020	Telephone: 202-260-5521
Date Made Active in Reports: 09/10/2020	Last EDR Contact: 06/17/2021
Number of Days to Update: 85	Next Scheduled EDR Contact: 09/27/2021
	Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2018	Source: EPA
Date Data Arrived at EDR: 08/14/2020	Telephone: 202-566-0250
Date Made Active in Reports: 11/04/2020	Last EDR Contact: 05/17/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 08/30/2021
	Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/20/2021	Source: EPA
Date Data Arrived at EDR: 01/21/2021	Telephone: 202-564-4203
Date Made Active in Reports: 03/22/2021	Last EDR Contact: 04/20/2021
Number of Days to Update: 60	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 04/27/2021	Source: EPA
Date Data Arrived at EDR: 05/03/2021	Telephone: 703-416-0223
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 06/29/2021
Number of Days to Update: 16	Next Scheduled EDR Contact: 09/13/2021
	Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 01/22/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 02/18/2021	Telephone: 202-564-8600
Date Made Active in Reports: 05/11/2021	Last EDR Contact: 04/19/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 08/02/2021
	Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995	Source: EPA
Date Data Arrived at EDR: 07/03/1995	Telephone: 202-564-4104
Date Made Active in Reports: 08/07/1995	Last EDR Contact: 06/02/2008
Number of Days to Update: 35	Next Scheduled EDR Contact: 09/01/2008
	Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/30/2020	Source: EPA
Date Data Arrived at EDR: 01/14/2021	Telephone: 202-564-6023
Date Made Active in Reports: 03/05/2021	Last EDR Contact: 06/29/2021
Number of Days to Update: 50	Next Scheduled EDR Contact: 08/16/2021
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/19/2020	Source: EPA
Date Data Arrived at EDR: 01/08/2021	Telephone: 202-566-0500
Date Made Active in Reports: 03/22/2021	Last EDR Contact: 04/09/2021
Number of Days to Update: 73	Next Scheduled EDR Contact: 07/19/2021
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/18/2021
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/08/2021
Date Data Arrived at EDR: 03/11/2021
Date Made Active in Reports: 05/11/2021
Number of Days to Update: 61

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 04/16/2021
Next Scheduled EDR Contact: 08/02/2021
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 12/01/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 70

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/06/2019	Telephone: 202-566-0517
Date Made Active in Reports: 02/10/2020	Last EDR Contact: 05/07/2021
Number of Days to Update: 96	Next Scheduled EDR Contact: 08/16/2021
	Data Release Frequency: Varies

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019	Source: Environmental Protection Agency
Date Data Arrived at EDR: 07/01/2019	Telephone: 202-343-9775
Date Made Active in Reports: 09/23/2019	Last EDR Contact: 06/22/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 10/11/2021
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 01/28/2020	Telephone: 202-366-4595
Date Made Active in Reports: 04/17/2020	Last EDR Contact: 04/27/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 08/09/2021
	Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 01/13/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 68

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 04/05/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2017
Date Data Arrived at EDR: 06/22/2020
Date Made Active in Reports: 11/20/2020
Number of Days to Update: 151

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/21/2021
Next Scheduled EDR Contact: 10/04/2021
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/06/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 08/08/2017
Date Data Arrived at EDR: 09/11/2018
Date Made Active in Reports: 09/14/2018
Number of Days to Update: 3

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/28/2021
Next Scheduled EDR Contact: 08/16/2021
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 04/27/2021
Date Data Arrived at EDR: 05/03/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 16

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 06/29/2021
Next Scheduled EDR Contact: 10/11/2021
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 05/27/2021
Date Data Arrived at EDR: 05/27/2021
Date Made Active in Reports: 06/10/2021
Number of Days to Update: 14

Source: DOL, Mine Safety & Health Admini
Telephone: 202-693-9424
Last EDR Contact: 05/26/2021
Next Scheduled EDR Contact: 09/13/2021
Data Release Frequency: Quarterly

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/01/2021
Date Data Arrived at EDR: 02/24/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 84

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/25/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Semi-Annually

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 05/27/2021
Number of Days to Update: 97	Next Scheduled EDR Contact: 09/06/2021
	Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/23/2021	Source: Department of Interior
Date Data Arrived at EDR: 03/25/2021	Telephone: 202-208-2609
Date Made Active in Reports: 06/17/2021	Last EDR Contact: 06/14/2021
Number of Days to Update: 84	Next Scheduled EDR Contact: 09/20/2021
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/03/2021	Source: EPA
Date Data Arrived at EDR: 03/03/2021	Telephone: (206) 553-1200
Date Made Active in Reports: 04/05/2021	Last EDR Contact: 05/18/2021
Number of Days to Update: 33	Next Scheduled EDR Contact: 09/13/2021
	Data Release Frequency: Quarterly

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 04/04/2021	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/06/2021	Telephone: 202-564-2280
Date Made Active in Reports: 06/25/2021	Last EDR Contact: 04/06/2021
Number of Days to Update: 80	Next Scheduled EDR Contact: 07/19/2021
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 12/31/2018	Source: Department of Defense
Date Data Arrived at EDR: 07/02/2020	Telephone: 703-704-1564
Date Made Active in Reports: 09/17/2020	Last EDR Contact: 04/13/2021
Number of Days to Update: 77	Next Scheduled EDR Contact: 07/26/2021
	Data Release Frequency: Varies

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/17/2020
Date Made Active in Reports: 02/09/2021
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/21/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/17/2021
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 03/22/2021
Number of Days to Update: 33

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/14/2021
Next Scheduled EDR Contact: 08/30/2021
Data Release Frequency: Quarterly

AIRS (EMI): Washington Emissions Data System Emissions inventory data.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 04/14/2021
Date Made Active in Reports: 06/29/2021
Number of Days to Update: 76

Source: Department of Ecology
Telephone: 360-407-6040
Last EDR Contact: 04/14/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Annually

ASBESTOS: Asbestos Notification Listing Asbestos sites

Date of Government Version: 12/02/2020
Date Data Arrived at EDR: 12/03/2020
Date Made Active in Reports: 12/11/2020
Number of Days to Update: 8

Source: Department of Labor & Industries
Telephone: 360-902-6209
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 08/29/2021
Data Release Frequency: Varies

COAL ASH: Coal Ash Disposal Site Listing A listing of coal ash disposal site locations.

Date of Government Version: 03/31/2021
Date Data Arrived at EDR: 04/09/2021
Date Made Active in Reports: 06/29/2021
Number of Days to Update: 81

Source: Department of Ecology
Telephone: 360-407-6933
Last EDR Contact: 05/26/2021
Next Scheduled EDR Contact: 09/12/2021
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner List

A listing of registered drycleaners who registered with the Department of Ecology (using the SIC code of 7215 and 7216) as hazardous waste generators.

Date of Government Version: 01/12/2021
Date Data Arrived at EDR: 01/14/2021
Date Made Active in Reports: 04/05/2021
Number of Days to Update: 81

Source: Department of Ecology
Telephone: 360-407-6732
Last EDR Contact: 04/12/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/24/2021
Date Data Arrived at EDR: 05/25/2021
Date Made Active in Reports: 05/28/2021
Number of Days to Update: 3

Source: Department of Ecology
Telephone: 360-586-1060
Last EDR Contact: 05/20/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for hazardous waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 05/17/2021	Source: Department of Ecology
Date Data Arrived at EDR: 05/18/2021	Telephone: 360-407-6754
Date Made Active in Reports: 05/19/2021	Last EDR Contact: 05/06/2021
Number of Days to Update: 1	Next Scheduled EDR Contact: 08/23/2021
	Data Release Frequency: Varies

Financial Assurance 3: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/15/2017	Source: Department of Ecology
Date Data Arrived at EDR: 11/20/2017	Telephone: 360-407-6136
Date Made Active in Reports: 01/04/2018	Last EDR Contact: 05/06/2021
Number of Days to Update: 45	Next Scheduled EDR Contact: 08/23/2021
	Data Release Frequency: No Update Planned

INACTIVE DRYCLEANERS: Inactive Drycleaners

A listing of inactive drycleaner facility locations.

Date of Government Version: 01/12/2021	Source: Department of Ecology
Date Data Arrived at EDR: 01/14/2021	Telephone: 360-407-6732
Date Made Active in Reports: 04/05/2021	Last EDR Contact: 04/12/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 07/26/2021
	Data Release Frequency: Annually

WA MANIFEST: Hazardous Waste Manifest Data

Hazardous waste manifest information.

Date of Government Version: 12/31/2019	Source: Department of Ecology
Date Data Arrived at EDR: 07/24/2020	Telephone: N/A
Date Made Active in Reports: 10/13/2020	Last EDR Contact: 06/09/2021
Number of Days to Update: 81	Next Scheduled EDR Contact: 09/27/2021
	Data Release Frequency: Annually

NPDES: Water Quality Permit System Data

A listing of permitted wastewater facilities.

Date of Government Version: 01/12/2021	Source: Department of Ecology
Date Data Arrived at EDR: 01/13/2021	Telephone: 360-407-6073
Date Made Active in Reports: 04/06/2021	Last EDR Contact: 04/14/2021
Number of Days to Update: 83	Next Scheduled EDR Contact: 07/26/2021
	Data Release Frequency: Quarterly

UIC: Underground Injection Wells Listing

A listing of underground injection wells.

Date of Government Version: 01/12/2021	Source: Department of Ecology
Date Data Arrived at EDR: 01/13/2021	Telephone: 360-407-6143
Date Made Active in Reports: 04/05/2021	Last EDR Contact: 04/14/2021
Number of Days to Update: 82	Next Scheduled EDR Contact: 07/26/2021
	Data Release Frequency: Quarterly

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Semi-Annually

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 03/31/2021
Next Scheduled EDR Contact: 07/19/2021
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 05/27/2021
Next Scheduled EDR Contact: 09/06/2021
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Ecology in Washington.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Department of Ecology
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Ecology in Washington.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Ecology
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Ecology in Washington.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/24/2013
Number of Days to Update: 176

Source: Department of Ecology
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

KING COUNTY:

LF KING: Abandoned Landfill Study in King County

The King County Abandoned Landfill Survey was conducted from October through December 1984 by the Health Department's Environmental Health Division at the request of the King County Council. The primary objective of the survey was to determine if any public health problems existed at the predetermined 24 sites.

Date of Government Version: 04/30/1985

Date Data Arrived at EDR: 11/07/1994

Date Made Active in Reports: N/A

Number of Days to Update: 0

Source: Seattle-King County Department of Public Health

Telephone: 206-296-4785

Last EDR Contact: 10/21/1994

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

SEATTLE COUNTY:

LF SEATTLE CITY: Abandoned Landfill Study in the City of Seattle

The Seattle Abandoned Landfill Survey was conducted in June and July of 1984 by the Health Department's Environmental Health Division at the request of the Mayor's Office. The primary objective of the survey was to determine if any public health problems existed at the predetermined 12 sites.

Date of Government Version: 07/30/1984

Date Data Arrived at EDR: 11/07/1994

Date Made Active in Reports: N/A

Number of Days to Update: 0

Source: Seattle - King County Department of Public Health

Telephone: 206-296-4785

Last EDR Contact: 10/21/1994

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

SEATTLE/KING COUNTY:

LF SEATTLE/KING: Seattle - King County Abandoned Landfill Toxicity / Hazard Assessment Project

This report presents the Seattle-King County Health Department's follow-up investigation of two city owned and four county owned abandoned landfills which was conducted from February to December 1986.

Date of Government Version: 12/31/1986

Date Data Arrived at EDR: 08/18/1995

Date Made Active in Reports: 09/20/1995

Number of Days to Update: 33

Source: Department of Public Health

Telephone: 206-296-4785

Last EDR Contact: 08/14/1995

Next Scheduled EDR Contact: N/A

Data Release Frequency: No Update Planned

SNOHOMISH COUNTY:

LF SNOHOMISH: Solid Waste Sites of Record at Snohomish Health District

Solid waste disposal and/or utilization sites in Snohomish County.

Date of Government Version: 09/23/2019

Date Data Arrived at EDR: 09/25/2019

Date Made Active in Reports: 10/24/2019

Number of Days to Update: 29

Source: Snohomish Health District

Telephone: 206-339-5250

Last EDR Contact: 06/14/2021

Next Scheduled EDR Contact: 09/27/2021

Data Release Frequency: No Update Planned

TACOMA/PIERCE COUNTY:

LF TACOMA/PIERCE: Closed Landfill Survey

Following numerous requests for information about closed dumpsites and landfills in Pierce County, the Tacoma-Pierce County Health Department decided to conduct a study on the matter. The aim of the study was to evaluate public health risks associated with the closed dumpsites and landfills, and to determine the need, if any, for further investigations of a more detailed nature. The sites represent all of the known dumpsites and landfills closed after 1950.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/01/2002
Date Data Arrived at EDR: 03/24/2003
Date Made Active in Reports: 05/14/2003
Number of Days to Update: 51

Source: Tacoma-Pierce County Health Department
Telephone: 206-591-6500
Last EDR Contact: 03/19/2003
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 10/05/2020
Date Data Arrived at EDR: 02/17/2021
Date Made Active in Reports: 05/10/2021
Number of Days to Update: 82

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/11/2021
Next Scheduled EDR Contact: 08/23/2021
Data Release Frequency: No Update Planned

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 04/29/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/30/2021
Next Scheduled EDR Contact: 08/09/2021
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/09/2021
Next Scheduled EDR Contact: 07/26/2021
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/03/2021
Next Scheduled EDR Contact: 09/20/2021
Data Release Frequency: Annually

Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data

Source: Endeavor Business Media

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Daycare Center Listing

Source: Department of Social & Health Services

Telephone: 253-383-1735

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Ecology

Telephone: 360-407-6121

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

1900 N BERMUDA RD
1900 N BERMUDA RD
KENNEWICK, WA 99338

TARGET PROPERTY COORDINATES

Latitude (North):	46.22744 - 46° 13' 38.78"
Longitude (West):	119.305368 - 119° 18' 19.32"
Universal Transverse Mercator:	Zone 11
UTM X (Meters):	322219.4
UTM Y (Meters):	5121683.5

USGS TOPOGRAPHIC MAP

Target Property Map:	6003885 BADGER MOUNTAIN, WA
Version Date:	2013

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General ENE

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
5302370600B	FEMA Q3 Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
5355330015E	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
BADGER MOUNTAIN	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

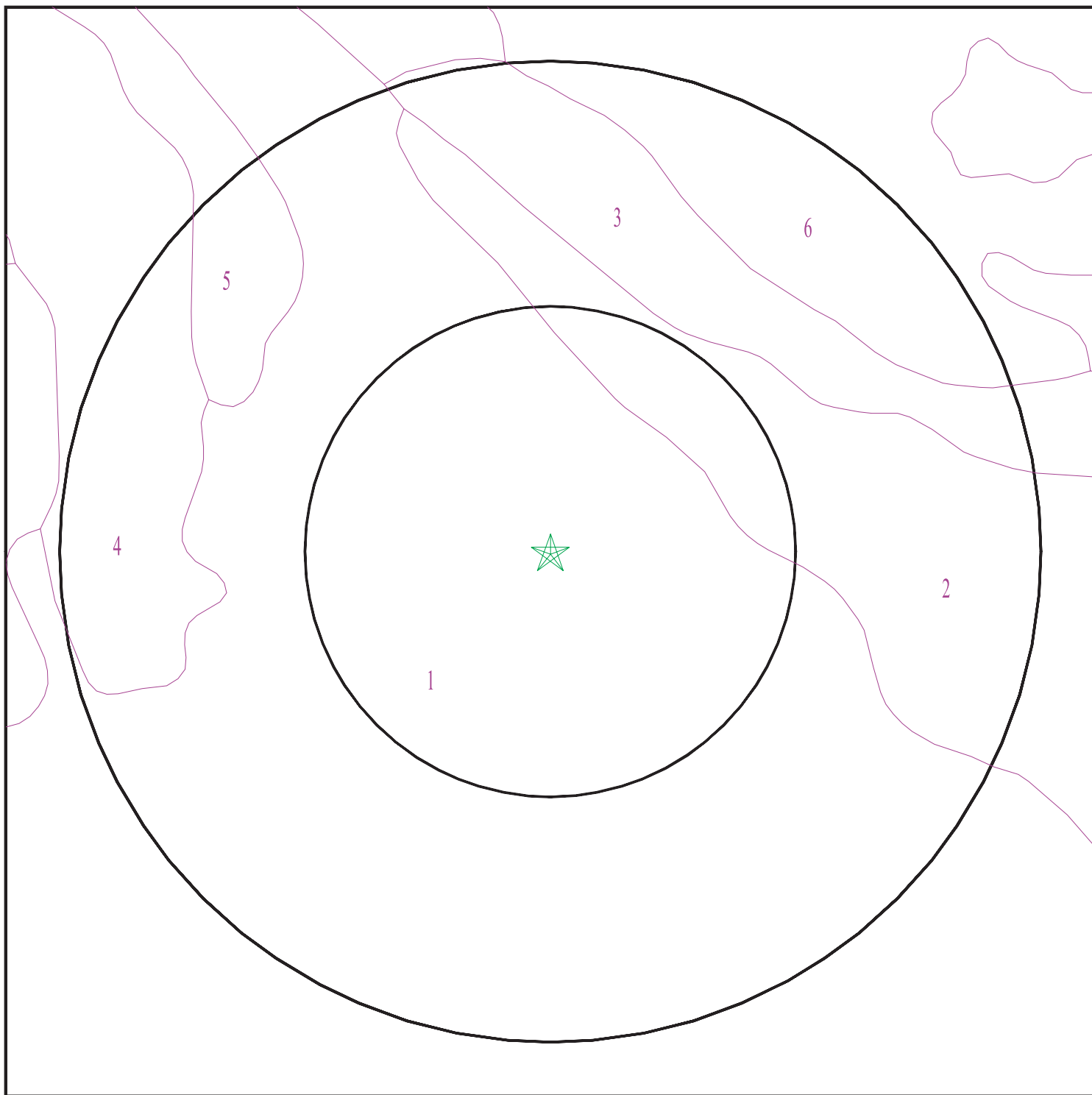
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 6560399.2s



- ★ Target Property
- SSURGO Soil
- Water

0 1/16 1/8 1/4 Miles



SITE NAME: 1900 N BERMUDA RD
ADDRESS: 1900 N BERMUDA RD
Kennewick WA 99338
LAT/LONG: 46.22744 / 119.305368

CLIENT: PBS Engineering & Env.
CONTACT: Kanani Young
INQUIRY #: 6560399.2s
DATE: June 30, 2021 7:21 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Hezel

Soil Surface Texture: loamy fine sand

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Somewhat excessively drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 1.4	Max: 9 Min: 7.4
2	3 inches	16 inches	loamy fine sand	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 1.4	Max: 9 Min: 7.4
3	16 inches	59 inches	stratified fine sandy loam to silt loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 4 Min: 1.4	Max: 9 Min: 7.4

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Kiona

Soil Surface Texture: very stony silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	very stony silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 14 Min: 4	Max: 8.4 Min: 7.9
2	3 inches	20 inches	very stony silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 14 Min: 4	Max: 8.4 Min: 7.9
3	20 inches	59 inches	very gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 14 Min: 4	Max: 8.4 Min: 7.9

Soil Map ID: 3

Soil Component Name: Shano

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.4
2	7 inches	33 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.4
3	33 inches	59 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.4

Soil Map ID: 4

Soil Component Name: Kiona

Soil Surface Texture: very stony silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	3 inches	very stony silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 14 Min: 4	Max: 8.4 Min: 7.9
2	3 inches	20 inches	very stony silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 14 Min: 4	Max: 8.4 Min: 7.9
3	20 inches	59 inches	very gravelly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Silty Gravel	Max: 14 Min: 4	Max: 8.4 Min: 7.9

Soil Map ID: 5

Soil Component Name: Shano

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.4
2	5 inches	20 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.4
3	20 inches	59 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 9 Min: 7.4

Soil Map ID: 6

Soil Component Name: Warden

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	1 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 8.4 Min: 7.9
2	1 inches	11 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 8.4 Min: 7.9
3	11 inches	59 inches	stratified very fine sandy loam to silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 14 Min: 4	Max: 8.4 Min: 7.9

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
11	USGS40001213576	1/2 - 1 Mile NE
16	USGS40001213424	1/2 - 1 Mile ESE
26	USGS40001213700	1/2 - 1 Mile NNE
33	USGS40001213524	1/2 - 1 Mile East

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

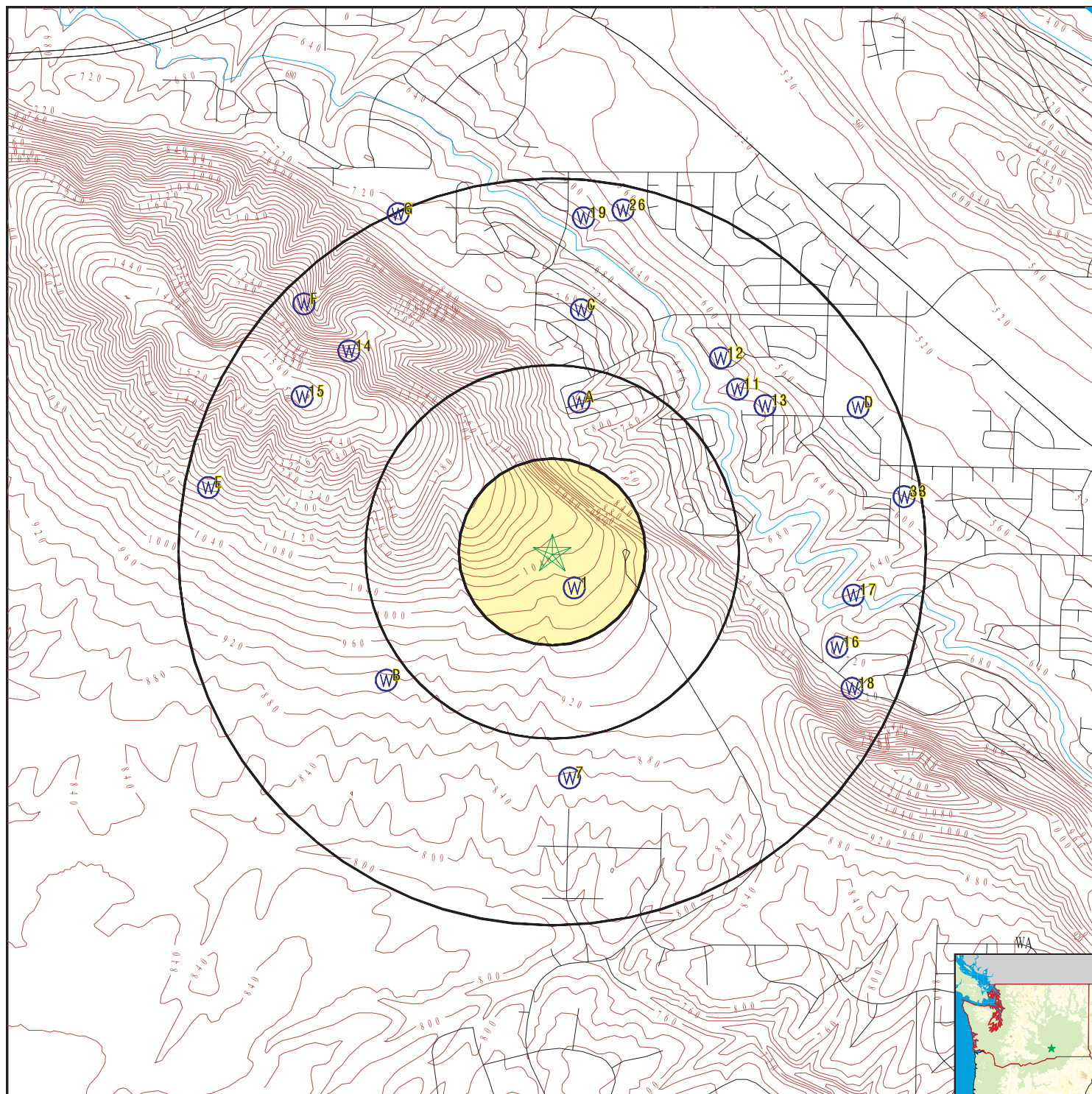
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	WALOG1000137660	0 - 1/8 Mile SSE
A2	WALOG1000281654	1/4 - 1/2 Mile North
A3	WALOG1000281653	1/4 - 1/2 Mile North
A4	WALOG1000281650	1/4 - 1/2 Mile North
B5	WALOG1000475875	1/2 - 1 Mile SW
B6	WALOG1000475876	1/2 - 1 Mile SW
7	WALOG1000136364	1/2 - 1 Mile South
C8	WALOG1000614116	1/2 - 1 Mile North
C9	WALOG1000614124	1/2 - 1 Mile North
C10	WALOG1000614132	1/2 - 1 Mile North
12	WALOG1000264314	1/2 - 1 Mile NE
13	WALOG1000227128	1/2 - 1 Mile NE
14	WALOG1000358715	1/2 - 1 Mile NW
15	WALOG1000375828	1/2 - 1 Mile WNW
17	WALOG1000242686	1/2 - 1 Mile East
18	WALOG1000133429	1/2 - 1 Mile ESE
19	WALOG1000130597	1/2 - 1 Mile North
D20	WALOG1000613842	1/2 - 1 Mile ENE
D21	WALOG1000613821	1/2 - 1 Mile ENE
D22	WALOG1000130256	1/2 - 1 Mile ENE
D23	WALOG1000646020	1/2 - 1 Mile ENE
D24	WALOG1000646008	1/2 - 1 Mile ENE
D25	WALOG1000645999	1/2 - 1 Mile ENE
E27	WALOG1000541369	1/2 - 1 Mile West
E28	WALOG1000541370	1/2 - 1 Mile West
F29	WALOG1000631695	1/2 - 1 Mile NW
F30	WALOG1000631691	1/2 - 1 Mile NW
F31	WALOG1000631698	1/2 - 1 Mile NW
F32	WALOG1000631696	1/2 - 1 Mile NW
G34	WALOG1000136760	1/2 - 1 Mile NNW
G35	WALOG1000206870	1/2 - 1 Mile NNW

PHYSICAL SETTING SOURCE MAP - 6560399.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: 1900 N BERMUDA RD
 ADDRESS: 1900 N BERMUDA RD
 Kennewick WA 99338
 LAT/LONG: 46.22744 / 119.305368

CLIENT: PBS Engineering & Env.
 CONTACT: Kanani Young
 INQUIRY #: 6560399.2s
 DATE: June 30, 2021 7:21 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
SSE
0 - 1/8 Mile
Lower

WA WELLS WALOG1000137660

Database: Ecology Well Logs
Well Tag: ACE618
Notice of Intent #: W085173
Diameter: 6
Well Completion: 17-JUN-96
Well Type: Water
Static Level: 0
Flow Type: Not Reported
Well Test: Not Reported

Well Log ID: 148207
Project Tag: Not Reported
Date Received: 22-JAN-97
Casing Depth: 60
Well Owner: David Herrig
Driller #: 0483
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

A2
North
1/4 - 1/2 Mile
Lower

WA WELLS WALOG1000281654

Database: Ecology Well Logs
Well Tag: Not Reported
Notice of Intent #: S012805
Diameter: 6
Well Completion: 16-APR-03
Well Type: Resource Protection
Static Level: 0
Flow Type: Not Reported
Well Test: Not Reported

Well Log ID: 360530
Project Tag: Not Reported
Date Received: 08-MAY-03
Casing Depth: 45
Well Owner: Milo Bauder
Driller #: Not Reported
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

A3
North
1/4 - 1/2 Mile
Lower

WA WELLS WALOG1000281653

Database: Ecology Well Logs
Well Tag: Not Reported
Notice of Intent #: S012805
Diameter: 6
Well Completion: 16-APR-03
Well Type: Resource Protection
Static Level: 0
Flow Type: Not Reported
Well Test: Not Reported

Well Log ID: 360529
Project Tag: Not Reported
Date Received: 08-MAY-03
Casing Depth: 35
Well Owner: Milo Bauder
Driller #: Not Reported
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

A4
North
1/4 - 1/2 Mile
Lower

WA WELLS WALOG1000281650

Database: Ecology Well Logs
Well Tag: Not Reported
Notice of Intent #: S012805
Diameter: 6

Well Log ID: 360526
Project Tag: Not Reported
Date Received: 08-MAY-03
Casing Depth: 50

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well Completion: 16-APR-03
Well Type: Resource Protection
Static Level: 0
Flow Type: Not Reported
Well Test: Not Reported

Well Owner: Milo Bauder
Driller #: Not Reported
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

B5
SW
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000475875**

Database: Ecology Well Logs
Well Tag: Not Reported
Notice of Intent #: AE07921
Diameter: 8
Well Completion: 15-DEC-09
Well Type: Decommissioning
Static Level: 0
Flow Type: Not Reported
Well Test: Not Reported

Well Log ID: 630408
Project Tag: Not Reported
Date Received: 04-JAN-10
Casing Depth: 20
Well Owner: Nor Am Investment Llc
Driller #: Not Reported
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

B6
SW
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000475876**

Database: Ecology Well Logs
Well Tag: Not Reported
Notice of Intent #: SE06075
Diameter: 8
Well Completion: 15-DEC-09
Well Type: Resource Protection
Static Level: 0
Flow Type: Not Reported
Well Test: Not Reported

Well Log ID: 630410
Project Tag: Not Reported
Date Received: 04-JAN-10
Casing Depth: 20
Well Owner: Nor Am Investment Llc
Driller #: Not Reported
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

7
South
1/2 - 1 Mile
Lower

WA WELLS **WALOG1000136364**

Database: Ecology Well Logs
Well Tag: Not Reported
Notice of Intent #: Not Reported
Diameter: 6
Well Completion: 23-AUG-94
Well Type: Water
Static Level: 0
Flow Type: Not Reported
Well Test: Not Reported

Well Log ID: 146749
Project Tag: Not Reported
Date Received: 06-MAY-95
Casing Depth: 950
Well Owner: Wilsun
Driller #: 0483
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

C8
North
1/2 - 1 Mile
Lower

WA WELLS WALOG1000614116

Database: Ecology Well Logs
Well Tag: BIG257
Notice of Intent #: RE09075
Diameter: 2
Well Completion: 01-OCT-13
Well Type: Resource Protection
Static Level: 0
Flow Type: Static Level
Well Test: Not Reported

Well Log ID: 903370
Project Tag: Not Reported
Date Received: 03-MAR-14
Casing Depth: 40
Well Owner: Ali Baroon
Driller #: 3164
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

C9
North
1/2 - 1 Mile
Lower

WA WELLS WALOG1000614124

Database: Ecology Well Logs
Well Tag: BIG256
Notice of Intent #: RE09075
Diameter: 2
Well Completion: 01-OCT-13
Well Type: Resource Protection
Static Level: 0
Flow Type: Static Level
Well Test: Not Reported

Well Log ID: 903378
Project Tag: Not Reported
Date Received: 03-MAR-14
Casing Depth: 26
Well Owner: Ali Baroon
Driller #: 3164
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

C10
North
1/2 - 1 Mile
Lower

WA WELLS WALOG1000614132

Database: Ecology Well Logs
Well Tag: BIG255
Notice of Intent #: RE09075
Diameter: 2
Well Completion: 01-OCT-13
Well Type: Resource Protection
Static Level: 0
Flow Type: Static Level
Well Test: Not Reported

Well Log ID: 903388
Project Tag: Not Reported
Date Received: 03-MAR-14
Casing Depth: 40
Well Owner: Ali Baroon
Driller #: 3164
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

11
NE
1/2 - 1 Mile
Lower

FED USGS USGS40001213576

Organization ID: USGS-WA
Organization Name: USGS Washington Water Science Center
Monitor Location: 09N/28E-27K01
Description: Not Reported

Type: Well
HUC: 17030003

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Not Reported
Well Depth: 525
Well Hole Depth: 525

Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Saddle Mountains Basalt Formation
Construction Date: 19770316
Well Depth Units: ft
Well Hole Depth Units: ft

Ground water levels, Number of Measurements: 2
Feet below surface: 202.9
Note: Not Reported

Level reading date: 1988-02-21
Feet to sea level: Not Reported

Level reading date: 1977-04-08
Feet to sea level: Not Reported

Feet below surface: 193
Note: Not Reported

12
NE
1/2 - 1 Mile
Lower

WA WELLS WALOG1000264314

Database: Ecology Well Logs
Well Tag: Not Reported
Notice of Intent #: Not Reported
Diameter: 6
Well Completion: 24-DEC-60
Well Type: Water
Static Level: 0
Flow Type: Not Reported
Well Test: Not Reported

Well Log ID: 339846
Project Tag: Not Reported
Date Received: Not Reported
Casing Depth: 297
Well Owner: Mr Staples
Driller #: Not Reported
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

13
NE
1/2 - 1 Mile
Lower

WA WELLS WALOG1000227128

Database: Ecology Well Logs
Well Tag: Not Reported
Notice of Intent #: Not Reported
Diameter: 6
Well Completion: 16-MAR-78
Well Type: Water
Static Level: 0
Flow Type: Not Reported
Well Test: Not Reported

Well Log ID: 296391
Project Tag: Not Reported
Date Received: Not Reported
Casing Depth: 297
Well Owner: Frank Staples
Driller #: Not Reported
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

14
NW
1/2 - 1 Mile
Higher

WA WELLS WALOG1000358715

Database: Ecology Well Logs
Well Tag: Not Reported
Notice of Intent #: S004259
Diameter: 0
Well Completion: 18-JAN-01
Well Type: Resource Protection
Static Level: 0

Well Log ID: 455701
Project Tag: Not Reported
Date Received: 31-JAN-01
Casing Depth: 7.5
Well Owner: Badger Mountain
Driller #: Not Reported
Flow Rate (GPM): 0

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

15
WNW
1/2 - 1 Mile
Higher

WA WELLS **WALOG1000375828**

Database:	Ecology Well Logs	Well Log ID:	479880
Well Tag:	APA472	Project Tag:	Not Reported
Notice of Intent #:	W182776	Date Received:	21-MAY-07
Diameter:	6	Casing Depth:	300
Well Completion:	05-MAY-07	Well Owner:	Rebecca Magee
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

16
ESE
1/2 - 1 Mile
Lower

FED USGS **USGS40001213424**

Organization ID:	USGS-WA	Type:	Well
Organization Name:	USGS Washington Water Science Center	HUC:	17030003
Monitor Location:	09N/28E-34H01	Drainage Area Units:	Not Reported
Description:	Not Reported	Contrib Drainage Area Units:	Not Reported
Drainage Area:	Not Reported	Formation Type:	Wanapum Basalt Formation
Contrib Drainage Area:	Not Reported	Construction Date:	19771122
Aquifer:	Not Reported	Well Depth Units:	ft
Aquifer Type:	Not Reported	Well Hole Depth Units:	ft
Well Depth:	905		
Well Hole Depth:	905		

Ground water levels, Number of Measurements:	8	Level reading date:	1986-09-17
Feet below surface:	278.3	Feet to sea level:	Not Reported
Note:	Other conditions existed that would affect the measured water level.		

Level reading date:	1986-07-22	Feet below surface:	258.9
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		

Level reading date:	1986-06-19	Feet below surface:	259.5
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		

Level reading date:	1986-05-22	Feet below surface:	258.7
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		

Level reading date:	1986-03-11	Feet below surface:	256.9
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1986-02-25	Feet below surface:	256.9
Feet to sea level:	Not Reported	Note:	Not Reported

Level reading date:	1984-03-01	Feet below surface:	260.4
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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Feet to sea level:	Not Reported	Note:	Not Reported
Level reading date:	1978-05-09	Feet below surface:	266
Feet to sea level:	Not Reported	Note:	Not Reported

17
East
1/2 - 1 Mile
Lower

WA WELLS WALOG1000242686

Database:	Ecology Well Logs	Well Log ID:	315874
Well Tag:	AGM118	Project Tag:	Not Reported
Notice of Intent #:	W148967	Date Received:	24-DEC-01
Diameter:	6	Casing Depth:	428.6
Well Completion:	21-DEC-01	Well Owner:	John Cadwell
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

18
ESE
1/2 - 1 Mile
Lower

WA WELLS WALOG1000133429

Database:	Ecology Well Logs	Well Log ID:	143406
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	30-MAY-78
Diameter:	16	Casing Depth:	905
Well Completion:	24-DEC-77	Well Owner:	Milo Bauder
Well Type:	Water	Driller #:	0001
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

19
North
1/2 - 1 Mile
Lower

WA WELLS WALOG1000130597

Database:	Ecology Well Logs	Well Log ID:	140271
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	24-OCT-78
Diameter:	6	Casing Depth:	274
Well Completion:	17-JUN-70	Well Owner:	George Sharp
Well Type:	Water	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

D20
ENE
1/2 - 1 Mile
Lower

WA WELLS WALOG1000613842

Database:	Ecology Well Logs	Well Log ID:	903084
Well Tag:	BCK232	Project Tag:	Not Reported
Notice of Intent #:	RE09496	Date Received:	03-FEB-14
Diameter:	8.5	Casing Depth:	20
Well Completion:	24-JAN-14	Well Owner:	Richland School District
Well Type:	Resource Protection	Driller #:	3074
Static Level:	11.5	Flow Rate (GPM):	0
Flow Type:	Static Level	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

D21
ENE
1/2 - 1 Mile
Lower

WA WELLS WALOG1000613821

Database:	Ecology Well Logs	Well Log ID:	903063
Well Tag:	BCK233	Project Tag:	Not Reported
Notice of Intent #:	RE09496	Date Received:	03-FEB-14
Diameter:	8.5	Casing Depth:	20
Well Completion:	23-JAN-14	Well Owner:	Richland School District
Well Type:	Resource Protection	Driller #:	3074
Static Level:	11.1000003815	Flow Rate (GPM):	0
Flow Type:	Static Level	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

D22
ENE
1/2 - 1 Mile
Lower

WA WELLS WALOG1000130256

Database:	Ecology Well Logs	Well Log ID:	139898
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	28-FEB-78
Diameter:	12	Casing Depth:	525
Well Completion:	08-APR-77	Well Owner:	Frank Staples
Well Type:	Water	Driller #:	0196
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

D23
ENE
1/2 - 1 Mile
Lower

WA WELLS WALOG1000646020

Database:	Ecology Well Logs	Well Log ID:	959777
Well Tag:	BCK233	Project Tag:	Not Reported
Notice of Intent #:	AE27853	Date Received:	11-DEC-14
Diameter:	2	Casing Depth:	20

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well Completion:	22-JUL-14	Well Owner:	Richland School District
Well Type:	Decommissioning	Driller #:	3074
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

**D24
ENE
1/2 - 1 Mile
Lower**

WA WELLS WALOG1000646008

Database:	Ecology Well Logs	Well Log ID:	959757
Well Tag:	BCK232	Project Tag:	Not Reported
Notice of Intent #:	AE27853	Date Received:	11-DEC-14
Diameter:	2	Casing Depth:	20
Well Completion:	22-JUL-14	Well Owner:	Richland School District
Well Type:	Decommissioning	Driller #:	3074
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

**D25
ENE
1/2 - 1 Mile
Lower**

WA WELLS WALOG1000645999

Database:	Ecology Well Logs	Well Log ID:	959744
Well Tag:	BCK288	Project Tag:	Not Reported
Notice of Intent #:	AE27854	Date Received:	11-DEC-14
Diameter:	2	Casing Depth:	20
Well Completion:	22-JUL-14	Well Owner:	Richland School District
Well Type:	Decommissioning	Driller #:	3074
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

**26
NNE
1/2 - 1 Mile
Lower**

FED USGS USGS40001213700

Organization ID:	USGS-WA	Type:	Well
Organization Name:	USGS Washington Water Science Center	HUC:	17030003
Monitor Location:	09N/28E-27D01	Drainage Area Units:	Not Reported
Description:	Not Reported	Contrib Drainage Area Units:	Not Reported
Drainage Area:	Not Reported	Formation Type:	Saddle Mountains Basalt Formation
Contrib Drainage Area:	Not Reported	Construction Date:	19700609
Aquifer:	Not Reported	Well Depth Units:	ft
Aquifer Type:	Not Reported	Well Hole Depth Units:	ft
Well Depth:	274		
Well Hole Depth:	274		

Ground water levels, Number of Measurements:	4	Level reading date:	1988-02-21
Feet below surface:	170.7	Feet to sea level:	Not Reported
Note:	The site had been pumped recently.		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Level reading date:	1987-03-03	Feet below surface:	170.4
Feet to sea level:	Not Reported		
Note:	Other conditions existed that would affect the measured water level.		
Level reading date:	1986-09-09	Feet below surface:	172.8
Feet to sea level:	Not Reported	Note:	The site had been pumped recently.
Level reading date:	1970-06-17	Feet below surface:	187
Feet to sea level:	Not Reported	Note:	Not Reported

E27 West 1/2 - 1 Mile Higher

WA WELLS WALOG1000541369

Database:	Ecology Well Logs	Well Log ID:	758996
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	SE42889	Date Received:	08-JUL-11
Diameter:	8	Casing Depth:	15
Well Completion:	14-JUN-11	Well Owner:	C/O Fdh Engineering
Well Type:	Resource Protection	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

E28 West 1/2 - 1 Mile Higher

WA WELLS WALOG1000541370

Database:	Ecology Well Logs	Well Log ID:	758998
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	AE13574	Date Received:	08-JUL-11
Diameter:	8	Casing Depth:	15
Well Completion:	14-JUN-11	Well Owner:	C/O Fdh Engineering
Well Type:	Decommisioning	Driller #:	Not Reported
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

F29 NW 1/2 - 1 Mile Higher

WA WELLS WALOG1000631695

Database:	Ecology Well Logs	Well Log ID:	932952
Well Tag:	Not Reported	Project Tag:	B-1
Notice of Intent #:	SE52451	Date Received:	25-SEP-14
Diameter:	8	Casing Depth:	10
Well Completion:	20-AUG-14	Well Owner:	C/O Fdh Engineering
Well Type:	Resource Protection	Driller #:	2953
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Applicable	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

F30
NW
1/2 - 1 Mile
Higher

WA WELLS WALOG1000631691

Database:	Ecology Well Logs	Well Log ID:	932947
Well Tag:	Not Reported	Project Tag:	B-2
Notice of Intent #:	AE28402	Date Received:	25-SEP-14
Diameter:	8	Casing Depth:	20
Well Completion:	20-AUG-14	Well Owner:	C/O Fdh Engineering
Well Type:	Decommissioning	Driller #:	2953
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

F31
NW
1/2 - 1 Mile
Higher

WA WELLS WALOG1000631698

Database:	Ecology Well Logs	Well Log ID:	932957
Well Tag:	Not Reported	Project Tag:	B-2
Notice of Intent #:	SE52451	Date Received:	25-SEP-14
Diameter:	8	Casing Depth:	20
Well Completion:	20-AUG-14	Well Owner:	C/O Fdh Engineering
Well Type:	Resource Protection	Driller #:	2953
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Applicable	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

F32
NW
1/2 - 1 Mile
Higher

WA WELLS WALOG1000631696

Database:	Ecology Well Logs	Well Log ID:	932953
Well Tag:	Not Reported	Project Tag:	B-1
Notice of Intent #:	AE28402	Date Received:	25-SEP-14
Diameter:	8	Casing Depth:	10
Well Completion:	20-AUG-14	Well Owner:	C/O Fdh Engineering
Well Type:	Decommissioning	Driller #:	2953
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

33
East
1/2 - 1 Mile
Lower

FED USGS USGS40001213524

Organization ID:	USGS-WA		
Organization Name:	USGS Washington Water Science Center		
Monitor Location:	09N/28E-27R01	Type:	Well
Description:	Not Reported	HUC:	17030003

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Drainage Area: Not Reported
Contrib Drainage Area: Not Reported
Aquifer: Not Reported
Aquifer Type: Not Reported
Well Depth: 297
Well Hole Depth: 297

Drainage Area Units: Not Reported
Contrib Drainage Area Units: Not Reported
Formation Type: Saddle Mountains Basalt Formation
Construction Date: 19601224
Well Depth Units: ft
Well Hole Depth Units: ft

Ground water levels, Number of Measurements: 1
Feet below surface: 175
Note: Not Reported

Level reading date: 1960-12-24
Feet to sea level: Not Reported

G34 NNW 1/2 - 1 Mile Lower

WA WELLS WALOG1000136760

Database: Ecology Well Logs
Well Tag: AAN540
Notice of Intent #: W079106
Diameter: 8
Well Completion: 17-APR-96
Well Type: Water
Static Level: 0
Flow Type: Not Reported
Well Test: Not Reported

Well Log ID: 147211
Project Tag: Not Reported
Date Received: 13-MAY-96
Casing Depth: 600
Well Owner: Kennewick Irrigation
Driller #: 2215
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

G35 NNW 1/2 - 1 Mile Lower

WA WELLS WALOG1000206870

Database: Ecology Well Logs
Well Tag: AFF631
Notice of Intent #: W124383
Diameter: 6
Well Completion: 20-MAY-00
Well Type: Water
Static Level: 0
Flow Type: Not Reported
Well Test: Not Reported

Well Log ID: 255746
Project Tag: Not Reported
Date Received: 05-JUN-00
Casing Depth: 108
Well Owner: Cheryl Coppinger
Driller #: Not Reported
Flow Rate (GPM): 0
PSI: 0
Water Reclamation #: 37

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for BENTON County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for BENTON COUNTY, WA

Number of sites tested: 56

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.943 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	2.774 pCi/L	86%	10%	4%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005 and 2010 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory

Source: Department of Ecology

Telephone: 360-407-6121

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Wells

Source: Department of Health

Telephone: 360-236-3148

Group A and B well locations.

Water Well Listing

Source: Public Utility District

Telephone: 206-779-7656

A listing of water well locations in Kitsap County.

Ecology Well Logs

Source: Department of Ecology

Telephone: 360-407-7294

Point geodatabase with a record for each Ecology well report. Points are located by quarter quarter section centroid.

Points contain all well report types including water wells, resource protection wells, and decommissioned wells.

OTHER STATE DATABASE INFORMATION

Oil and Gas Well Listing

Source: Department of Natural Resources

Telephone: 360-902-1450

Locations that represent oil and gas test well sites in Washington State from 1890 to present.

RADON

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

STREET AND ADDRESS INFORMATION

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Appendix D

Historical Research Records

- Historical Aerial Photographs
- Historical Topographic Maps
- Building Department Records
- Local Street Directories
- Title Records

1900 N BERMUDA RD

1900 N BERMUDA RD

Kennewick, WA 99338

Inquiry Number: 6560399.11

July 01, 2021

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

07/01/21

Site Name:

1900 N BERMUDA RD
1900 N BERMUDA RD
Kennewick, WA 99338
EDR Inquiry # 6560399.11

Client Name:

PBS Engineering & Env.
400 Bradley Boulevard , Suite 300
Richland, WA 99352
Contact: Kanani Young



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2017	1"=625'	Flight Year: 2017	USDA/NAIP
2013	1"=625'	Flight Year: 2013	USDA/NAIP
2009	1"=625'	Flight Year: 2009	USDA/NAIP
2006	1"=625'	Flight Year: 2006	USDA/NAIP
1996	1"=625'	Acquisition Date: January 01, 1996	USGS/DOQQ
1991	1"=625'	Flight Date: July 02, 1991	USGS
1988	1"=625'	Flight Date: July 08, 1988	USGS
1982	1"=625'	Flight Date: August 01, 1982	USDA
1976	1"=625'	Flight Date: July 01, 1976	USGS
1963	1"=625'	Flight Date: September 09, 1963	USGS
1952	1"=625'	Flight Date: October 17, 1952	USGS
1948	1"=625'	Flight Date: June 02, 1948	USGS

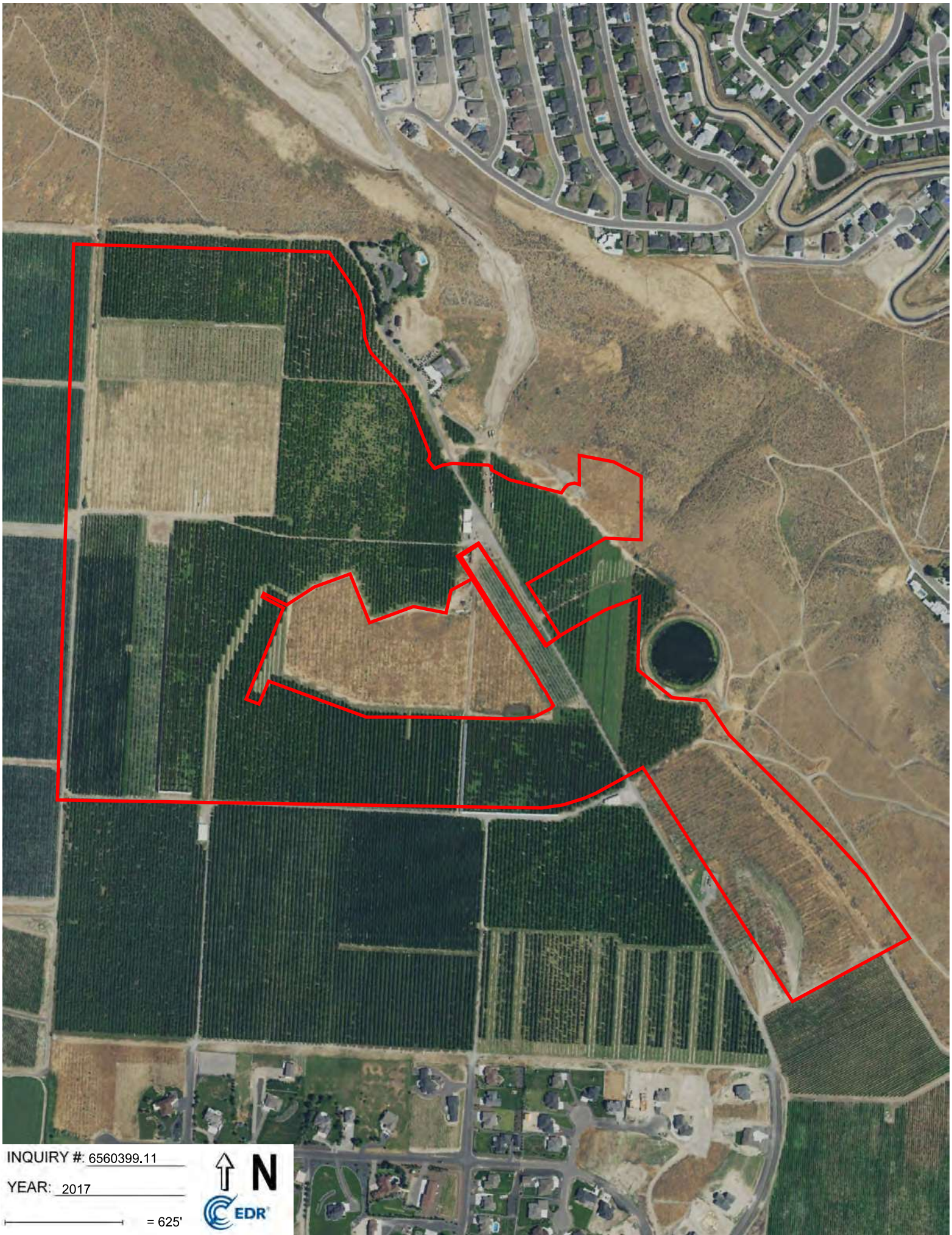
When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

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INQUIRY #: 6560399.11

YEAR: 2017

— = 625'





INQUIRY #: 6560399.11

YEAR: 2013

— = 625'



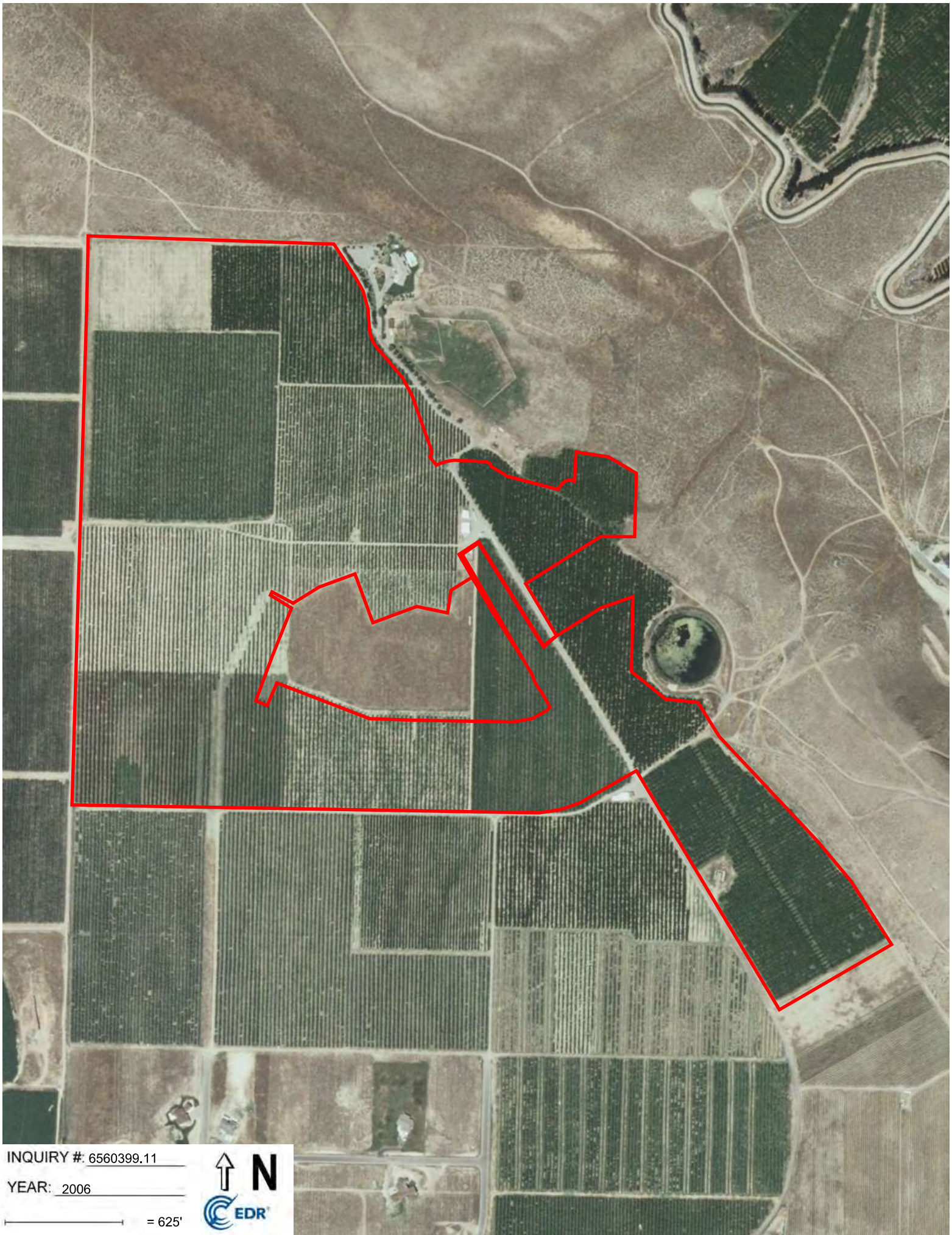


INQUIRY #: 6560399.11

YEAR: 2009

— = 625'





INQUIRY #: 6560399.11

YEAR: 2006

— = 625'





INQUIRY #: 6560399.11

YEAR: 1996

— = 625'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 6560399.11

YEAR: 1991

— = 625'

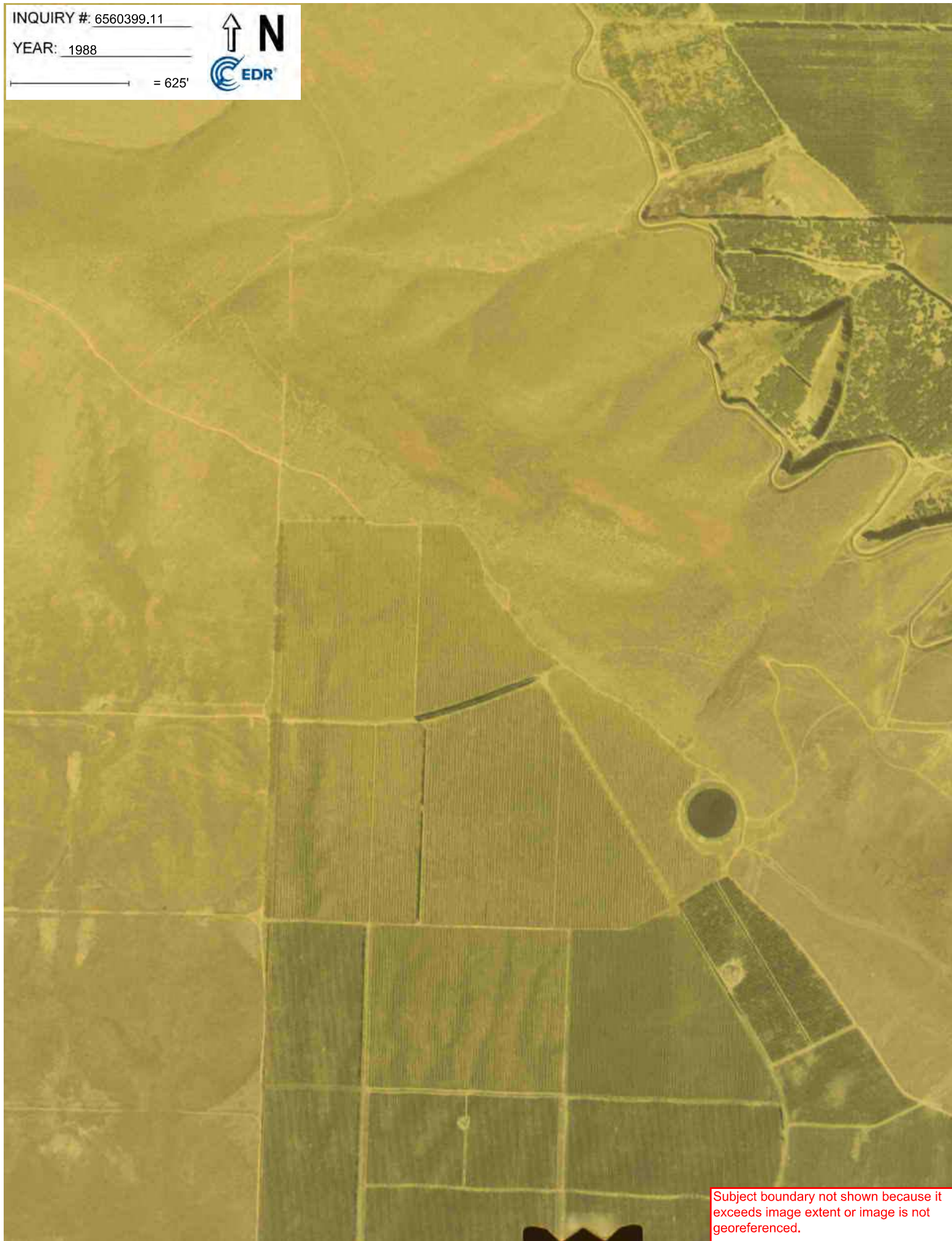


INQUIRY #: 6560399.11

YEAR: 1988



— = 625'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.

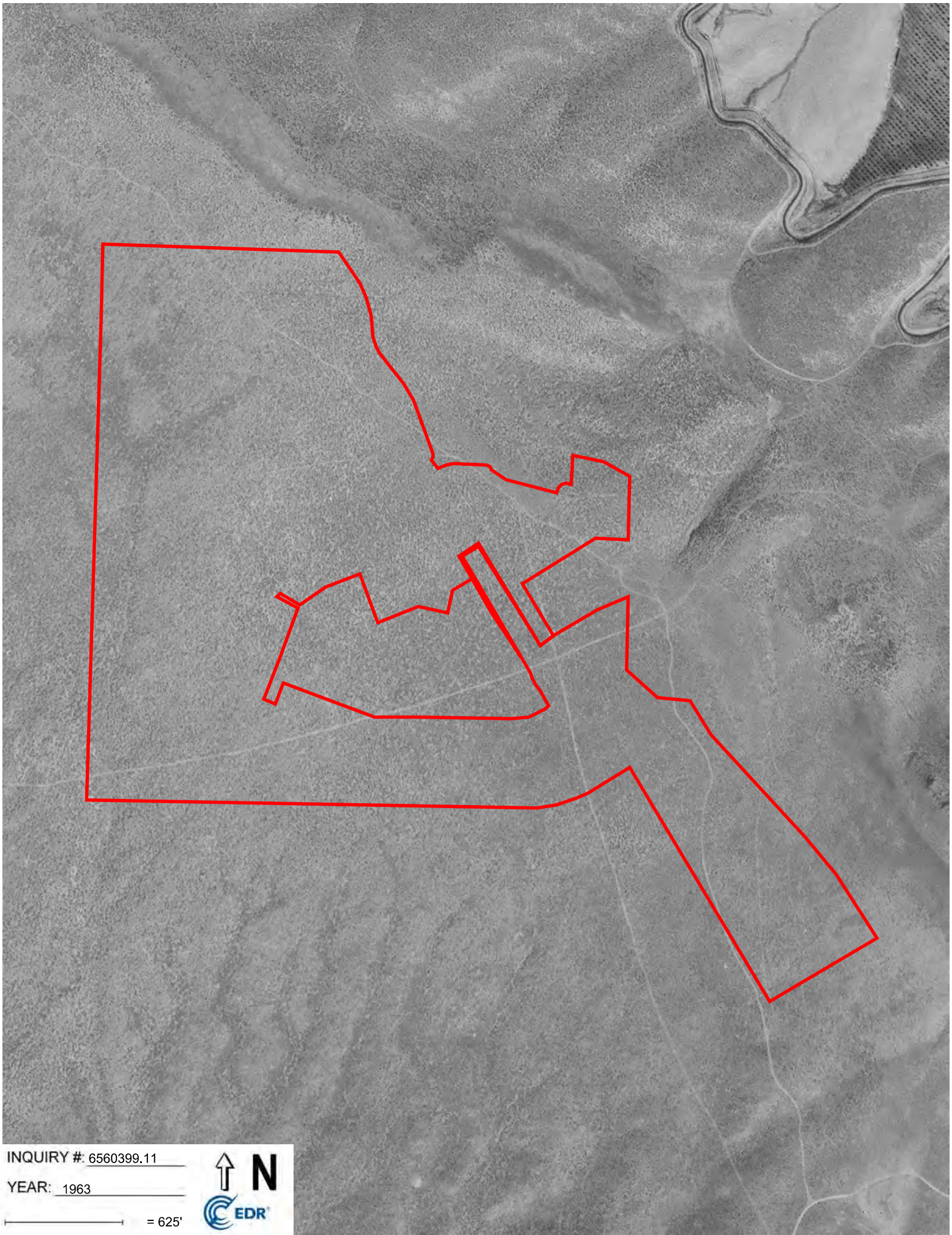


INQUIRY #: 6560399.11

YEAR: 1976

— = 625'





INQUIRY #: 6560399.11

YEAR: 1963

— = 625'



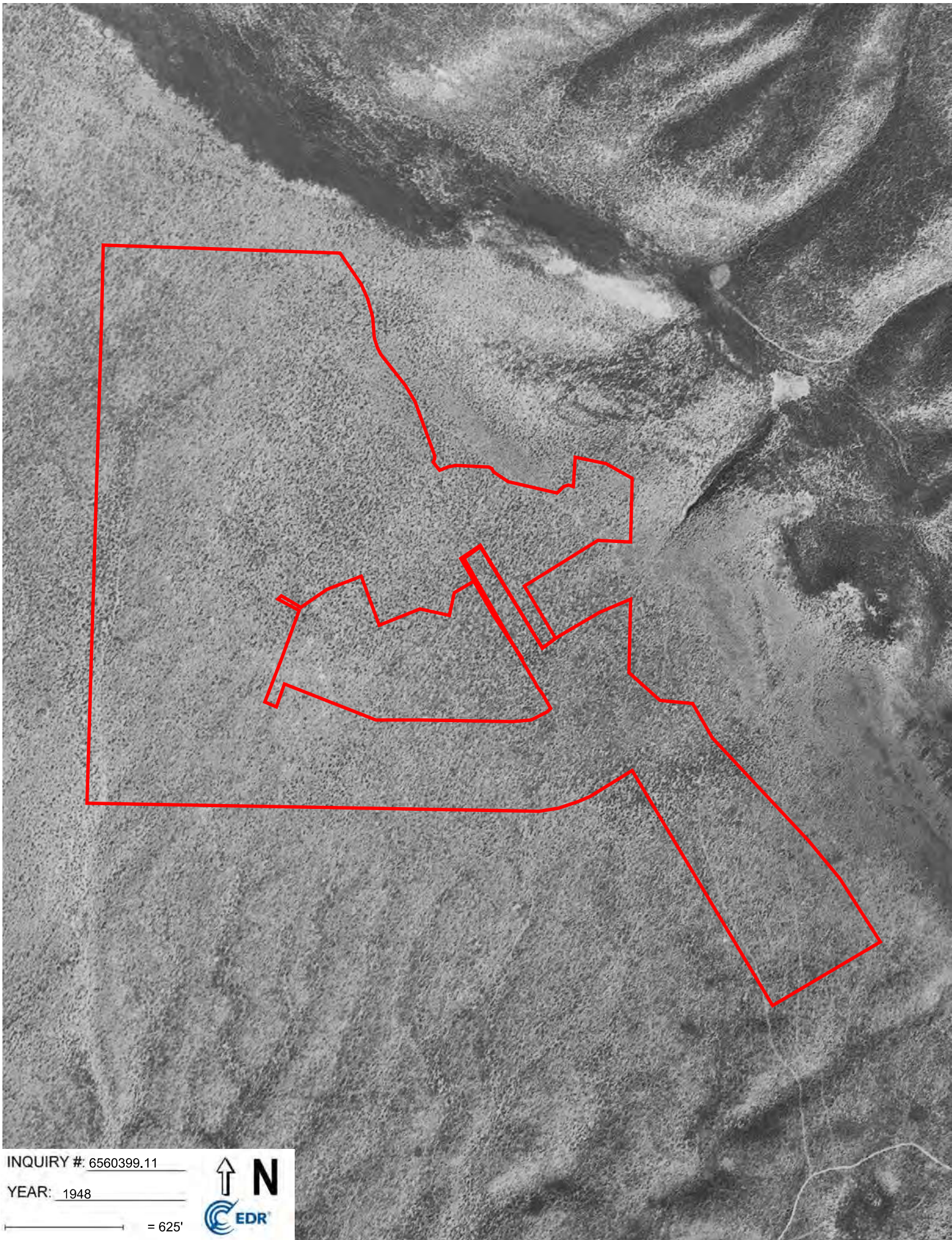


INQUIRY #: 6560399.11

YEAR: 1952

— = 625'





INQUIRY #: 6560399.11

YEAR: 1948

— = 625'



1900 N BERMUDA RD

1900 N BERMUDA RD

Kennewick, WA 99338

Inquiry Number: 6560399.8

June 30, 2021

EDR Building Permit Report

Target Property and Adjoining Properties



Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR BUILDING PERMIT REPORT

About This Report

The EDR Building Permit Report provides a practical and efficient method to search building department records for indications of environmental conditions. Generated via a search of municipal building permit records gathered from more than 1,600 cities nationwide, this report will assist you in meeting the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

Building permit data can be used to identify current and/or former operations and structures/features of environmental concern. The data can provide information on a target property and adjoining properties such as the presence of underground storage tanks, pump islands, sumps, drywells, etc., as well as information regarding water, sewer, natural gas, electrical connection dates, and current/former septic tanks.

ASTM and EPA Requirements

ASTM E 1527-13 lists building department records as a "standard historical source," as detailed in § 8.3.4.7: "Building Department Records - The term building department records means those records of the local government in which the property is located indicating permission of the local government to construct, alter, or demolish improvements on the property." ASTM also states that "Uses in the area surrounding the property shall be identified in the report, but this task is required only to the extent that this information is revealed in the course of researching the property itself."

EPA's Standards and Practices for All Appropriate Inquiries (AAI) states: "§312.24: Reviews of historical sources of information. (a) Historical documents and records must be reviewed for the purposes of achieving the objectives and performance factors of §312.20(e) and (f). Historical documents and records may include, but are not limited to, aerial photographs, fire insurance maps, building department records, chain of title documents, and land use records."

Methodology

EDR has developed the EDR Building Permit Report through our partnership with BuildFax, the nation's largest repository of building department records. BuildFax collects, updates, and manages building department records from local municipal governments. The database now includes 30 million permits, on more than 10 million properties across 1,600 cities in the United States.

The EDR Building Permit Report comprises local municipal building permit records, gathered directly from local jurisdictions, including both target property and adjoining properties. Years of coverage vary by municipality. Data reported includes (where available): date of permit, permit type, permit number, status, valuation, contractor company, contractor name, and description.

Incoming permit data is checked at seven stages in a regimented quality control process, from initial data source interview, to data preparation, through final auditing. To ensure the building department is accurate, each of the seven quality control stages contains, on average, 15 additional quality checks, resulting in a process of approximately 105 quality control "touch points."

For more information about the EDR Building Permit Report, please contact your EDR Account Executive at (800) 352-0050.



EXECUTIVE SUMMARY: SEARCH DOCUMENTATION

A search of building department records was conducted by Environmental Data Resources, Inc (EDR) on behalf of PBS Engineering & Env. on Jun 30, 2021.

TARGET PROPERTY

1900 N BERMUDA RD
Kennewick, WA 99338

SEARCH METHODS

EDR searches available lists for both the Target Property and Surrounding Properties.

RESEARCH SUMMARY

Building permits identified: **YES**

The following research sources were consulted in the preparation of this report. An "X" indicates where information was identified in the source and provided in this report.

Benton County Unincorporated Area

<u>Year</u>	<u>Source</u>	<u>TP</u>	<u>Adjoining</u>
2019	Benton County		X
2018	Benton County		
2017	Benton County		X
2016	Benton County		
2015	Benton County		
2014	Benton County		
2013	Benton County		
2012	Benton County		
2011	Benton County		
2010	Benton County		
2009	Benton County		X

Name: JurisdictionName
Years: Years
Source: Source
Phone: Phone

BUILDING DEPARTMENT RECORDS SEARCHED

Name: Benton County Unincorporated Area
Years: 2009-2019
Source: Benton County, KENNEWICK, WA
Phone: (509) 786-5710

Name: Richland
Years: 1994-2021
Source: City of Richland, Building and Planning, RICHLAND, WA
Phone: (509) 942-7390

Name: Des Moines
Years: 1900-2021
Source: City of Des Moines, Planning and Building, SEATTLE, WA
Phone: (206) 870-6519

Name: Kennewick
Years: 1991-2021
Source: City of Kennewick, Development Services, KENNEWICK, WA
Phone: (509) 585-4558

TARGET PROPERTY FINDINGS

TARGET PROPERTY DETAIL

1900 N BERMUDA RD
Kennewick, WA 99338

No Permits Found

ADJOINING PROPERTY FINDINGS

ADJOINING PROPERTY DETAIL

The following Adjoining Property addresses were researched for this report. Detailed findings are provided for each address.

E VALENCIA DR

91904 E VALENCIA DR

Date: 7/1/2009
Permit Type: DRA
Description: REROOF

Permit Description: Dwelling repair & addition
Work Class:
Proposed Use:
Permit Number: 24624
Status:
Valuation: \$4,000.00
Contractor Company:
Contractor Name: PALMER ROOFING COMPANY

S BERMUDA RD

1605 S BERMUDA RD

Date: 6/30/2017
Permit Type: DRA
Description: KITCHEN REMODEL

Permit Description: Dwelling repair & addition
Work Class:
Proposed Use:
Permit Number: 31376
Status: ISSUED
Valuation: \$6,120.00
Contractor Company:
Contractor Name:

ADJOINING PROPERTY FINDINGS

2504 S BERMUDA RD

Date: **2/27/2019**
Permit Type: **SOB**
Description: **BATHROOM REMODEL**

Permit Description: **Structure Other than Building**
Work Class:
Proposed Use:
Permit Number: 33096
Status: COMPLETE
Valuation: \$24,155.00
Contractor Company:
Contractor Name: VINCENT CONSTRUCTION LLC

Date: **9/14/2017**
Permit Type: **SOB**
Description: **HEAT PUMP SYSTEM & WATER HEATER**

Permit Description: **Structure Other than Building**
Work Class:
Proposed Use:
Permit Number: 31695
Status: COMPLETE
Valuation: \$15,000.00
Contractor Company:
Contractor Name: M Campbell & Company Inc

GLOSSARY

General Building Department concepts

- **ICC:** The International Code Council. The governing body for the building/development codes used by all jurisdictions who've adopted the ICC guidelines. MOST of the US has done this. Canada, Mexico, and other countries use ICC codes books and guides as well. There are a few states who have added guidelines to the ICC codes to better fit their needs. For example, California has added seismic retrofit requirements for most commercial structures.
- **Building Department (Permitting Authority, Building Codes, Inspections Department, Building and Inspections):** This is the department in a jurisdiction where an owner or contractor goes to obtain permits and inspections for building, tearing down, remodeling, adding to, re-roofing, moving or otherwise making changes to any structure, Residential or Commercial.
- **Jurisdiction:** This is the geographic area representing the properties over which a Permitting Authority has responsibility.
- **GC:** General Contractor. Usually the primary contractor hired for any Residential or Commercial construction work.
- **Sub:** Subordinate contracting companies or subcontractors. Usually a "trades" contractor working for the GC. These contractors generally have an area of expertise in which they are licensed like Plumbing, Electrical, Heating and Air systems, Gas Systems, Pools etc. (called "trades").
- **Journeyman:** Sub contractors who have their own personal licenses in one or more trades and work for different contracting companies, wherever they are needed or there is work.
- **HVAC (Mechanical, Heating & Air companies):** HVAC = Heating, Ventilation, and Air Conditioning.
- **ELEC (Electrical, TempPole, TPole, TPower, Temporary Power, Panel, AMP Change, Power Release):** Electrical permits can be pulled for many reasons. The most common reason is to increase the AMPs of power in an electrical power panel. This requires a permit in almost every jurisdiction. Other common reasons for Electrical permits is to insert a temporary power pole at a new construction site. Construction requires electricity, and in a new development, power has yet to be run to the lot. The temporary power pole is usually the very first permit pulled for new development. The power is released to the home owner when construction is complete and this sometimes takes the form of a Power Release permit or inspection.
- **"Pull" a permit:** To obtain and pay for a building permit.
- **CBO:** Chief Building Official
- **Planning Department:** The department in the development process where the building /structural plans are reviewed for their completeness and compliance with building codes
- **Zoning Department:** The department in the development process where the site plans are reviewed for their compliance with the regulations associated with the zoning district in which they are situated.
- **Zoning District:** A pre-determined geographic boundary within a jurisdiction where certain types of structures are permitted / prohibited. Examples are Residential structure, Commercial/Retail structures, Industrial/Manufacturing structures etc. Each zoning district has regulations associated with it like the sizes of the lots, the density of the structures on the lots, the number of parking spaces required for certain types of structures on the lots etc.
- **PIN (TMS, GIS ID, Parcel#):** Property Identification Number and Tax Map System number.
- **State Card (Business license):** A license card issued to a contractor to conduct business.
- **Building Inspector (Inspector):** The inspector is a building department employee that inspects building construction for compliance to codes.
- **C.O.:** Certificate of Occupancy. This is the end of the construction process and designates that the owners now have permission to occupy a structure after its building is complete. Sometimes also referred to as a Certificate of Compliance.

GLOSSARY

Permit Content Definitions

- Permit Number: The alphanumerical designation assigned to a permit for tracking within the building department system. Sometimes the permit number gives clues to its role, e.g. a "PL" prefix may designate a plumbing permit.
- Description: A field on the permit form that allows the building department to give a brief description of the work being done. More often than not, this is the most important field for EP's to find clues to the prior use(s) of the property.
- Permit Type: Generally a brief designation of the type of job being done. For example BLDG-RES, BLDG-COM, ELEC, MECH etc.

Sample Building Permit Data

Date: Nov 09, 2000

Permit Type: Bldg -

New Permit Number: 101000000405

Status: Valuation: \$1,000,000.00

Contractor Company: OWNER-BUILDER

Contractor Name:

Description: New one store retail (SAV-ON) with drive-thru pharmacy. Certificate of Occupancy.

1900 N BERMUDA RD

1900 N BERMUDA RD

Kennewick, WA 99338

Inquiry Number: 6560399.5

July 02, 2021

The EDR-City Directory Image Report



Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2014	☒	☐	EDR Digital Archive
2010	☐	☐	EDR Digital Archive
2005	☒	☐	EDR Digital Archive
2000	☐	☐	EDR Digital Archive
1995	☐	☐	EDR Digital Archive
1993	☐	☐	POLK DIRECTORY CO
1988	☐	☐	POLK DIRECTORY CO
1983	☐	☐	POLK DIRECTORY CO
1979	☐	☐	POLK DIRECTORY CO
1974	☐	☐	POLK DIRECTORY CO
1969	☐	☐	POLK DIRECTORY CO
1964	☐	☐	POLK DIRECTORY CO

FINDINGS

TARGET PROPERTY STREET

1900 N BERMUDA RD
Kennewick, WA 99338

Year

CD Image

Source

N BERMUDA RD

2014	pg A1	EDR Digital Archive	
2010	-	EDR Digital Archive	Target and Adjoining not listed in Source
2005	-	EDR Digital Archive	Target and Adjoining not listed in Source
2005	pg A2	EDR Digital Archive	
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	-	EDR Digital Archive	Target and Adjoining not listed in Source
1993	-	POLK DIRECTORY CO	Street not listed in Source
1988	-	POLK DIRECTORY CO	Street not listed in Source
1983	-	POLK DIRECTORY CO	Street not listed in Source
1979	-	POLK DIRECTORY CO	Street not listed in Source
1974	-	POLK DIRECTORY CO	Street not listed in Source
1969	-	POLK DIRECTORY CO	Street not listed in Source
1964	-	POLK DIRECTORY CO	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images



-

N BERMUDA RD 2014

1232 OCCUPANT UNKNOWN,
1276 OCCUPANT UNKNOWN,



N BERMUDA RD 2005

1276 WILSON, WILLIAM M



1900 N BERMUDA RD

1900 N BERMUDA RD

Kennewick, WA 99338

Inquiry Number: 6560399.4

June 30, 2021

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

06/30/21

Site Name:

1900 N BERMUDA RD
1900 N BERMUDA RD
Kennewick, WA 99338
EDR Inquiry # 6560399.4

Client Name:

PBS Engineering & Env.
400 Bradley Boulevard , Suite 300
Richland, WA 99352
Contact: Kanani Young



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by PBS Engineering & Env. were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	66336.000	Latitude:	46.22744 46° 13' 39" North
Project:	Monson Six Parcels Bermuda f	Longitude:	-119.305368 -119° 18' 19" West
		UTM Zone:	Zone 11 North
		UTM X Meters:	322224.84
		UTM Y Meters:	5121901.39
		Elevation:	1041.65' above sea level

Maps Provided:

2013
1978
1965
1917

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2013 Source Sheets



Badger Mountain
2013
7.5-minute, 24000

1978 Source Sheets



Badger Mtn
1978
7.5-minute, 24000
Aerial Photo Revised 1970



Richland
1978
7.5-minute, 24000
Aerial Photo Revised 1973

1965 Source Sheets

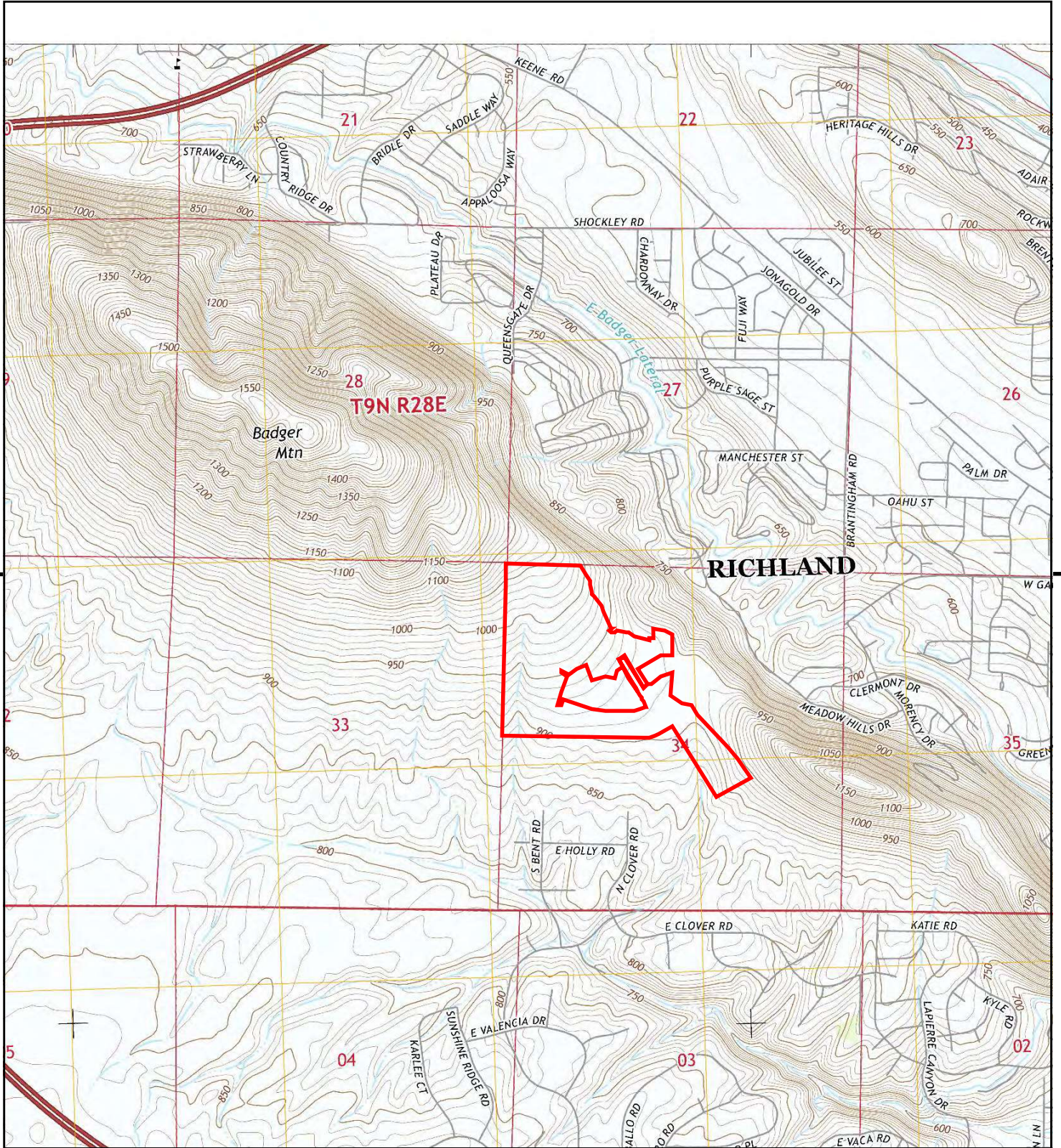


Badger Mtn
1965
7.5-minute, 24000
Aerial Photo Revised 1963

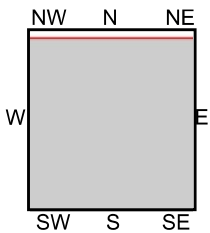
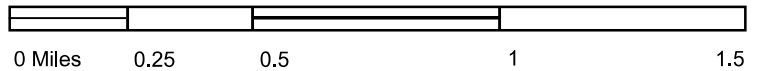
1917 Source Sheets



Pasco
1917
30-minute, 125000



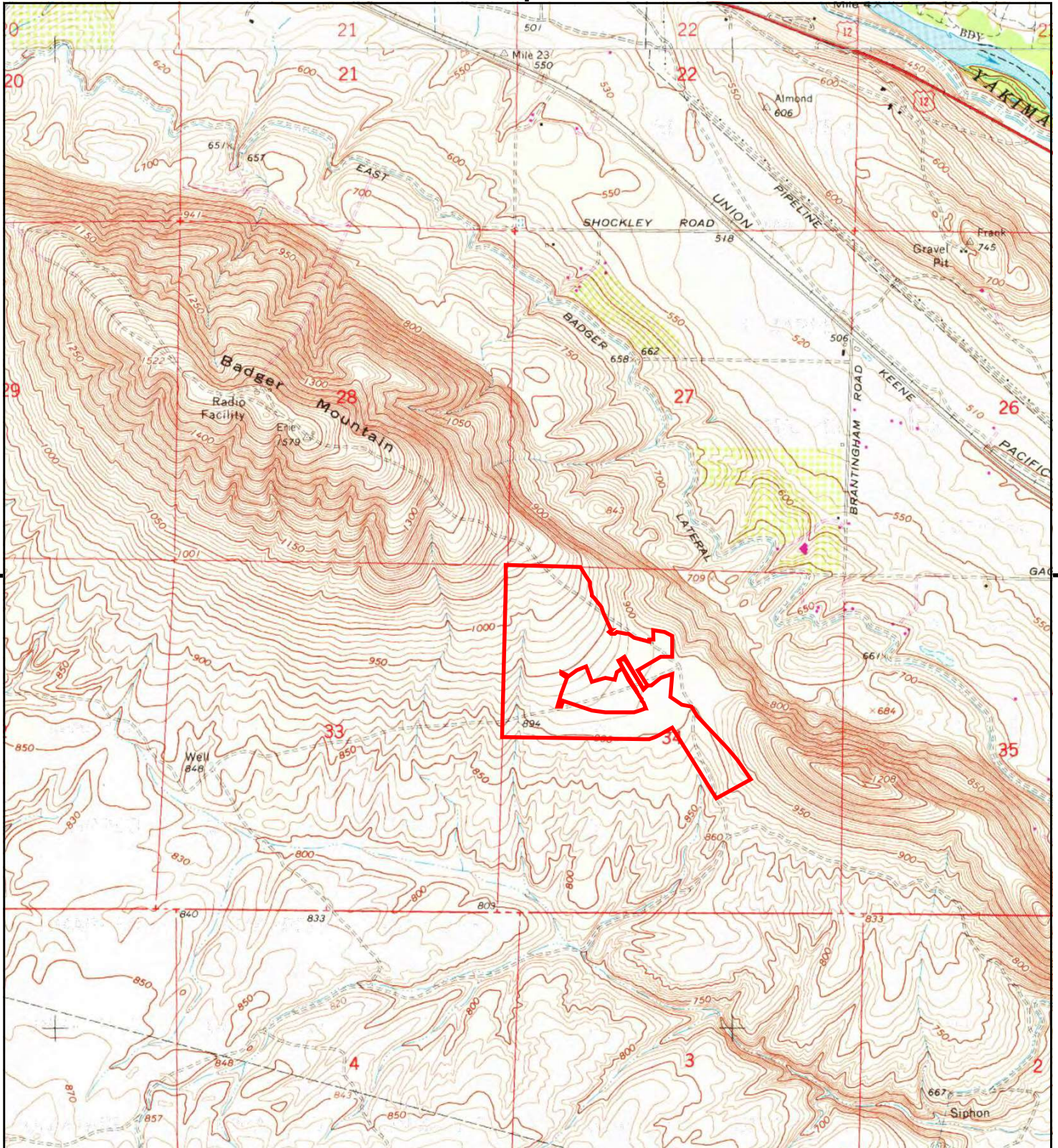
This report includes information from the following map sheet(s).



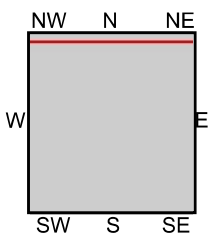
TP, Badger Mountain, 2013, 7.5-minute

SITE NAME: 1900 N BERMUDA RD
 ADDRESS: 1900 N BERMUDA RD
 Kennewick, WA 99338
 CLIENT: PBS Engineering & Env.





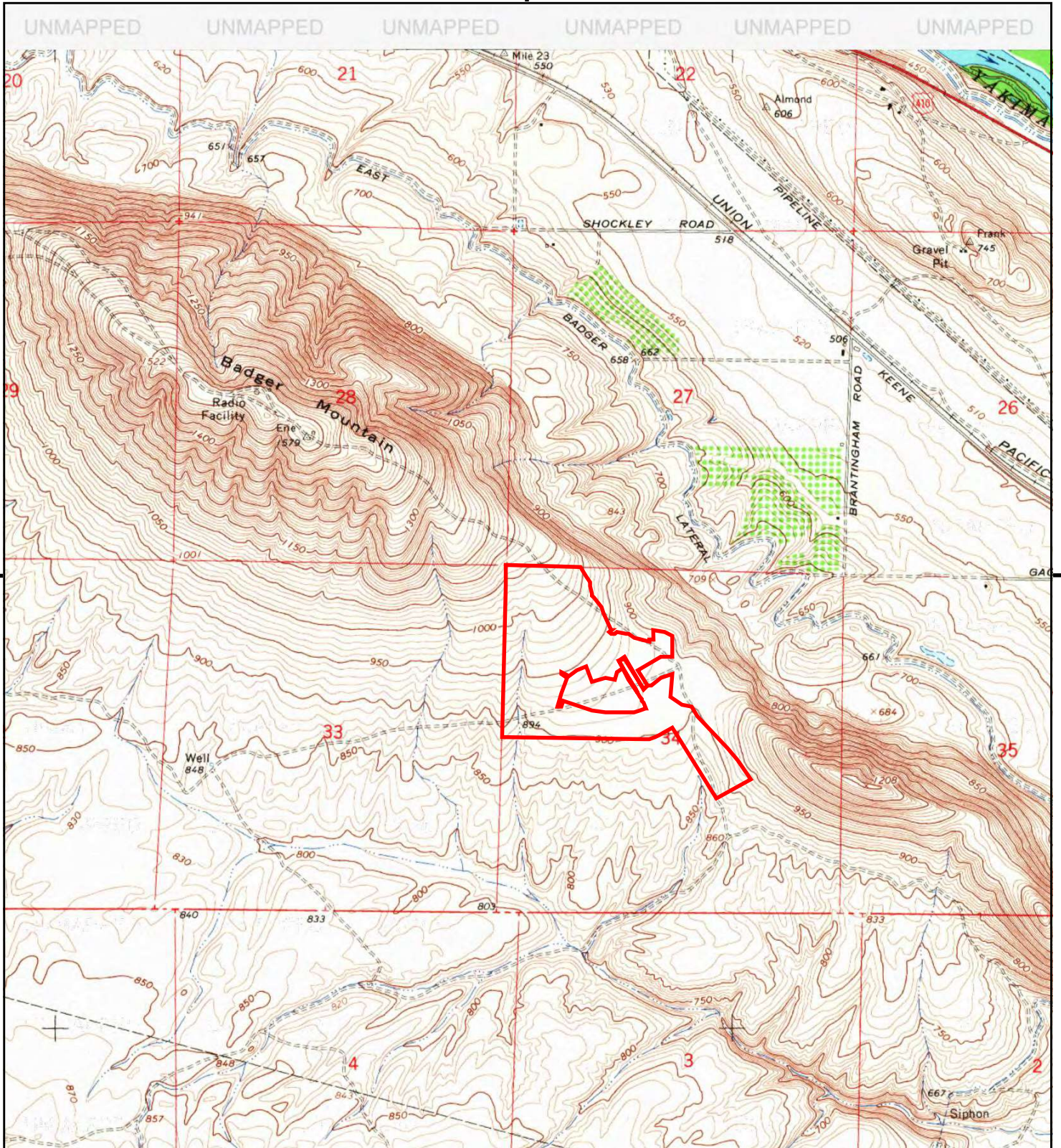
This report includes information from the following map sheet(s).



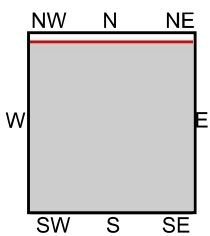
TP, Badger Mtn, 1978, 7.5-minute
N, Richland, 1978, 7.5-minute

SITE NAME: 1900 N BERMUDA RD
ADDRESS: 1900 N BERMUDA RD
Kennewick, WA 99338
CLIENT: PBS Engineering & Env.





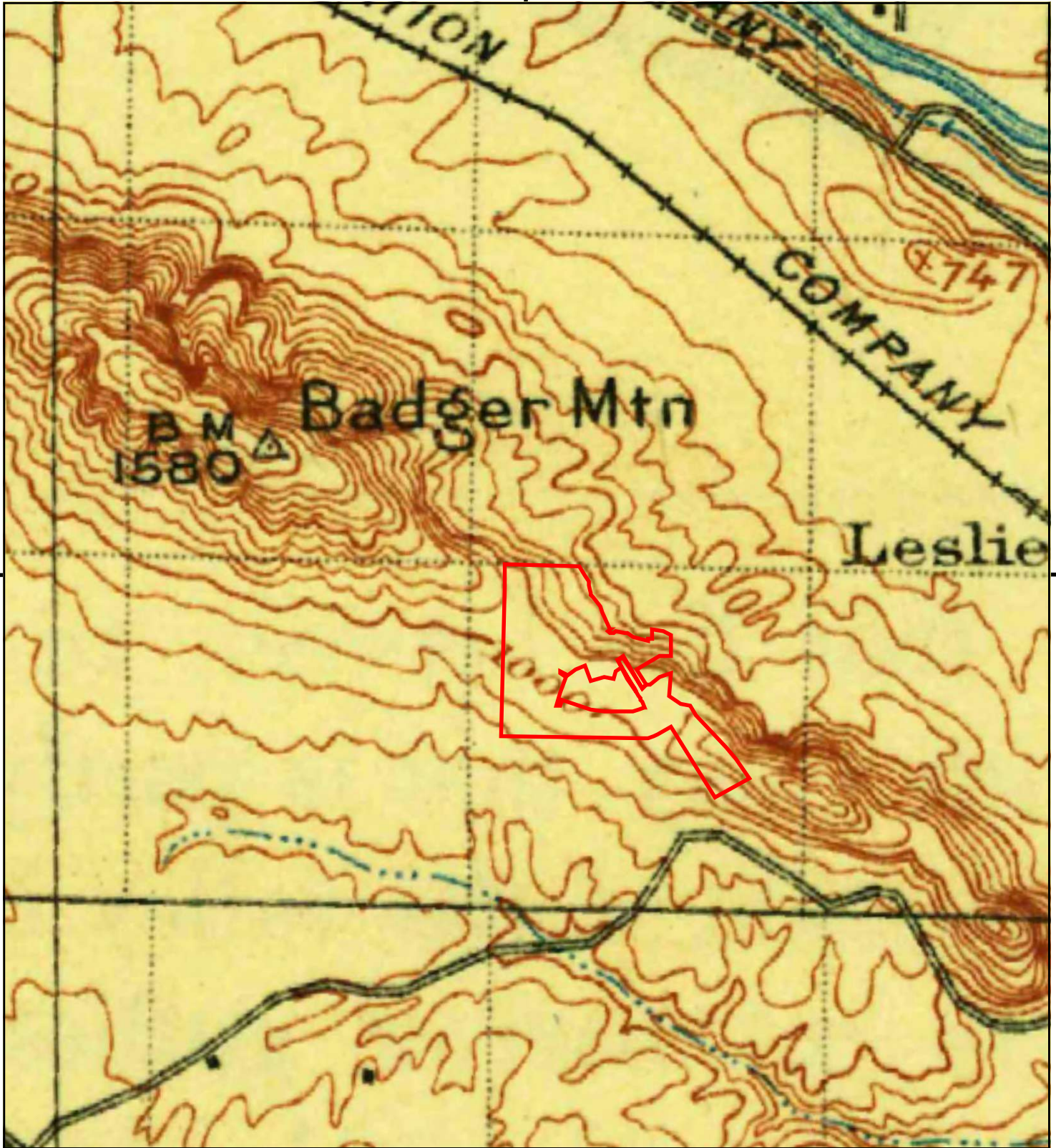
This report includes information from the following map sheet(s).



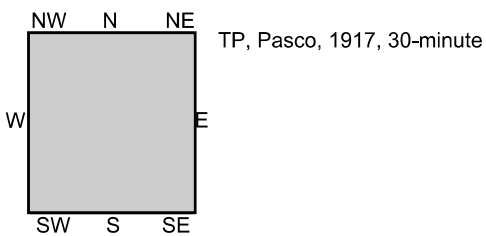
TP, Badger Mtn, 1965, 7.5-minute

SITE NAME: 1900 N BERMUDA RD
 ADDRESS: 1900 N BERMUDA RD
 Kennewick, WA 99338
 CLIENT: PBS Engineering & Env.





This report includes information from the following map sheet(s).



SITE NAME: 1900 N BERMUDA RD
 ADDRESS: 1900 N BERMUDA RD
 Kennewick, WA 99338
 CLIENT: PBS Engineering & Env.



Appendix E

Site Reconnaissance Records

Site Photographs
Field Checklist



Photo 1. Northwest corner

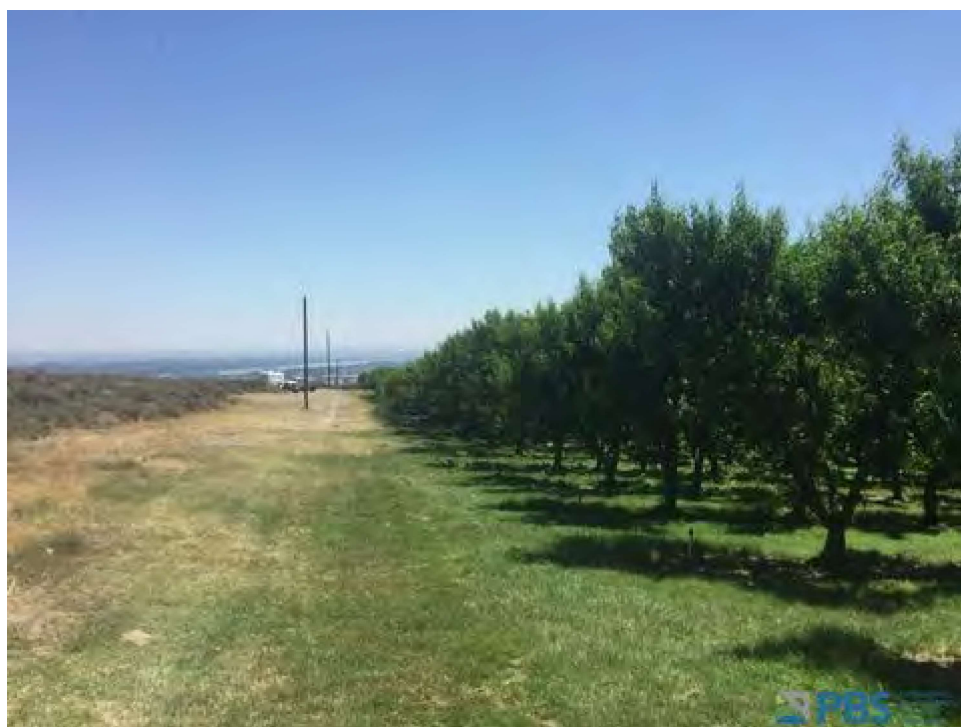


Photo 2. Northwest corner



Photo 3. Western edge looking down access road.



Photo 4. West adjacent farm.



Photo 5. West side view of central access road.



Photo 6. Western gravel boundary road.



Photo 7. Southwestern farm.



Photo 8. Southern undeveloped lot.

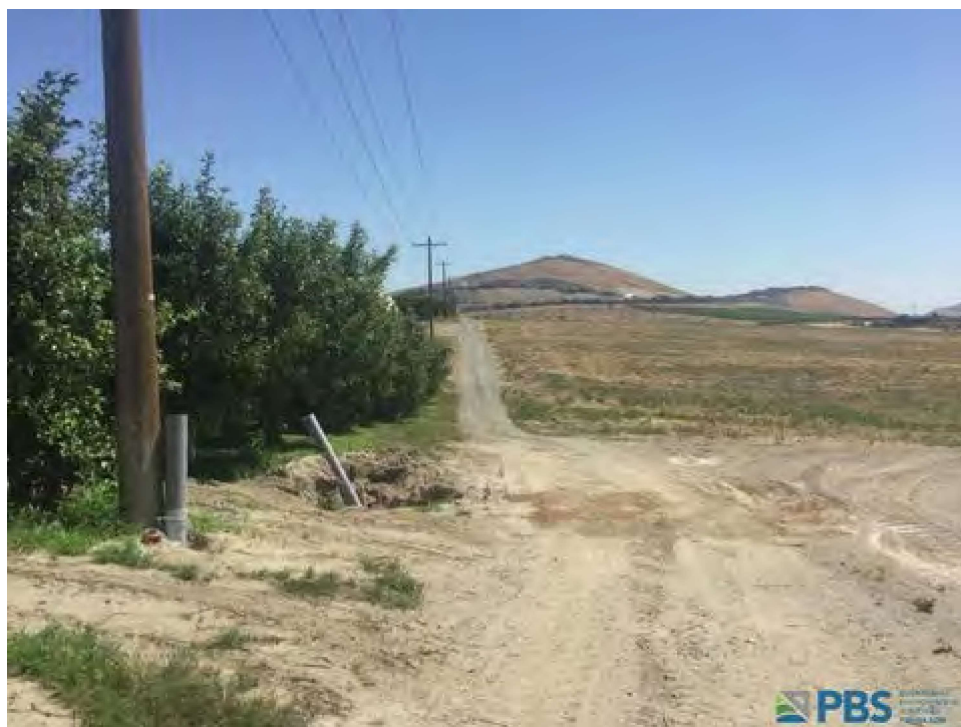


Photo 9. Southern access road.



Photo 10. South central access yard.



Photo 11. Southern adjacent property.



Photo 12. Bermuda road.



Photo 13. Empty ast.

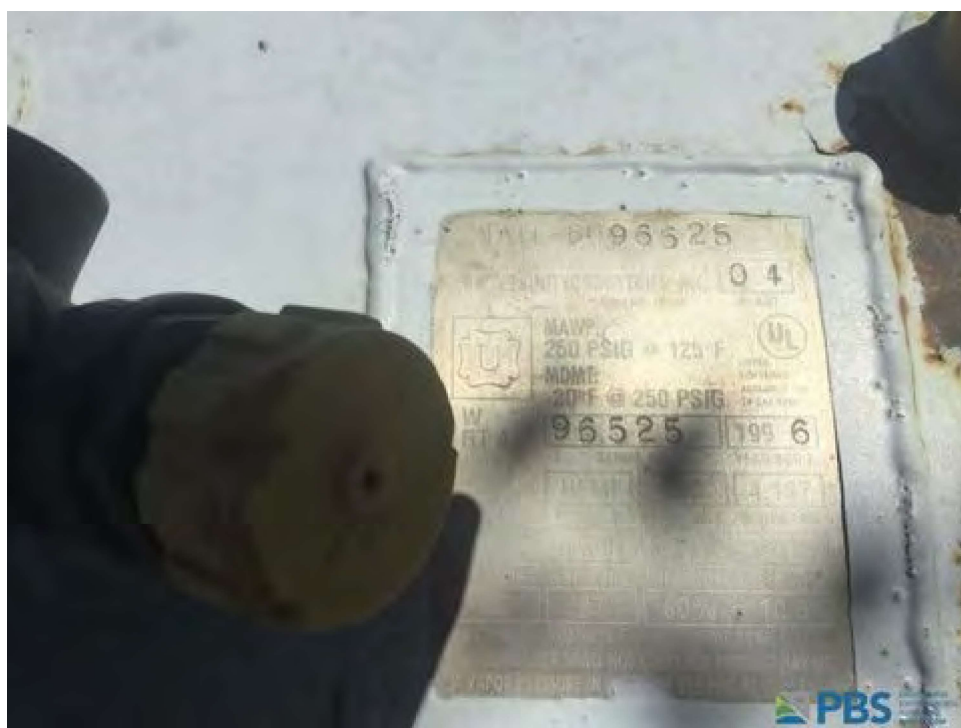


Photo 14. Empty ast label.



Photo 15. Empty ast and turbine.



Photo 16. Empty ast with wind turbine.



Photo 17. Adjacent undeveloped lot.



Photo 18. Ast with wind turbine.



Photo 19. North adjacent property.



Photo 20. Central east adjacent property.



Photo 21. North east adjacent property.

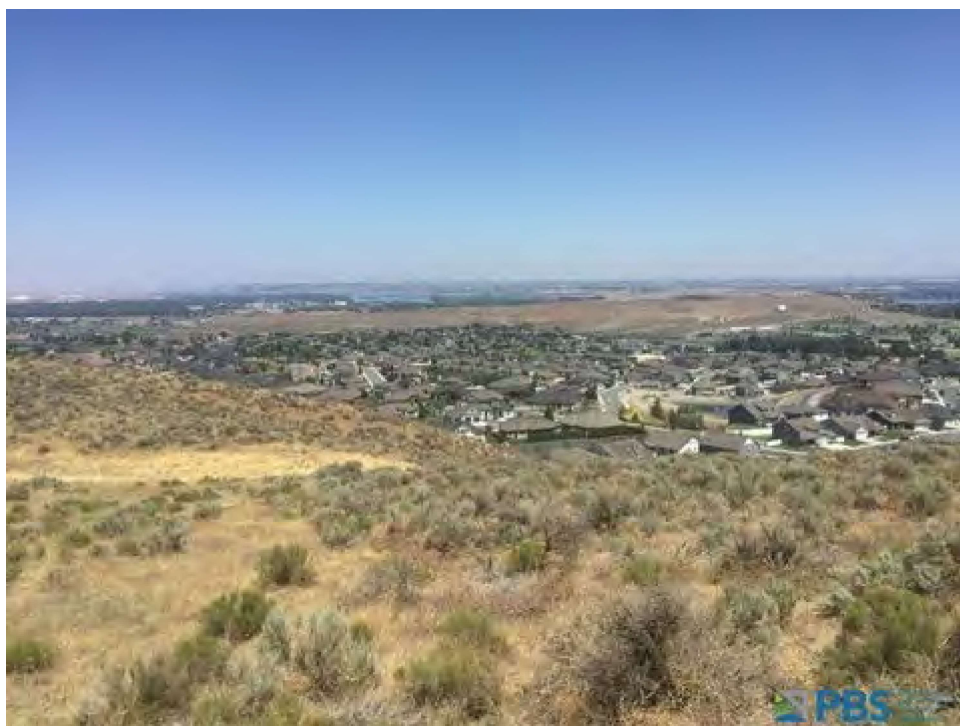


Photo 22. North adjacent property.



Photo 23. Rubble pile.



Photo 24. Adjacent residential houses.



Photo 25. Utility boxes.



Photo 26. Utility access manholes.



Photo 27. East adjacent housing.



Photo 28. Overview of property.



Photo 29. Work trailer.



Photo 30. Utility box.



Photo 31. Soil storage mound.



Photo 32. Southern adjacent property.



Photo 33. East adjacent pond.



Photo 34. Storage barn.



Photo 35. Storage barn supplies.



Photo 36. Storage barn supplies and equipment.



Photo 37. Chemical table.

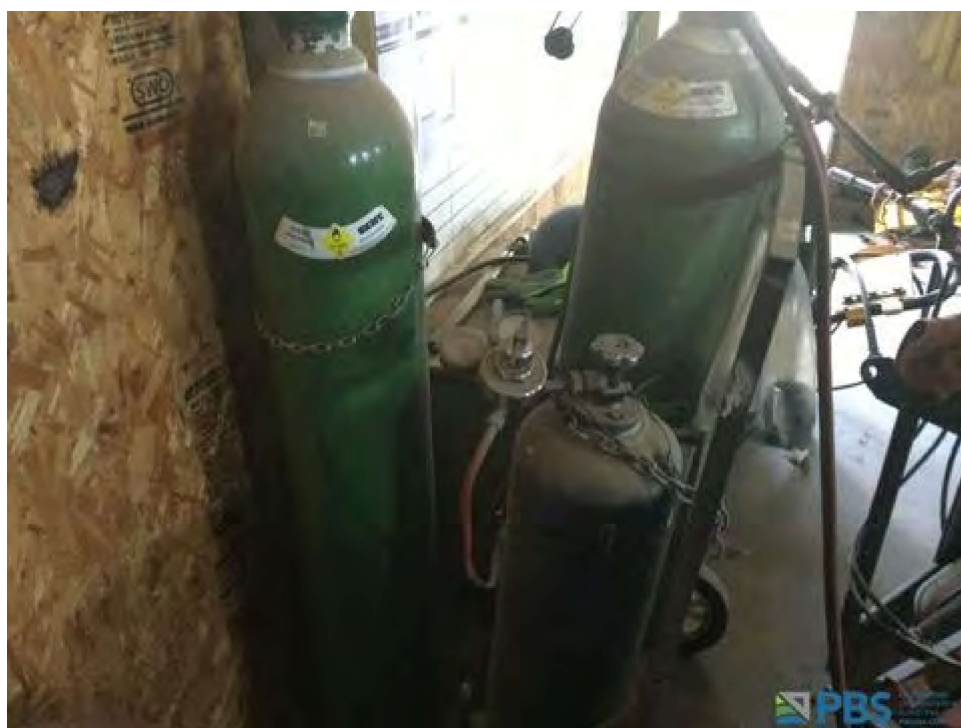


Photo 38. Oxygen tanks.



Photo 39. Lime sulfur tanks.



Photo 40. Mobile ast gasoline tanks.



Photo 41. Material storage yard.



Photo 42. Wood and tire storage.



Photo 43. Main entrance.



Project No.: 66336
Completed By: Wesley Garcia Date: _____

Site Name/Address: Nanson

Site Contact: _____

Site Description (e.g., single-family residential, multi-tenant commercial): _____

Commercial Farm

Tenant(s)/Occupant(s) _____

Areas not accessed (state reasons): Storage Container - Locked
Office Trailer - Locked

Weather at the time of site visit (e.g., overcast, heavy rain, snow): _____

Sunny

Topography/Slope: Mild grade slope

SITE DEVELOPMENT

Building Descriptions (e.g., wood-frame residence, concrete tilt-up commercial) NOTE: For multi-building sites, include individual addresses or building numbers.	#Stories	Basement?
☐ No buildings on the subject property		
<u>Barn</u>	<u>1</u>	<u>no</u>
<u>Office Trailer</u>	<u>1</u>	<u>no</u>
<u>Storage Container</u>	<u>1</u>	<u>yes</u>
Exterior Features (e.g., paving, gravel, landscaping)		

UTILITIES

Heating (e.g., natural gas, oil, electricity)	<u>electric</u>
Water (well or municipal) (if a water well is present, indicate location)	<u>Irvington District</u>
Sewer (municipal) or Septic (if a septic tank is present, note location)	<u>none</u>
Stormwater (note features such as detention ponds, catch basins, swales; note whether unusual odors or staining are present)	<u>none</u>

SITE OBSERVATIONS

ASTs (approx. size and location; note secondary containment, evidence of leakage, spills)	<u>none</u>
---	-------------

USTs (approx. size and location; note associated pumps, fill ports, vent pipes)	new underground storage tank + mobile				
Drums (note locations, condition, contents, labeling, secondary containment, evidence of spills)	none				
Automobile repair/maintenance activities (note in-ground hoists, parts washers, stored batteries, stored engine blocks & other oily parts, lube pits, oil sumps)	none				
Stored chemicals, hazardous materials (e.g., 5-gallon buckets, pre-packaged retail containers; note condition, evidence of spills)	Used containers in good condition				
Floor drains (note locations, stains, odors, chemical storage nearby)	none				
Oil-Water Separator (note location, cleaning schedule, if known)	none				
Solid waste (e.g., dumping, litter, refuse not in a dumpster or other appropriate receptacle)	none				
Pits, lagoons, other surface impoundments (artificial features; note unusual staining, odors)	none				
Other Features/Conditions	Yes	No	(if yes to these items, include more information under "Notes," below)	Yes	No
Dip tanks		X	Wetlands, ponds, lakes (natural features)		X
Landfills		X	Railroad spurs		X
Concrete patching (e.g., old hoists, tanks)		X	Stressed vegetation (not due to dryness)		X
Discolored/stained soils		X	Remnant foundations		X
Disturbed soil (mounding, soil piles, scraped areas)		X	Buried utilities		X
Boreholes or Test Pits		X	Trails, dead end roads		X
Monitoring wells		X	Unusual odors		X
Dry wells		X	Transient camps		X
Fill material		X	Rivers, streams, creeks		X
Depressions		X	Wildlife, livestock		X
Transformers (on-site only)		X	(Note location, whether pad/pole mounted, labels, condition, evidence of leakage)		
Is the property abandoned?		X	(if abandoned, interview neighbors)		
Other Conditions of Concern					
Notes:	Active Ordinance				

ADJACENT PROPERTIES

North: Un developed land

South: Developing land for residential use

East: Residential neighborhood + Irrigation pond

West: Farm

Conditions of Concern on Adjacent Properties (e.g., USTs, ASTs, automobile repairs, industrial uses)

Commercial Farm to the west

Visual Surveys ☐ Not in Scope of Work	Observations	Samples?
Asbestos	—	
Lead-based paint	—	
Mold	—	
Other	—	

SITE SKETCH (or attach site plan/aerial that includes field notations)

No Scale

Name:

Name:

Notes:

PHOTO#	DIRECTION	DESCRIPTION
1		
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Appendix F

Questionnaires

Property Owner/Representative Questionnaire

Client/User Questionnaire



CLIENT/USER QUESTIONNAIRE

This form is the **User Questionnaire**, as defined and required by ASTM E1527-13. The **User** is the party seeking to rely on the Phase I Environmental Site Assessment; this is typically **not** the current property owner. The User's responses to these questions are an important element to meeting the all appropriate inquiry rule. It is acceptable to write "Do not know."

PROPERTY ADDRESS: Six Benton County Tax Parcels, Bermuda Road, Richland

FORM COMPLETED BY: Bill Wilson

RELATIONSHIP TO PROPERTY: owner

QUESTIONNAIRE

Please complete this information to the best of your knowledge.

1. Are you aware of any environmental cleanup liens against the property that are filed under federal, tribal, state, or local law? ☐ Yes ☒ No (If yes, summarize below.)
2. Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls in place at the site and/or filed or recorded in a registry under federal, tribal, state, or local law? ☐ Yes ☒ No (If yes, summarize below.)
3. As the User of this environmental site assessment, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property, or an adjoining property, so you would have specialized knowledge of the chemicals and processes used by that type of business?

NO
4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property?
☐ Yes ☒ No
If you conclude that there is a difference from fair market value, is the lower price because contamination is known or believed to be present at the property?



PROJECT CHECKLIST

Site Address: Six Benton County Tax Parcels, Bermuda Road, Richland

Please provide the following information regarding site access, report submittal, and other documents relevant to the completion of a Phase I ESA.

Why is this Phase I ESA being performed? (e.g., to obtain refinancing, for purchase/sale)

Who should we contact for site access? (Please provide name, telephone number, and email address.)

Bill 509430488

To whom should we address the report, if different than the client? (Please provide name and address.)

1776 N Bermuda Rd
Richland 99352

The following documents are useful to PBS when completing this assessment. Please provide if available:

- Preliminary title report / chain of title
- Previous environmental assessment reports
- Tax map, legal description, aerial photograph
- Special requirements for the assessment (e.g., non-ASTM tasks required by lender, lender-specific reliance letters)

ADDITIONAL SERVICES (Optional)

Phase I ESAs assess CERCLA liability. Building- and land-related environmental conditions may contribute to non-CERCLA "business environmental risks," and can include asbestos, lead-based paint, mold, radon, wetlands, and other issues.

PBS will provide the following additional services upon request (please check) at no additional cost:

- ☐ Review and summarize regional radon data pertinent to the site.
- ☐ Limited, visual-only screen of potential asbestos-containing materials, lead-containing paint, and mold observed in accessible areas during the course of the site visit.

The following additional services, which are non-Phase I ESA tasks not included in this proposal, can also be provided by PBS but will be **associated with a separate scope of work, additional fees, and extended completion schedules**. Please check the boxes of additional services desired and PBS will contact you to discuss them.

☐ Asbestos-containing materials testing	☐ Health and safety audit
☐ Lead-in-paint testing	☐ Regulatory compliance audit
☐ Radon testing	☐ On-site drywell registration (UICs)
☐ Mold testing	☐ Vapor migration assessment per ASTM E2600-10
☐ Drinking water testing	☐ Greenhouse gas emissions/carbon footprint
☐ NEPA/SEPA survey	☐ Cultural and historic resources survey
☐ Wetland determination/delineation	☐ Geotechnical evaluation
☐ Water rights evaluation	☐ ALTA Survey
☐ Other (please contact PBS to discuss)	

Client/User Questionnaire

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional (EP) identify conditions indicative of releases or threatened releases?

For example:

Do you know the past uses of the property? FARMING

Do you know of specific chemicals that are present or once present at the property? MOST ARE ORGANIC

Do you know of any spills or other chemical releases that have taken place at the property? NO

Do you know of any environmental cleanups that have taken place at the property? NO

Any other environmentally significant information? NO

6. Based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? NO

Signature: Bill Wilson

Date: 7-7-21

Please Print Name: Bill Wilson

Title: owner

Company (if applicable): _____

Geotechnical Engineering Report

Monson Property Work Plan
S Bermuda Road
Richland, Washington

Prepared for:
Monson Development Washington, LLC
63615 E Jacobs Road
Benton City, Washington 99320

August 20, 2021
PBS Project 66336.000



4412 S CORBETT AVENUE
PORTLAND, OR 97239
503.248.1939 MAIN
866.727.0140 FAX
PBSUSA.COM



Geotechnical Engineering Report

**Monson Property Work Plan
S Bermuda Road
Richland, Washington**

Prepared for:
Monson Development Washington, LLC
63615 E Jacobs Road
Benton City, Washington 99320

August 20, 2021
PBS Project 66336.000

Prepared by:



August 20, 2021

Clint Nealey, PE
Geotechnical Staff Engineer

Reviewed by:

A handwritten signature in black ink, reading "Saiid Behboodi".

Saiid Behboodi, PE, GE (OR)
Principal Geotechnical Engineer

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Figure 1. Vicinity Map
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APPENDICES

Appendix A: Field Explorations

Table A-1. Terminology Used to Describe Soil
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Appendix B: Laboratory Testing

Figure B1. Summary of Laboratory Data

1 INTRODUCTION

1.1 General

This report presents results of PBS Engineering and Environmental Inc. (PBS) geotechnical engineering services for the proposed subdivision located at S Bermuda Road in Richland, Washington (site). The general site location is shown on the Vicinity Map, Figure 1. The locations of PBS' explorations in relation to existing and proposed site features are shown on the Site Plan, Figure 2.

1.2 Purpose and Scope

The purpose of PBS' services was to develop geotechnical design and construction recommendations in support of the planned development. Please note our services were provided for and limited to site development and infrastructure and not for individual lots or residences. This was accomplished by performing the following scope of services.

1.2.1 Literature and Records Review

PBS reviewed various published geologic maps of the area for information regarding geologic conditions and hazards at or near the site. PBS also reviewed previously completed reports for the project vicinity.

1.2.2 Subsurface Explorations

PBS excavated 27 test pits within the proposed subdivision to depths of up to 11 feet below the existing ground surface (bgs). The test pits were logged and representative soil samples collected by a member of the PBS geotechnical engineering staff. Interpreted test pit logs are included as Figures A1 through A27 in Appendix A, Field Explorations.

1.2.3 Field Infiltration Testing

Four open-hole, falling-head field infiltration tests were completed in test pits TP-2, TP-6, TP-13, and TP-21 within the proposed development at depths between 4 and 6 feet bgs. Infiltration testing was monitored by PBS geotechnical engineering staff.

1.2.4 Soils Testing

Soil samples were returned to our laboratory and classified in general accordance with the Unified Soil Classification System (ASTM D2487) and/or the Visual-Manual Procedure (ASTM D2488). Laboratory tests included natural moisture contents and grain-size analyses. Laboratory test results are included in the exploration logs in Appendix A, Field Explorations; and in Appendix B, Laboratory Testing.

1.2.5 Geotechnical Engineering Analysis

Data collected during the subsurface exploration, literature research, and testing were used to develop site-specific geotechnical design parameters and construction recommendations.

1.2.6 Report Preparation

This Geotechnical Engineering Report summarizes the results of our explorations, testing, and analyses, including information relating to the following:

- Field exploration logs and site plan showing approximate exploration locations
- Laboratory test results
- Infiltration test results
- Groundwater levels and considerations
- Liquefaction potential

- Shallow foundation recommendations:
 - Minimum embedment
 - Allowable bearing pressure
 - Estimated settlement
 - Sliding coefficient
- Earthwork and grading, cut, and fill recommendations:
 - Structural fill materials and preparation
 - Utility trench excavation and backfill requirements
 - Slab and pavement subgrade preparation
 - Wet weather considerations
- Seismic design criteria in accordance with the 2018 International Building Code (IBC) with state of Washington amendments
- Slab-on-grade design recommendations
- Asphalt concrete (AC) pavement section recommendations

1.3 Project Understanding

Plans are currently in the conceptual stages; however, development will generally consist of mass grading for subdivision and construction of single-family homes. PBS assumes the homes will be one- to two-story, wood-framed structures. Development will include installation of utilities as well as addition of paved roadways. This report pertains to general infrastructure and shall not be applied to individual residential lots.

2 SITE CONDITIONS

2.1 Surface Description

The roughly 110-acre site is irregularly shaped and located southeast of Badger Mountain. It is presently in use as an orchard. A 14-acre parcel located within the site boundary is currently owned by Richland School District, who plans to build a new school. The area generally slopes to the south with surface elevations ranging from 872 to 1061 feet above mean sea level (amsl). Areas to the north, east, and south are generally occupied by single-family residences and areas to the west are currently used for agriculture.

2.2 Geologic Setting

The site is located within the eastern extent of the Yakima fold and thrust belt, a structural-tectonic sub-province occupying the western extent of the greater Columbia Basin geologic province. The Columbia Basin province is separated from the Deschutes-Columbia Plateau and Blue Mountains provinces of Oregon by the Oregon border. The province is composed primarily of volcanic basement rocks of the Columbia River Basalt Group (CRBG) subdivided into smaller recognizable flows and members that are overlain by Quaternary deposits (Derkey et al., 2006). These older flood basalts were generated by volcanic eruptions in eastern Oregon, eastern Washington, and western Idaho between 16.7 million years ago (Ma) and 5.5 Ma (Reidel, 2004).

The Yakima fold and thrust belt is an actively deforming series of faults and folds that is accommodating clockwise rotation through crustal shortening within the western Columbia province (McCaffrey et al., 2016). Active Quaternary and Holocene faults are found throughout this sub-province. Northwest-southeast and east-west trending anticlinal ridges and wide synclinal valleys dominate much of the Yakima fold and thrust belt. Reverse faulting is pervasive along the flanks of these anticline-syncline complexes (Gomberg et al., 2012). The eastern-most extent of the Yakima fold and thrust belt is continued across the Oregon-Washington border by

the Horse Heaven Anticline (locally referred to as the Horse Heaven Hills) and the Wallula fault system before reaching the Blue Mountains province of Oregon.

The Horse Heaven Anticline forms the local topographic high point along the southern margin of the Columbia Basin and has been continuously incised by the ancestral and historical Columbia River, resulting in a narrow water gap at the southern extent of the Columbia Basin (Reidel and Fecht, 1994; Schuster, 1994). Throughout the Pleistocene, cataclysmic outburst flood waters from Glacial Lake Missoula resulted in rapid sedimentation as floodwaters ponded behind the Horse Heaven Anticline. Slowing flood waters blanketed the basin with slackwater flood deposits over much of the low-lying areas, as well as created extensive gravel bar complexes near the Columbia River. After glacial outburst flooding, reworking of fine-grained material by aeolian processes has created deposits of loess in elevated areas that were not directly affected by glacial floodwaters.

2.2.1 Local Geology

The site is mapped as underlain by Pleistocene Cataclysmic fine-grained flood deposits (Reidel and Fecht, 1994). These flood deposits are described as sand- to silt-sized particles of predominantly quartz, feldspar, and basalt sands, and mapped as greater than 60 feet thick. They are commonly rhythmically bedded and contain lenses of rounded gravels.

Badger Mountain and the associated northwest-oriented linear ridgeline is mapped as consisting of various compositions of the Miocene to Pliocene age CRBG. These rocks are described as well-stratified lava flows of dark gray and gray-black basalt with occasional layers of sedimentary rocks between lava flows. The ridgeline is a surface expression of the Rattlesnake Hills anticline and fault complex that borders the eastern margin of the Yakima fold and thrust belt. Faulting throughout the Quaternary has elevated and deformed the basalts that comprise Badger Mountain, forming steep sloping ridgelines protruding upward from younger surficial deposits.

2.3 Subsurface Conditions

The site was explored by excavating 27 test pits, designated TP-1 through TP-27, to depths of up to 11 feet bgs. The excavation was performed by SG Construction, LLC, of Kennewick, Washington, using a Deere 50G excavator outfitted with a 24-inch-wide toothed bucket. Three additional test pits were planned but not excavated due to utility conflicts.

PBS has summarized the subsurface units as follows:

- | | |
|-------|---|
| FILL: | Fill consisting of silt and fine-grained sand was encountered from the ground surface to the termination depth of 11 feet bgs in test pit TP-1. The fill was generally brown to gray and very stiff at 4 feet bgs based on direct cone penetrometer (DCP) blow counts. The fine-grained portion of the fill was non-plastic, and an organic odor was present throughout the excavation. A layer of roots was present at approximately 9 feet bgs. |
| SILT: | Native silt was encountered in all test pits except TP-1. The brown silt ranged from medium stiff to hard based on DCP blow counts and exhibited no observable plasticity. Fine-grained sand was intermixed with the silt. The silt was generally cemented with difficult digging noted in test pit TP-7. Caliche lenses were observed in test pits TP-10, TP-11, TP-12, TP-19, TP-20, and TP-22. |
| SAND: | Brown to olive, poorly graded, fine- to medium-grained sand was observed in test pits TP-2 through TP-7 and TP-18. The sand was found at depths between 6 to 9 feet bgs and extended to the termination depth where found. |

BASALT: Test pits terminated in dark gray basalt in test pits TP-9 through TP-16, TP-19, TP-22, and TP-24 through TP-27. The depth to basalt ranged from 2.5 to 11 feet bgs.

2.4 Groundwater

Static groundwater was not encountered during our explorations. Based on a review of regional groundwater logs available from the Washington State Department of Ecology, we anticipate that the static groundwater level is present at a depth greater than 30 feet bgs. Please note that groundwater levels can fluctuate during the year depending on climate, irrigation season, extended periods of precipitation, drought, and other factors.

2.5 Infiltration Testing

PBS completed four open-hole, falling-head infiltration tests in test pits TP-2, TP-6, TP-13, and TP-21 at depths between 4 and 6 feet bgs. The infiltration tests were conducted in general accordance with the Stormwater Management Manual for Eastern Washington procedures. The infiltration tests were conducted within the unlined test pits which were filled with water to achieve a minimum 1-foot-high column of water. After a period of saturation, the height of the water column was measured initially and at regular, timed intervals. Results of our field infiltration testing are presented in Table 1. Results of cation exchange capacity testing are presented in Table 2.

Table 1. Infiltration Test Results

Test Location	Depth (feet bgs)	Field Measured Infiltration Rate (in/hr)	Soil Classification
TP-2	6	2.3	Sand (SP)
TP-6	6	2.4	Sandy Silt (ML)
TP-13	4	2.4	Sandy Silt (ML)
TP-21	6	1.7	Silt with Sand (ML)

The infiltration rates listed in Table 1 are not permeabilities/hydraulic conductivities, but field-measured rates, and do not include correction factors related to long-term infiltration rates. The design engineer should determine the appropriate correction factors to account for the planned level of pre-treatment, maintenance, vegetation, siltation, etc. Field-measured infiltration rates are typically reduced by a minimum factor of 2 to 4 for use in design. PBS recommends using the lowest infiltration rate to account for the mixing of site soils that occurs during normal construction activities.

Soil types can vary significantly over relatively short distances. The infiltration rates noted above are representative of one discrete location and depth. Installation of infiltration systems within the layer the field rate was measured is considered critical to proper performance of the systems. PBS should be retained to verify that infiltration systems drain as designed.

Table 2. Cation Exchange Capacity Test Results

Test Location	Depth (feet bgs)	Soil pH	Organic Matter (%)	Cation Exchange Capacity (meq/100g)
TP-1	4	8.0	1.72	11.8
TP-7	4	8.4	1.91	14.8
TP-17	2	8.2	1.70	15.6

3 CONCLUSIONS AND RECOMMENDATIONS

3.1 Geotechnical Design Considerations

The subsurface conditions at the site generally consist of silt and sand overlaying basalt bedrock, which was encountered at depths as shallow as 2.5 feet during our explorations. Most shallow excavations may be completed using conventional equipment. Deeper excavation or excavation where basalt is shallow may require a pneumatic rock hammer or large, single-shank ripper. Alternatively, blasting may be necessary, as was the case during development of a neighboring parcel.

Undocumented fill was encountered in test pit TP-1. PBS does not currently know the depth or extent of the fill. Footings should not be supported on undocumented fill.

The grading and final development plans for the project had not been completed when this report was prepared. Once completed, PBS should be engaged to review the project plans and update our recommendations as necessary. Conventional foundation support on shallow spread footings is feasible.

3.2 Shallow Foundations

Shallow spread footings bearing on the native silt and sand soils found at the surface may be used to support loads associated with the proposed development, provided the recommendations in this report are followed. Footings should not be supported on undocumented fill.

3.2.1 Minimum Footing Widths and Design Bearing Pressure

Continuous wall and isolated spread footings should be at least 18 and 24 inches wide, respectively. Footings should be sized using a maximum allowable bearing pressure of 2,000 pounds per square foot (psf). This is a net bearing pressure and the weight of the footing and overlying backfill can be disregarded in calculating footing sizes. The recommended allowable bearing pressure applies to the total of dead plus long-term live loads. Allowable bearing pressures may be increased by one-third for seismic and wind loads.

Footings will settle in response to column and wall loads. Based on our evaluation of the subsurface conditions and our analysis, we estimate post-construction settlement will be less than 1 inch for the column and perimeter foundation loads. Differential settlement will be on the order of one-half of the total settlement.

3.2.2 Footing Embedment Depths

PBS recommends that all footings be founded a minimum of 24 inches below the lowest adjacent grade. The footings should be founded below an imaginary line projecting upward at a 1H:1V (horizontal to vertical) slope from the base of any adjacent, parallel utility trenches or deeper excavations.

3.2.3 Footing Preparation

Excavations for footings should be carefully prepared to a neat and undisturbed state. A representative from PBS should confirm suitable bearing conditions and evaluate all exposed footing subgrades. Observations should also confirm that loose or soft materials have been removed from new footing excavations and concrete slab-on-grade areas. Localized deepening of footing excavations may be required to penetrate loose, wet, or deleterious materials.

PBS recommends a layer of compacted, crushed rock be placed over the footing subgrades to help protect them from disturbance due to foot traffic and the elements. Placement of this rock is the prerogative of the contractor; regardless, the footing subgrade should be in a dense or stiff condition prior to pouring concrete. Based on our experience, approximately 4 inches of compacted crushed rock will be suitable beneath the footings.

3.2.4 Lateral Resistance

Lateral loads can be resisted by passive earth pressure on the sides of footings and grade beams, and by friction at the base of the footings. A passive earth pressure of 200 pounds per cubic foot (pcf) may be used for footings confined by native soils and new structural fills. The allowable passive pressure has been reduced by a factor of two to account for the large amount of deformation required to mobilize full passive resistance. Adjacent floor slabs, pavements, or the upper 12-inch depth of adjacent unpaved areas should not be considered when calculating passive resistance. For footings supported on native soils or new structural fills, use a coefficient of friction equal to 0.35 when calculating resistance to sliding. These values do not include a factor of safety (FS).

3.3 Floor Slabs

Satisfactory subgrade support for building floor slabs can be obtained from the native silt and sand subgrade prepared in accordance with our recommendations presented in the Site Preparation, Wet/Freezing Weather and Wet Soil Conditions, and Imported Granular Materials sections of this report. A minimum 6-inch-thick layer of imported granular material should be placed and compacted over the prepared subgrade. Thicker aggregate sections may be necessary where undocumented fill is present, soft/loose soils are present at subgrade elevation, and/or during wet conditions. Imported granular material should be composed of crushed rock or crushed gravel that is relatively well graded between coarse and fine, contains no deleterious materials, has a maximum particle size of 1 inch, and has less than 5% by dry weight passing the US Standard No. 200 Sieve.

Floor slabs supported on a subgrade and base course prepared in accordance with the preceding recommendations may be designed using a modulus of subgrade reaction (k) of 100 pounds per cubic inch (pci).

3.4 Seismic Design Considerations

3.4.1 Code-Based Seismic Design Parameters

The current seismic design criteria for this project are based on the 2018 International Building Code with State of Washington amendments. Based on subsurface conditions encountered at the site, Site Class D is appropriate for use in design. The seismic design criteria, in accordance with the 2018 IBC, are summarized in Table 3.

Table 3. 2018 IBC Seismic Design Parameters

Parameter	Short Period	1 Second
Maximum Credible Earthquake Spectral Acceleration	$S_s = 0.43 g$	$S_1 = 0.16 g$
Site Class	D	
Site Coefficient	$F_a = 1.46$	$F_v = 2.27$
Adjusted Spectral Acceleration	$S_{MS} = 0.63 g$	$S_{M1} = 0.37 g$
Design Spectral Response Acceleration Parameters	$S_{DS} = 0.42 g$	$S_{D1} = 0.25 g$

g = Acceleration due to gravity

3.4.2 Liquefaction Potential

Liquefaction is defined as a decrease in the shear resistance of loose, saturated, cohesionless soil (e.g., sand) or low plasticity silt soils, due to the buildup of excess pore pressures generated during an earthquake. This results in a temporary transformation of the soil deposit into a viscous fluid. Liquefaction can result in ground settlement, foundation bearing capacity failure, and lateral spreading of ground.

Based on a review of the Washington Division of Geology and Earth Resources, the site is shown as having a low to moderate liquefaction hazard. Based on the soil types and lack of groundwater encountered in our explorations, as well as the depth to groundwater reported in nearby well logs, our current opinion is that the risk of structurally damaging liquefaction settlement at the site is low.

3.5 Temporary and Permanent Slopes

All temporary cut slopes should be excavated with a smooth-bucket excavator, with the slope surface repaired if disturbed. In addition, upslope surface runoff should be rerouted to not run down the face of the slopes. Equipment should not be allowed to induce vibration or infiltrate water above the slopes, and no surcharges are allowed within 25 feet of the slope crest.

Permanent cut and fill slopes up to 10 feet high can be inclined at 2H:1V in medium dense or silt and sand soils or compacted structural fill. If slow seepage is present, use of a rock blanket or a suitably revegetated, reinforced erosion control blanket may be required. PBS should be consulted if seepage is present; additional erosion control measures, such as additional drainage elements, and/or flatter slopes, may also be required. Exposed soils that are soft or loose may also require these measures. Fill slopes should be over-built and cut back into compacted structural fill at the design inclination using a smooth-bucket excavator. Erosion control is critical to maintaining slopes.

3.6 Ground Moisture

3.6.1 General

The perimeter ground surface and hard-scape should be sloped to drain away from all structures and away from adjacent slopes. Gutters should be tight-lined to a suitable discharge and maintained as free-flowing. All crawl spaces should be adequately ventilated and sloped to drain to a suitable, exterior discharge.

3.6.2 Perimeter Footing Drains

Due to the relatively low permeability of site soils and the potential for perched groundwater at the site, we recommend perimeter foundation drains be installed around all proposed structures.

The foundation subdrainage system should include a minimum 4-inch diameter perforated pipe in a drain rock envelope. A non-woven geotextile filter fabric, such as Mirafi 140N or equivalent, should be used to completely

wrap the drain rock envelope, separating it from the native soil and footing backfill materials. The invert of the perimeter drain lines should be placed approximately at the bottom of footing elevation. Also, the subdrainage system should be sealed at the ground surface. The perforated subdrainage pipe should be laid to drain by gravity into a non-perforated solid pipe and finally connected to the site drainage stem at a suitable location. Water from downspouts and surface water should be independently collected and routed to a storm sewer or other positive outlet. This water must not be allowed to enter the bearing soils.

3.6.3 Vapor Flow Retarder

A continuous, impervious barrier must be installed over the ground surface in the crawl space and under slabs of all structures. Barriers should be installed per the manufacturer's recommendations.

3.7 Pavement Design

The provided pavement recommendations were developed using our experience with similar projects as well as the American Association of State Highway and Transportation Officials (AASHTO) design methods and references the associated Washington Department of Transportation (WSDOT) specifications for construction. Our evaluation considered a maximum of two trucks per day for a 20-year design life.

The minimum recommended pavement section thicknesses are provided in Table 4. Depending on weather conditions at the time of construction, a thicker aggregate base course section could be required to support construction traffic during preparation and placement of the pavement section. In this case, thicker base course and/or asphalt may be required.

Table 4. Minimum AC Pavement Sections

Traffic Loading	AC (inches)	Base Course (inches)	Subgrade
Drive Lanes and Access Roads	3	9	Stiff subgrade as verified by PBS personnel*

* Subgrade must pass proofroll

The asphalt cement binder should be selected following WSDOT SS 9-02.1(4) – Performance Graded Asphalt Binder. The AC should consist of ½-inch hot mix asphalt (HMA) with a maximum lift thickness of 3 inches. The AC should conform to WSDOT SS 5-04.3(7)A – Mix Design, WSDOT SS 9-03.8(2) – HMA Test Requirements, and WSDOT SS 9-03.8(6) – HMA Proportions of Materials. The AC should be compacted to 91% of the maximum theoretical density (Rice value) of the mix, as determined in accordance with ASTM D2041, following the guidelines set in WSDOT SS 5-04.3(10) – Compaction.

Heavy construction traffic on new pavements or partial pavement sections (such as base course over the prepared subgrade) will likely exceed the design loads and could potentially damage or shorten the pavement life; therefore, we recommend construction traffic not be allowed on new pavements, or that the contractor take appropriate precautions to protect the subgrade and pavement during construction.

If construction traffic is to be allowed on newly constructed road sections, an allowance for this additional traffic will need to be made in the design pavement section.

4 CONSTRUCTION RECOMMENDATIONS

4.1 Site Preparation

Construction of the proposed residential subdivision will involve clearing and grubbing of the existing vegetation or demolition of possible existing structures. Demolition should include removal of existing

pavement, utilities, etc., throughout the proposed new development. Underground utility lines or other abandoned structural elements should also be removed. The voids resulting from removal of foundations or loose soil in utility lines should be backfilled with compacted structural fill. The base of these excavations should be excavated to firm native subgrade before filling, with sides sloped at a minimum of 1H:1V to allow for uniform compaction. Materials generated during demolition should be transported off site or stockpiled in areas designated by the owner's representative.

4.1.1 Proofrolling/Subgrade Verification

Following site preparation and prior to placing aggregate base over shallow foundation, floor slab, and pavement subgrades, the exposed subgrade should be evaluated either by proofrolling or another method of subgrade verification. The subgrade should be proofrolled with a fully loaded dump truck or similar heavy, rubber-tire construction equipment to identify unsuitable areas. If evaluation of the subgrades occurs during wet conditions, or if proofrolling the subgrades will result in disturbance, they should be evaluated by PBS using a steel foundation probe. We recommend that PBS be retained to observe the proofrolling and perform the subgrade verifications. Unsuitable areas identified during the field evaluation should be compacted to a firm condition or be excavated and replaced with structural fill.

4.1.2 Wet/Freezing Weather and Wet Soil Conditions

Due to the presence of fine-grained silt and sands in the near-surface materials at the site, construction equipment may have difficulty operating on the near-surface soils when the moisture content of the surface soil is more than a few percentage points above the optimum moisture required for compaction. Soils disturbed during site preparation activities, or unsuitable areas identified during proofrolling or probing, should be removed and replaced with compacted structural fill.

Site earthwork and subgrade preparation should not be completed during freezing conditions, except for mass excavation to the subgrade design elevations. We recommend the earthwork construction at the site be performed during the dry season.

Protection of the subgrade is the responsibility of the contractor. Construction of granular haul roads to the project site entrance may help reduce further damage to the pavement and disturbance of site soils. The actual thickness of haul roads and staging areas should be based on the contractors' approach to site development, and the amount and type of construction traffic. The imported granular material should be placed in one lift over the prepared undisturbed subgrade and compacted using a smooth-drum, non-vibratory roller. A geotextile fabric should be used to separate the subgrade from the imported granular material in areas of repeated construction traffic. Depending on site conditions, the geotextile should meet Washington State Department of Transportation (WSDOT) SS 9-33.2 – Geosynthetic Properties for soil separation or stabilization. The geotextile should be installed in conformance with WSDOT SS 2-12.3 – Construction Geosynthetic (Construction Requirements) and, as applicable, WSDOT SS 2-12.3(2) – Separation or WSDOT SS 2-12.3(3) – Stabilization.

4.1.3 Compacting Test Pit Locations

The test pit excavations were backfilled using the excavator bucket and relatively minimal compactive effort; therefore, soft spots can be expected at these locations. We recommend that the relatively uncompacted soil be removed from the test pits to a depth of at least 3 feet below finished subgrade elevation in pavement areas and to full depth in building areas. The resulting excavation should be backfilled with structural fill.

4.2 Excavation

The near-surface soils at the site can be excavated with conventional earthwork equipment. Deeper excavations may require use of a pneumatic rock hammer or large single-shank ripper. Blasting may be necessary for some deep utility excavations. Sloughing and caving should be anticipated. All excavations should be made in accordance with applicable Occupational Safety and Health Administration (OSHA) and state regulations. The contractor is solely responsible for adherence to the OSHA requirements. Trench cuts should stand relatively vertical to a depth of approximately 4 feet bgs, provided no groundwater seepage is present in the trench walls. Open excavation techniques may be used provided the excavation is configured in accordance with the OSHA requirements, groundwater seepage is not present, and with the understanding that some sloughing may occur. Trenches/excavations should be flattened if sloughing occurs or seepage is present. Use of a trench shield or other approved temporary shoring is recommended if vertical walls are desired for cuts deeper than 4 feet bgs. If dewatering is used, we recommend that the type and design of the dewatering system be the responsibility of the contractor, who is in the best position to choose systems that fit the overall plan of operation.

4.3 Structural Fill

Structural fill should be placed over subgrade that has been prepared in conformance with the Site Preparation and Wet/Freezing Weather and Wet Soil Conditions sections of this report. Structural fill material should consist of relatively well-graded soil, or an approved rock product that is free of organic material and debris, and contains particles not greater than 3 inches nominal dimension.

The suitability of soil for use as compacted structural fill will depend on the gradation and moisture content of the soil when it is placed. As the amount of fines (material finer than the US Standard No. 200 Sieve) increases, soil becomes increasingly sensitive to small changes in moisture content and compaction becomes more difficult to achieve. Soils containing more than about 5% fines cannot consistently be compacted to a dense, non-yielding condition when the water content is significantly greater (or significantly less) than optimum.

If fill and excavated material will be placed on slopes steeper than 5H:1V, these must be keyed/benched into the existing slopes and installed in horizontal lifts. Vertical steps between benches should be approximately 2 feet.

4.3.1 On-Site Soil

On-site soils encountered in our explorations are generally suitable for placement as structural fill for mass grading to raise the site during moderate, dry weather when moisture contents can be maintained by air drying and/or addition of water. The fine-grained fraction of the site soils are moisture sensitive, and during wet weather, may become unworkable because of excess moisture content. In order to reduce moisture content, some aerating and drying of fine-grained soils may be required. The material should be placed in lifts with a maximum uncompacted thickness of approximately 8 inches and compacted to at least 92% of the maximum dry density, as determined by ASTM D1557 (modified proctor).

4.3.2 Imported Granular Materials

Imported granular material used during periods of wet weather or for haul roads, building pad subgrades, staging areas, etc., should be pit or quarry run rock, crushed rock, or crushed gravel and sand, and should meet the specifications provided in WSDOT SS 9-03.14(2) – Select Borrow. In addition, the imported granular material should be fairly well graded between coarse and fine, and of the fraction passing the US Standard No. 4 Sieve, less than 5% by dry weight should pass the US Standard No. 200 Sieve.

Imported granular material should be placed in lifts with a maximum uncompacted thickness of 9 inches and be compacted to not less than 95% of the maximum dry density, as determined by ASTM D1557.

4.3.3 Base Aggregate

Base aggregate for floor slabs and beneath pavements should be clean crushed rock or crushed gravel. The base aggregate should contain no deleterious materials, meet specifications provided in WSDOT SS 9-03.9(3) – Crushed Surfacing Base Course, and have less than 5% (by dry weight) passing the US Standard No. 200 Sieve. The imported granular material should be placed in one lift and compacted to at least 95% of the maximum dry density, as determined by ASTM D1557.

4.3.4 Foundation Base Aggregate

Imported granular material placed at the base of excavations for spread footings, slabs-on-grade, and other below-grade structures should be clean, crushed rock or crushed gravel and sand that is fairly well graded between coarse and fine. The granular materials should contain no deleterious materials, have a maximum particle size of 1½ inch, and meet WSDOT SS 9-03.12(1)A – Gravel Backfill for Foundations (Class A). The imported granular material should be placed in one lift and compacted to not less than 95% of the maximum dry density, as determined by ASTM D1557.

4.3.5 Trench Backfill

Trench backfill placed beneath, adjacent to, and for at least 2 feet above utility lines (i.e., the pipe zone) should consist of well-graded granular material with a maximum particle size of 1 inch and less than 10% by dry weight passing the US Standard No. 200 Sieve, and should meet the standards prescribed by WSDOT SS 9-03.12(3) – Gravel Backfill for Pipe Zone Bedding. The pipe zone backfill should be compacted to at least 90% of the maximum dry density as determined by ASTM D1557, or as required by the pipe manufacturer or local building department.

Within pavement areas or beneath building pads, the remainder of the trench backfill should consist of well-graded granular material with a maximum particle size of 1½ inches, less than 10% by dry weight passing the US Standard No. 200 Sieve, and should meet standards prescribed by WSDOT SS 9-03.19 – Bank Run Gravel for Trench Backfill. This material should be compacted to at least 92% of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department. The upper 2 feet of the trench backfill should be compacted to at least 95% of the maximum dry density, as determined by ASTM D1557.

Outside of structural improvement areas (e.g., roadway alignments or building pads), trench backfill placed above the pipe zone should consist of excavated material free of wood waste, debris, clods, or rocks greater than 6 inches in diameter and meet WSDOT SS 9-03.14 – Borrow and WSDOT SS 9-03.15 – Native Material for Trench Backfill. This general trench backfill should be compacted to at least 90% of the maximum dry density, as determined by ASTM D1557, or as required by the pipe manufacturer or local building department.

4.3.6 Stabilization Material

Stabilization rock should consist of pit or quarry run rock that is well-graded, angular, crushed rock consisting of 4- or 6-inch-minus material with less than 5% passing the US Standard No. 4 Sieve. The material should be free of organic matter and other deleterious material. WSDOT SS 9-13.1(5) – Quarry Spalls can be used as a general specification for this material with the stipulation of limiting the maximum size to 6 inches.

5 ADDITIONAL SERVICES AND CONSTRUCTION OBSERVATIONS

In most cases, other services beyond completion of a final geotechnical engineering report are necessary or desirable to complete the project. Occasionally, conditions or circumstances arise that require additional work that was not anticipated when the geotechnical report was written. PBS offers a range of environmental, geological, geotechnical, and construction services to suit the varying needs of our clients.

PBS should be retained to review the plans and specifications for this project before they are finalized. Such a review allows us to verify that our recommendations and concerns have been adequately addressed in the design. Satisfactory earthwork performance depends on the quality of construction. Sufficient observation of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. We recommend that PBS be retained to observe general excavation, stripping, fill placement, footing subgrades, and/or pile installation. Subsurface conditions observed during construction should be compared with those encountered during the subsurface explorations. Recognition of changed conditions requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated.

6 LIMITATIONS

This report has been prepared for the exclusive use of the addressee, and their architects and engineers, for aiding in the design and construction of the proposed development and is not to be relied upon by other parties. It is not to be photographed, photocopied, or similarly reproduced, in total or in part, without express written consent of the client and PBS. It is the addressee's responsibility to provide this report to the appropriate design professionals, building officials, and contractors to ensure correct implementation of the recommendations.

The opinions, comments, and conclusions presented in this report are based upon information derived from our literature review, field explorations, laboratory testing, and engineering analyses. It is possible that soil, rock, or groundwater conditions could vary between or beyond the points explored. If soil, rock, or groundwater conditions are encountered during construction that differ from those described herein, the client is responsible for ensuring that PBS is notified immediately so that we may reevaluate the recommendations of this report.

Unanticipated fill, soil and rock conditions, and seasonal soil moisture and groundwater variations are commonly encountered and cannot be fully determined by merely taking soil samples or completing explorations such as test pits. Such variations may result in changes to our recommendations and may require additional funds for expenses to attain a properly constructed project; therefore, we recommend a contingency fund to accommodate such potential extra costs.

The scope of work for this subsurface exploration and geotechnical report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.

If there is a substantial lapse of time between the submission of this report and the start of work at the site, if conditions have changed due to natural causes or construction operations at or adjacent to the site, or if the basic project scheme is significantly modified from that assumed, this report should be reviewed to determine the applicability of the conclusions and recommendations presented herein. Land use, site conditions (both on and off site), or other factors may change over time and could materially affect our findings; therefore, this report should not be relied upon after three years from its issue, or in the event that the site conditions change.

7 REFERENCES

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Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer

will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the “Findings” Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site’s subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual site-wide subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report’s Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals’ misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals’ plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note*

conspicuously that you’ve included the material for information purposes only. To avoid misunderstanding, you may also want to note that “informational purposes” means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled “limitations,” many of these provisions indicate where geotechnical engineers’ responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a “phase-one” or “phase-two” environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer’s services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer’s recommendations will not of itself be sufficient to prevent moisture infiltration.* Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists.*

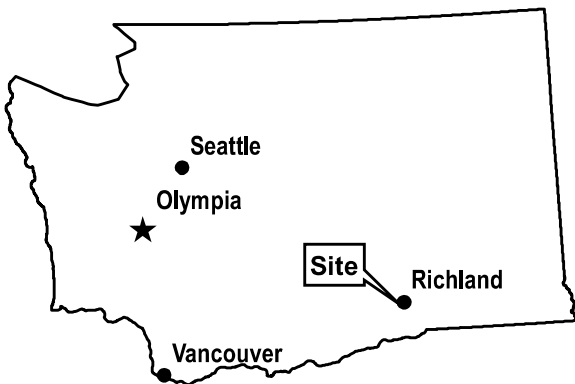
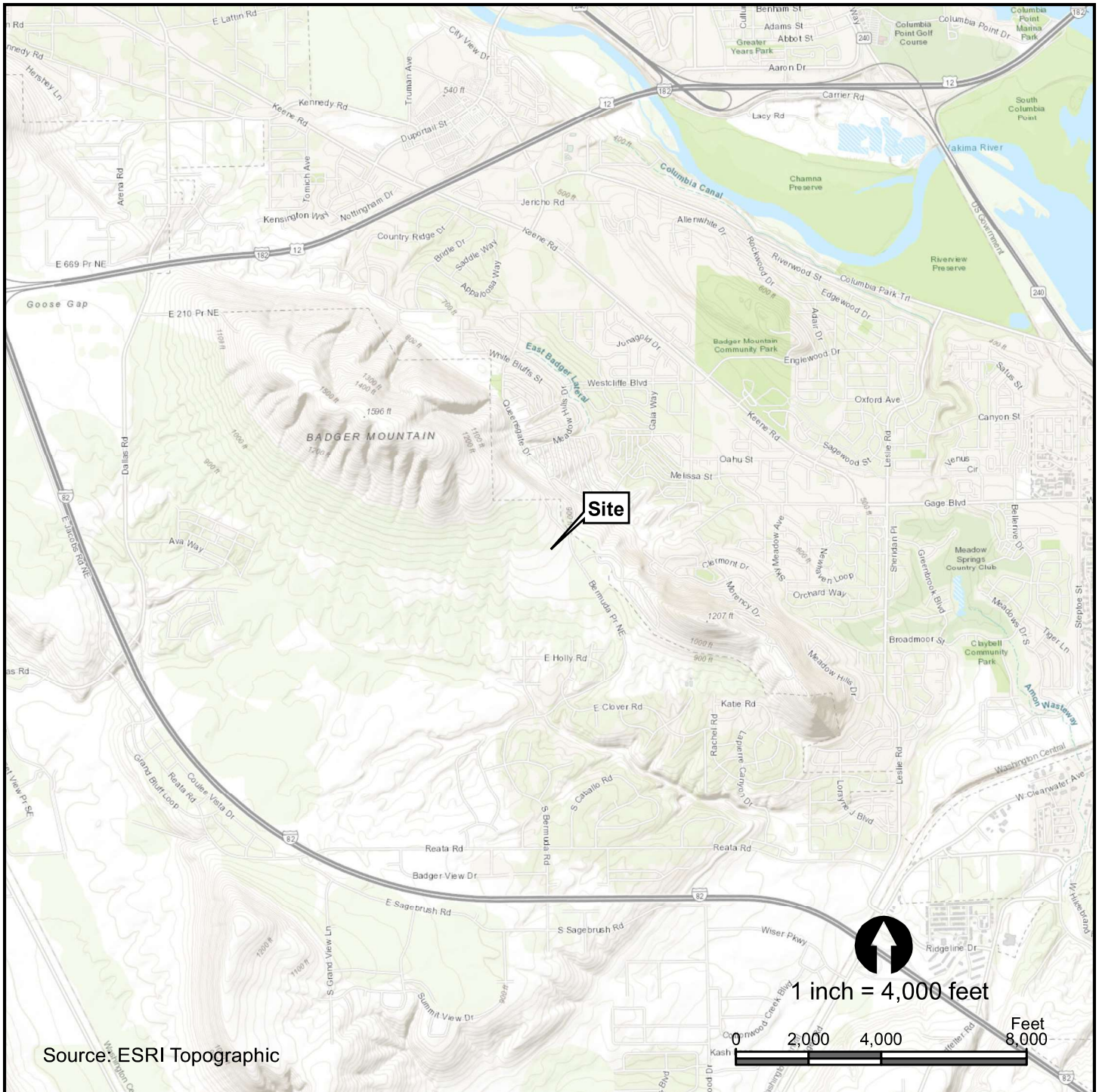


**GEOPROFESSIONAL
BUSINESS
ASSOCIATION**

Telephone: 301/565-2733

e-mail: info@geoprofessional.org www.geoprofessional.org

Figures



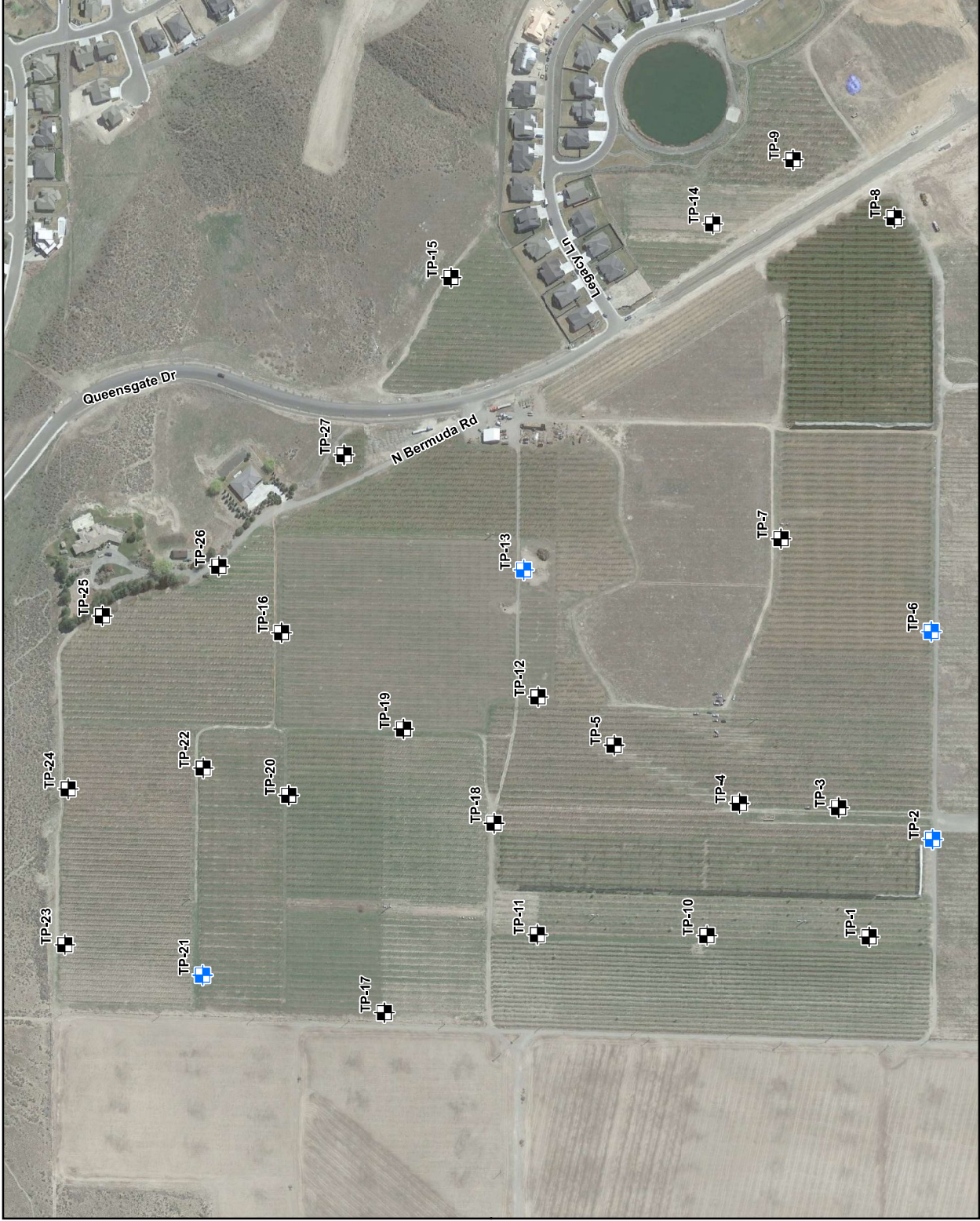
VICINITY MAP **MONSON PROPERTY** **WORK PLAN** **RICHLAND, WASHINGTON**

DATE: AUG 2021 · PROJECT: 66336.000



FIGURE

1



EXPLANATION



TP-1 - Test pit name and approximate location

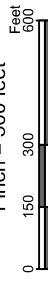


TP-2 - Test pit name and approximate location with infiltration test

SOURCES: Google Earth 2018 imagery



1 inch = 300 feet



SITE PLAN
MONSON PROPERTY
WORK PLAN
RICHLAND, WASHINGTON

DATE: AUG 2021 • PROJECT: 66336.000

FIGURE



2

Appendix A

Field Explorations

Appendix A: Field Explorations

A1 GENERAL

PBS explored subsurface conditions at the project site by excavating test pits to depths of up to 11 feet bgs on July 20 and July 21, 2021. The approximate locations of the explorations are shown on Figure 2, Site Plan. The procedures used to advance the test pits, collect samples, and other field techniques are described in detail in the following paragraphs. Unless otherwise noted, all soil sampling and classification procedures followed engineering practices in general accordance with relevant ASTM procedures. "General accordance" means that certain local excavation and descriptive practices and methodologies have been followed.

A2 TEST PITS

A2.1 Excavation

Test pits were excavated using a Deere 50G excavator equipped with a 24-inch-wide, toothed bucket provided and operated by SG Excavation, LLC, of Kennewick, Washington. The test pits were observed by a member of the PBS geotechnical staff, who maintained a detailed log of the subsurface conditions and materials encountered during the course of the work.

A2.2 Sampling

Representative disturbed samples were taken at selected depths in the test pits. The disturbed soil samples were examined by a member of the PBS geotechnical staff and sealed in plastic bags for further examination.

A2.3 Test Pit Logs

The test pit logs show the various types of materials that were encountered in the excavations and the depths where the materials and/or characteristics of these materials changed, although the changes may be gradual. Where material types and descriptions changed between samples, the contacts were interpreted. The types of samples taken during excavation, along with their sample identification number, are shown to the right of the classification of materials. The natural water (moisture) contents are shown farther to the right. Measured seepage levels, if observed, are noted in the column to the right.

A3 MATERIAL DESCRIPTION

Initially, samples were classified visually in the field. Consistency, color, relative moisture, degree of plasticity, and other distinguishing characteristics of the soil samples were noted. Afterward, the samples were reexamined in the PBS laboratory, various standard classification tests were conducted, and the field classifications were modified where necessary. The terminology used in the soil classifications and other modifiers are defined in Table A-1, Terminology Used to Describe Soil.

Soil Descriptions

Soils exist in mixtures with varying proportions of components. The predominant soil, i.e., greater than 50 percent based on total dry weight, is the primary soil type and is capitalized in our log descriptions (SAND, GRAVEL, SILT, or CLAY). Smaller percentages of other constituents in the soil mixture are indicated by use of modifier words in general accordance with the ASTM D2488-06 Visual-Manual Procedure. "General Accordance" means that certain local and common descriptive practices may have been followed. In accordance with ASTM D2488-06, group symbols (such as GP or CH) are applied on the portion of soil passing the 3-inch (75mm) sieve based on visual examination. The following describes the use of soil names and modifying terms used to describe fine- and coarse-grained soils.

Fine-Grained Soils (50% or greater fines passing 0.075 mm, No. 200 sieve)

The primary soil type, i.e., SILT or CLAY is designated through visual-manual procedures to evaluate soil toughness, dilatency, dry strength, and plasticity. The following outlines the terminology used to describe fine-grained soils, and varies from ASTM D2488 terminology in the use of some common terms.

Primary soil NAME, Symbols, and Adjectives			Plasticity Description	Plasticity Index (PI)
SILT (ML & MH)	CLAY (CL & CH)	ORGANIC SOIL (OL & OH)		
SILT		Organic SILT	Non-plastic	0 – 3
SILT		Organic SILT	Low plasticity	4 – 10
SILT/Elastic SILT	Lean CLAY	Organic SILT/ Organic CLAY	Medium Plasticity	10 – 20
Elastic SILT	Lean/Fat CLAY	Organic CLAY	High Plasticity	20 – 40
Elastic SILT	Fat CLAY	Organic CLAY	Very Plastic	>40

Modifying terms describing secondary constituents, estimated to 5 percent increments, are applied as follows:

Description	% Composition	
With Sand	% Sand $\geq$ % Gravel	15% to 25% plus No. 200
With Gravel	% Sand < % Gravel	
Sandy	% Sand $\geq$ % Gravel	$\leq$ 30% to 50% plus No. 200
Gravelly	% Sand < % Gravel	

Borderline Symbols, for example CH/MH, are used when soils are not distinctly in one category or when variable soil units contain more than one soil type. **Dual Symbols**, for example CL-ML, are used when two symbols are required in accordance with ASTM D2488.

Soil Consistency terms are applied to fine-grained, plastic soils (i.e., $PI \geq 7$). Descriptive terms are based on direct measure or correlation to the Standard Penetration Test N-value as determined by ASTM D1586-84, as follows. SILT soils with low to non-plastic behavior (i.e., $PI < 7$) may be classified using relative density.

Consistency Term	SPT N-value	Unconfined Compressive Strength	
		tsf	kPa
Very soft	Less than 2	Less than 0.25	Less than 24
Soft	2 – 4	0.25 – 0.5	24 – 48
Medium stiff	5 – 8	0.5 – 1.0	48 – 96
Stiff	9 – 15	1.0 – 2.0	96 – 192
Very stiff	16 – 30	2.0 – 4.0	192 – 383
Hard	Over 30	Over 4.0	Over 383

Soil Descriptions

Coarse - Grained Soils (less than 50% fines)

Coarse-grained soil descriptions, i.e., SAND or GRAVEL, are based on the portion of materials passing a 3-inch (75mm) sieve. Coarse-grained soil group symbols are applied in accordance with ASTM D2488-06 based on the degree of grading, or distribution of grain sizes of the soil. For example, well-graded sand containing a wide range of grain sizes is designated SW; poorly graded gravel, GP, contains high percentages of only certain grain sizes. Terms applied to grain sizes follow.

Material NAME	Particle Diameter	
	Inches	Millimeters
SAND (SW or SP)	0.003 – 0.19	0.075 – 4.8
GRAVEL (GW or GP)	0.19 – 3	4.8 – 75
Additional Constituents:		
Cobble	3 – 12	75 – 300
Boulder	12 – 120	300 – 3050

The primary soil type is capitalized, and the fines content in the soil are described as indicated by the following examples. Percentages are based on estimating amounts of fines, sand, and gravel to the nearest 5 percent. Other soil mixtures will have similar descriptive names.

Example: Coarse-Grained Soil Descriptions with Fines

>5% to < 15% fines (Dual Symbols)	≥15% to < 50% fines
Well graded GRAVEL with silt: GW-GM	Silty GRAVEL: GM
Poorly graded SAND with clay: SP-SC	Silty SAND: SM

Additional descriptive terminology applied to coarse-grained soils follow.

Example: Coarse-Grained Soil Descriptions with Other Coarse-Grained Constituents

Coarse-Grained Soil Containing Secondary Constituents	
With sand or with gravel	≥ 15% sand or gravel
With cobbles; with boulders	Any amount of cobbles or boulders.

Cobble and boulder deposits may include a description of the matrix soils, as defined above.

Relative Density terms are applied to granular, non-plastic soils based on direct measure or correlation to the Standard Penetration Test N-value as determined by ASTM D1586-84.

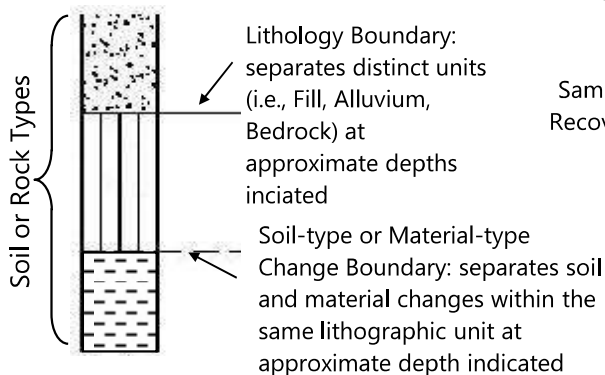
Relative Density Term	SPT N-value
Very loose	0 – 4
Loose	5 – 10
Medium dense	11 – 30
Dense	31 – 50
Very dense	> 50

SAMPLING DESCRIPTIONS

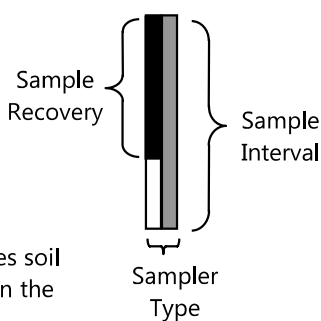
SPT Drive Sampler Standard Penetration Test ASTM D 1586	Shelby Tube Push Sampler ASTM D 1587	Specialized Drive Samplers (Details Noted on Logs)	Specialized Drill or Push Sampler (Details Noted on Logs)	Grab Sample	Rock Coring Interval	Screen (Water or Air Sampling)	Water Level During Drilling/Excavation	Water Level After Drilling/Excavation
								

LOG GRAPHICS

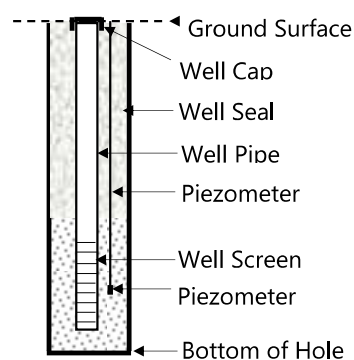
Soil and Rock



Sampling Symbols



Instrumentation Detail



Geotechnical Testing Acronym Explanations

PP	Pocket Penetrometer	HYD	Hydrometer Gradation
TOR	Torvane	SIEV	Sieve Gradation
DCP	Dynamic Cone Penetrometer	DS	Direct Shear
ATT	Atterberg Limits	DD	Dry Density
PL	Plasticity Limit	CBR	California Bearing Ratio
LL	Liquid Limit	RES	Resilient Modulus
PI	Plasticity Index	VS	Vane Shear
P200	Percent Passing US Standard No. 200 Sieve	bgs	Below ground surface
OC	Organic Content	MSL	Mean Sea Level
CON	Consolidation	HCL	Hydrochloric Acid
UC	Unconfined Compressive Strength		



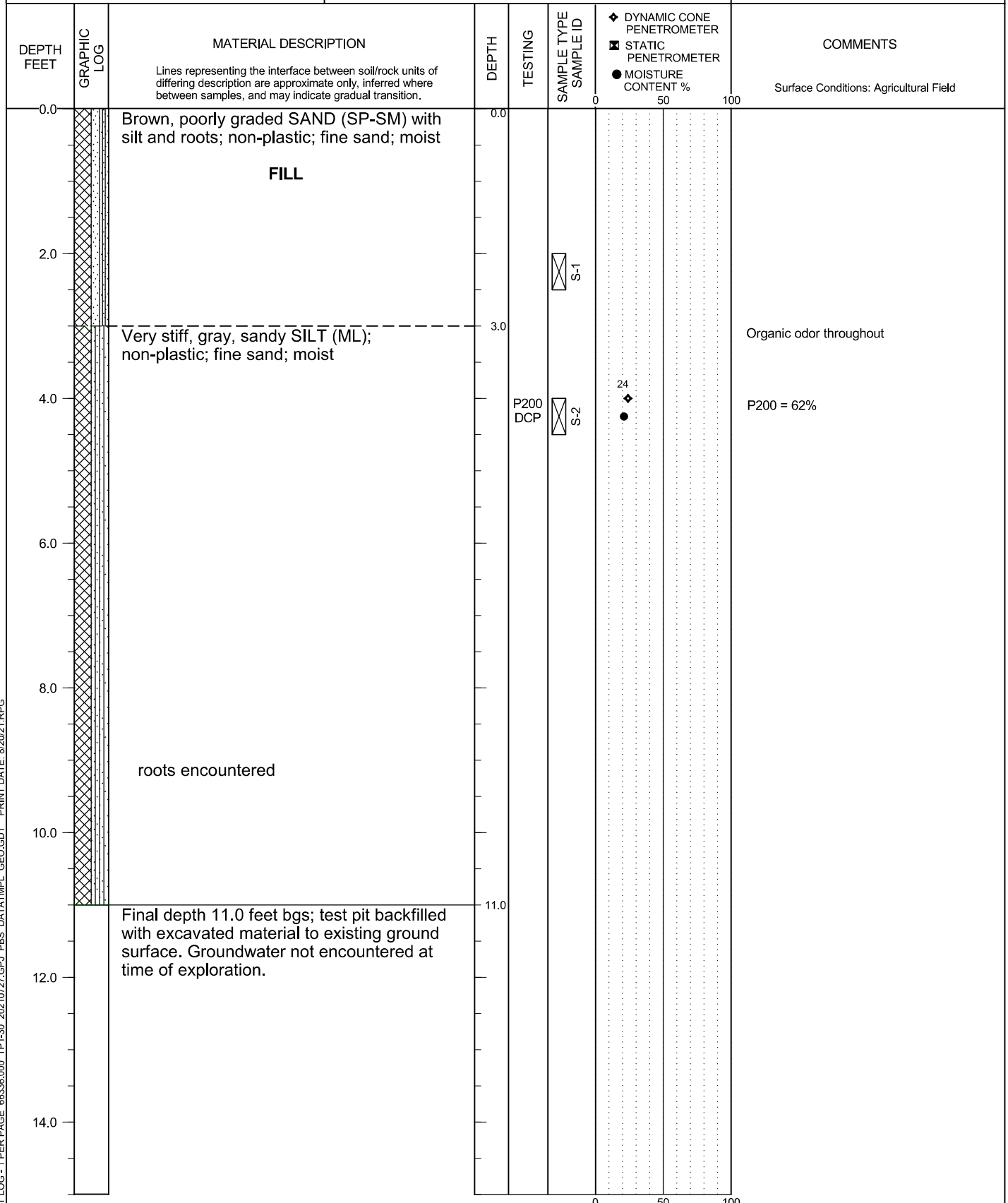
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-1

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-1 LOCATION:
(See Site Plan)

Lat: 46.22107 Long: -119.30583



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/20/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A1
Page 1 of 1



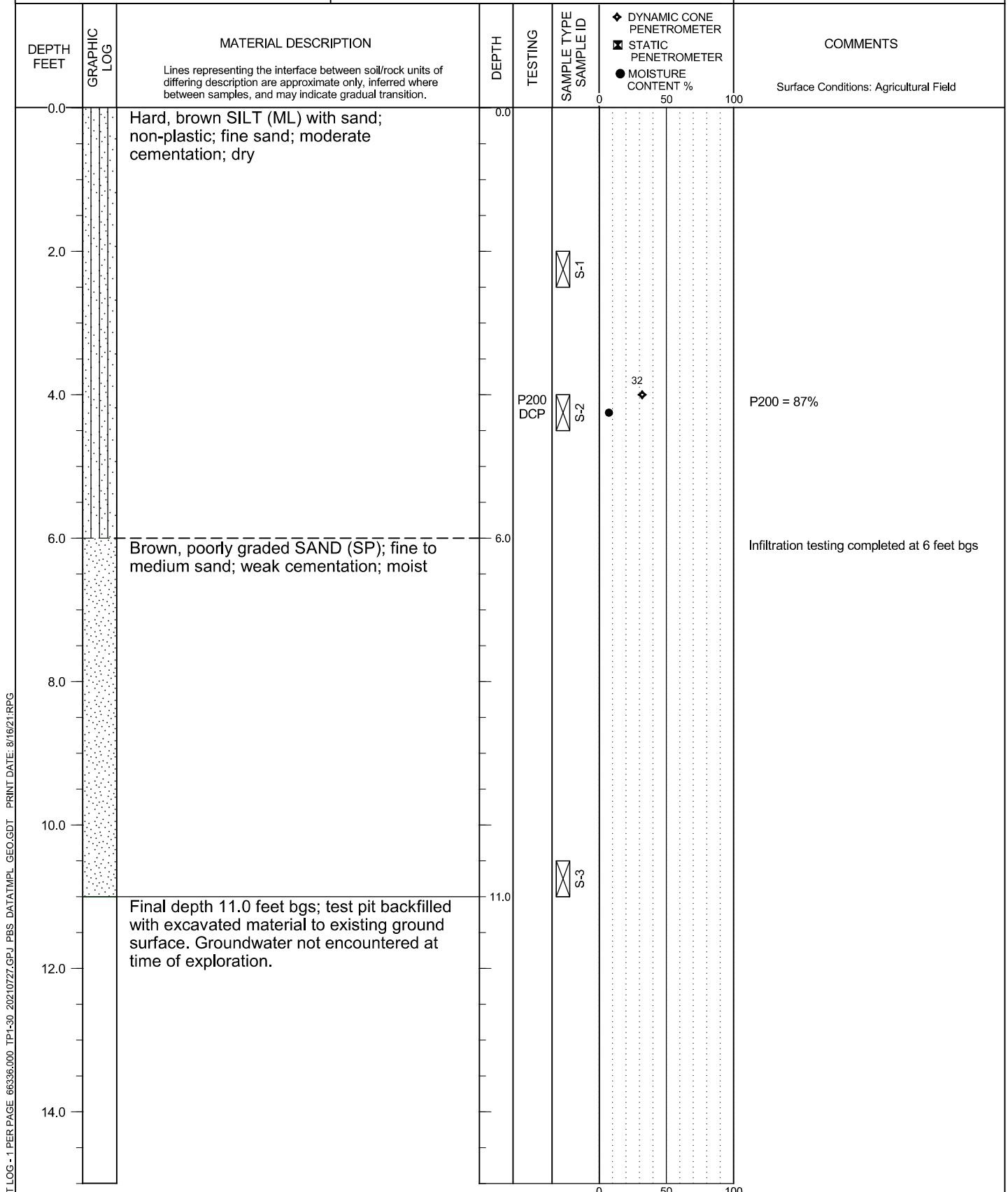
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

PBS PROJECT NUMBER:
66336.000

TEST PIT TP-2

APPROX. TEST PIT TP-2 LOCATION:
(See Site Plan)

Lat: 46.22052 Long: -119.30466



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A2
Page 1 of 1



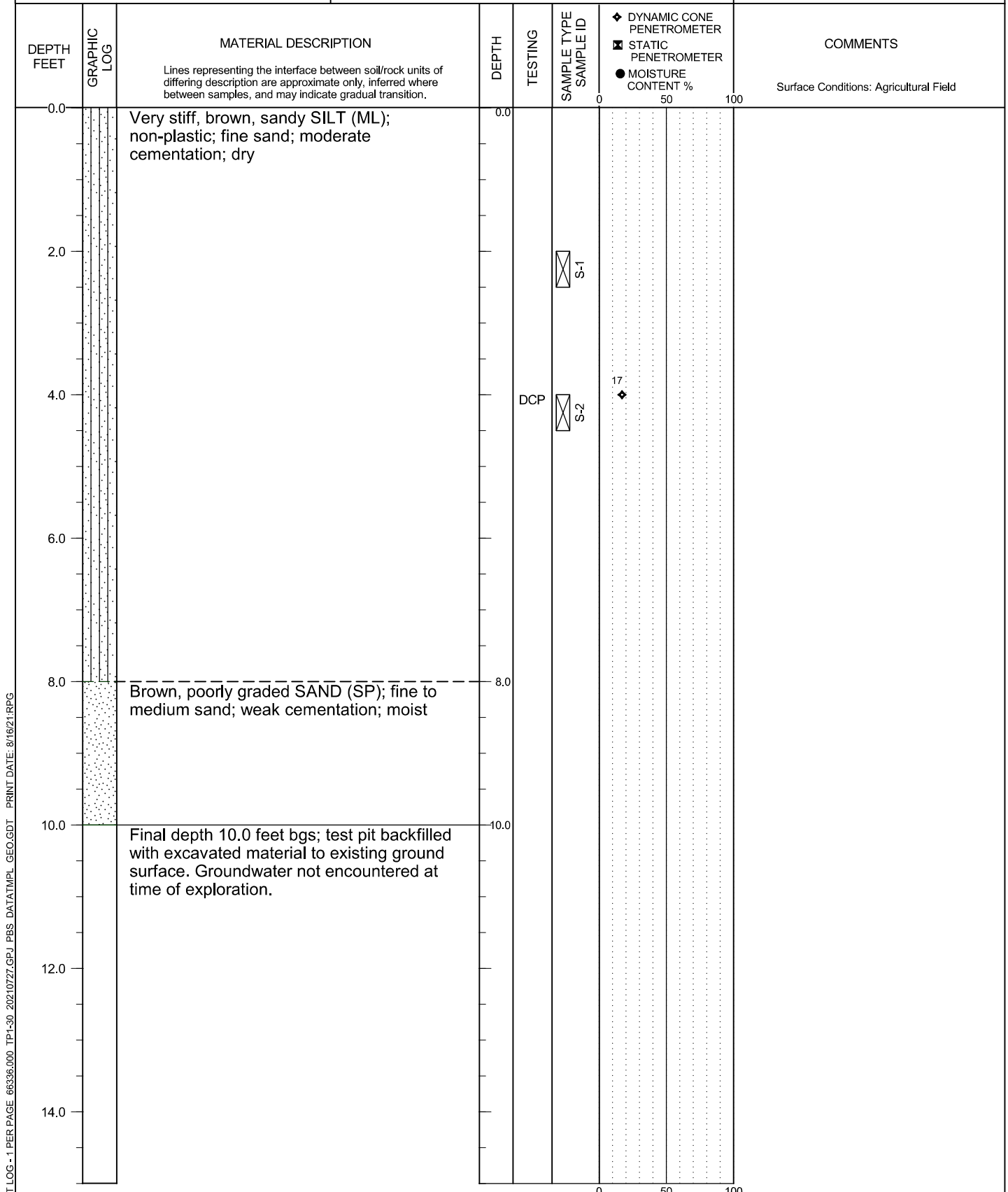
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-3

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-3 LOCATION:
(See Site Plan)

Lat: 46.22131 Long: -119.30426



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A3
Page 1 of 1



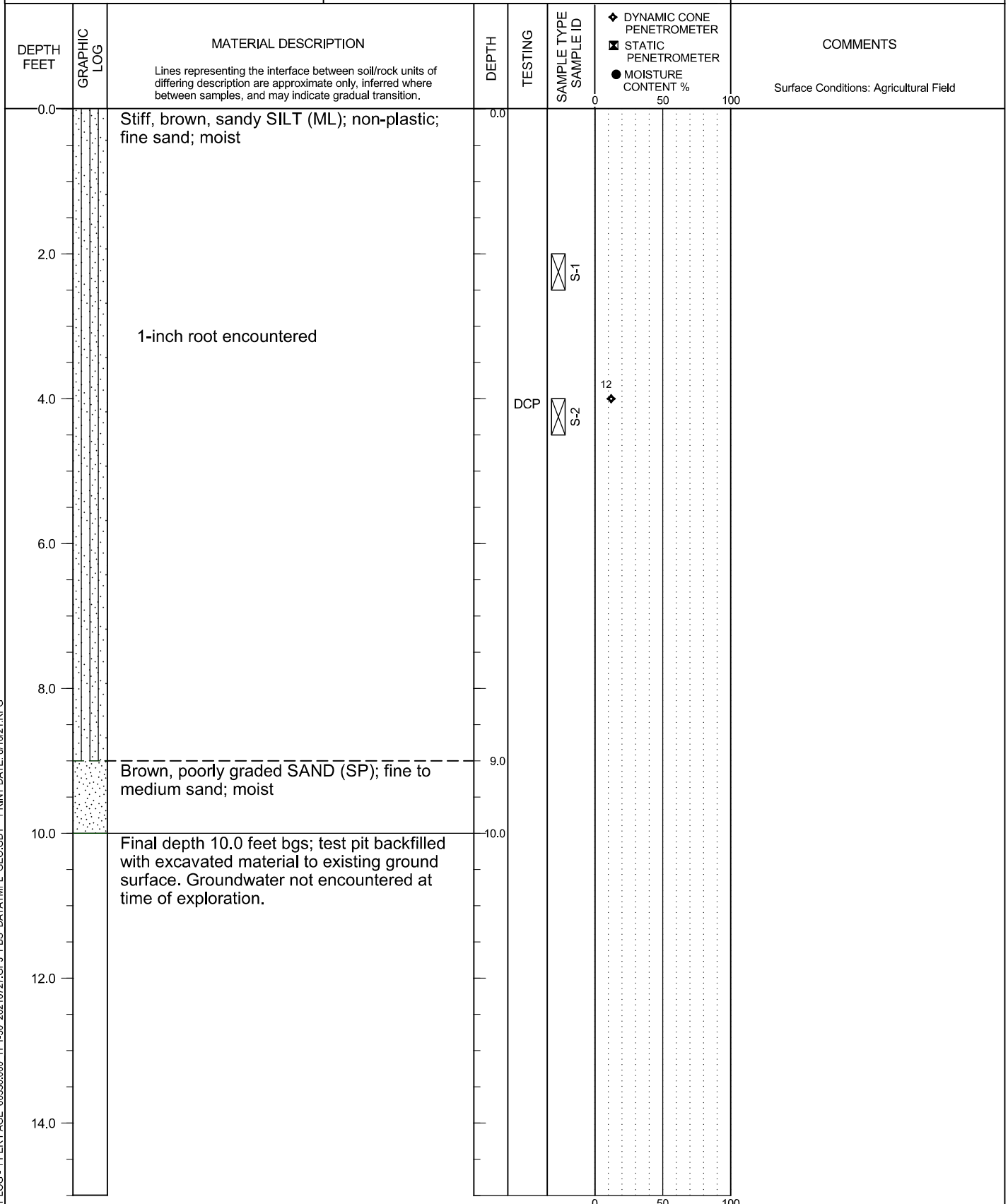
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-4

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-4 LOCATION:
(See Site Plan)

Lat: 46.22215 Long: -119.30418



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A4
Page 1 of 1



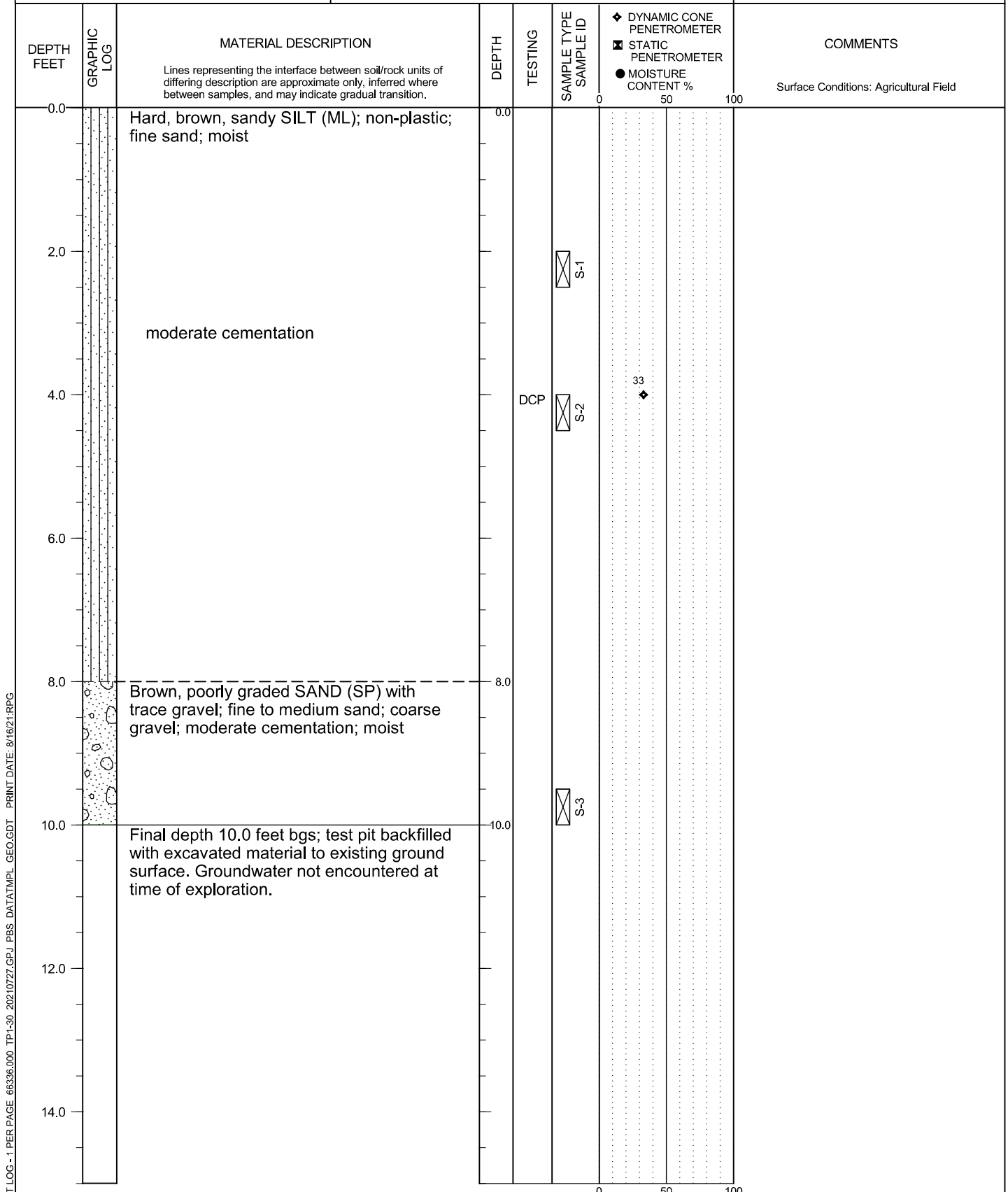
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-5

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-5 LOCATION:
(See Site Plan)

Lat: 46.22320 Long: -119.30346



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A5
Page 1 of 1



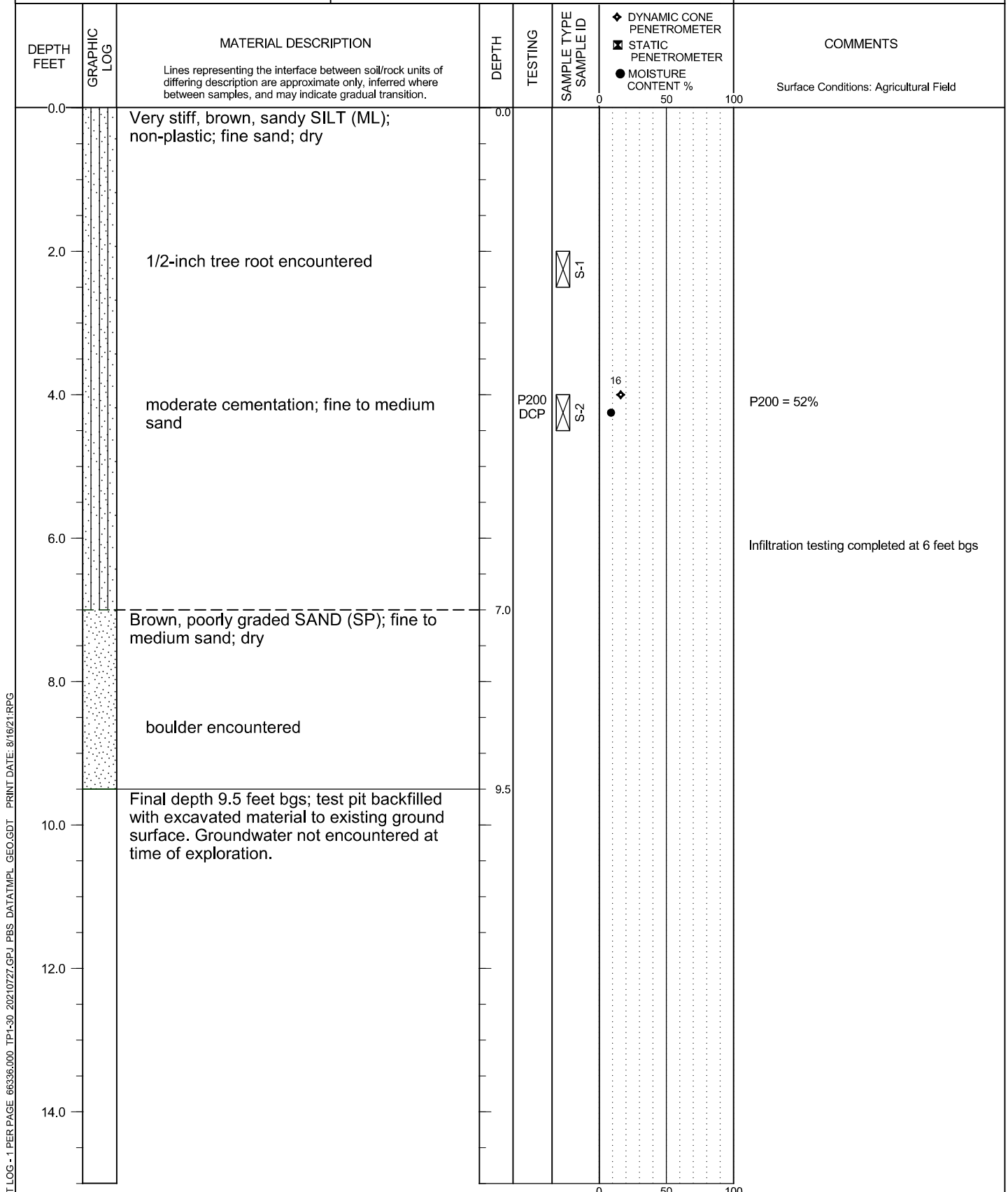
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

PBS PROJECT NUMBER:
66336.000

TEST PIT TP-6

APPROX. TEST PIT TP-6 LOCATION:
(See Site Plan)

Lat: 46.22051 Long: -119.30213



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EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A6
Page 1 of 1



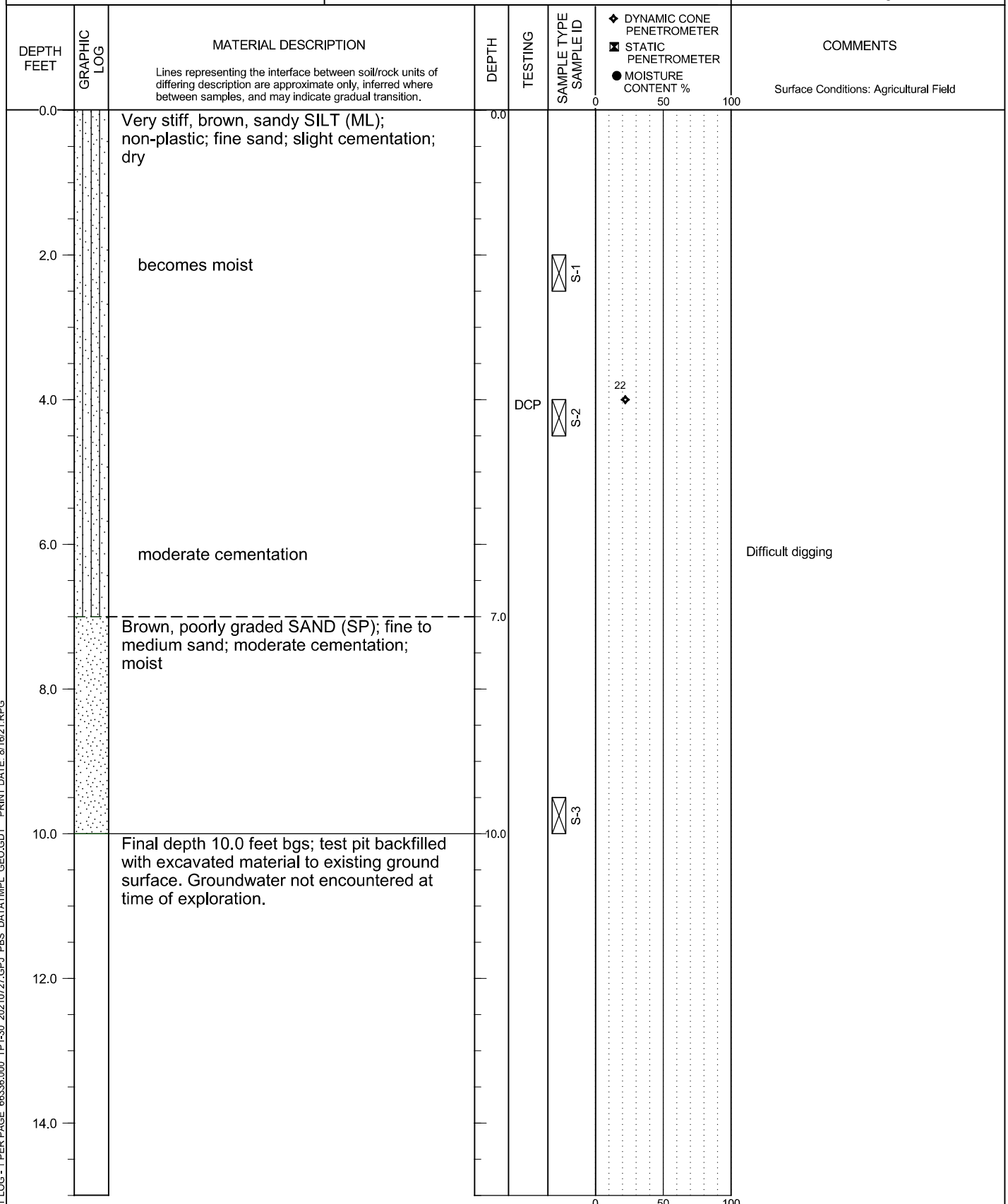
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-7

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-7 LOCATION:
(See Site Plan)

Lat: 46.22176 Long: -119.30098



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A7
Page 1 of 1



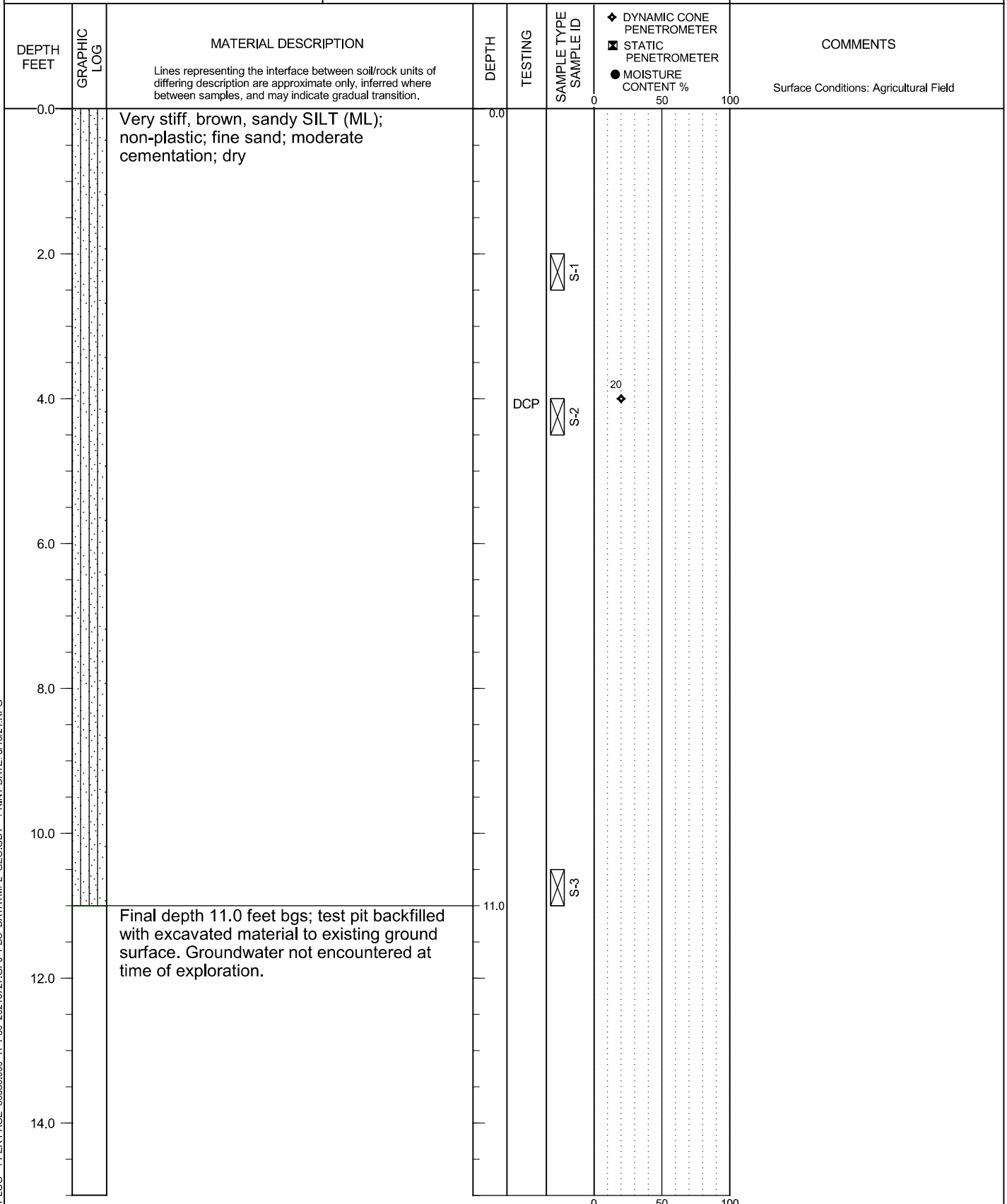
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-8

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-8 LOCATION:
(See Site Plan)

Lat: 46.22077 Long: -119.29710



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A8
Page 1 of 1



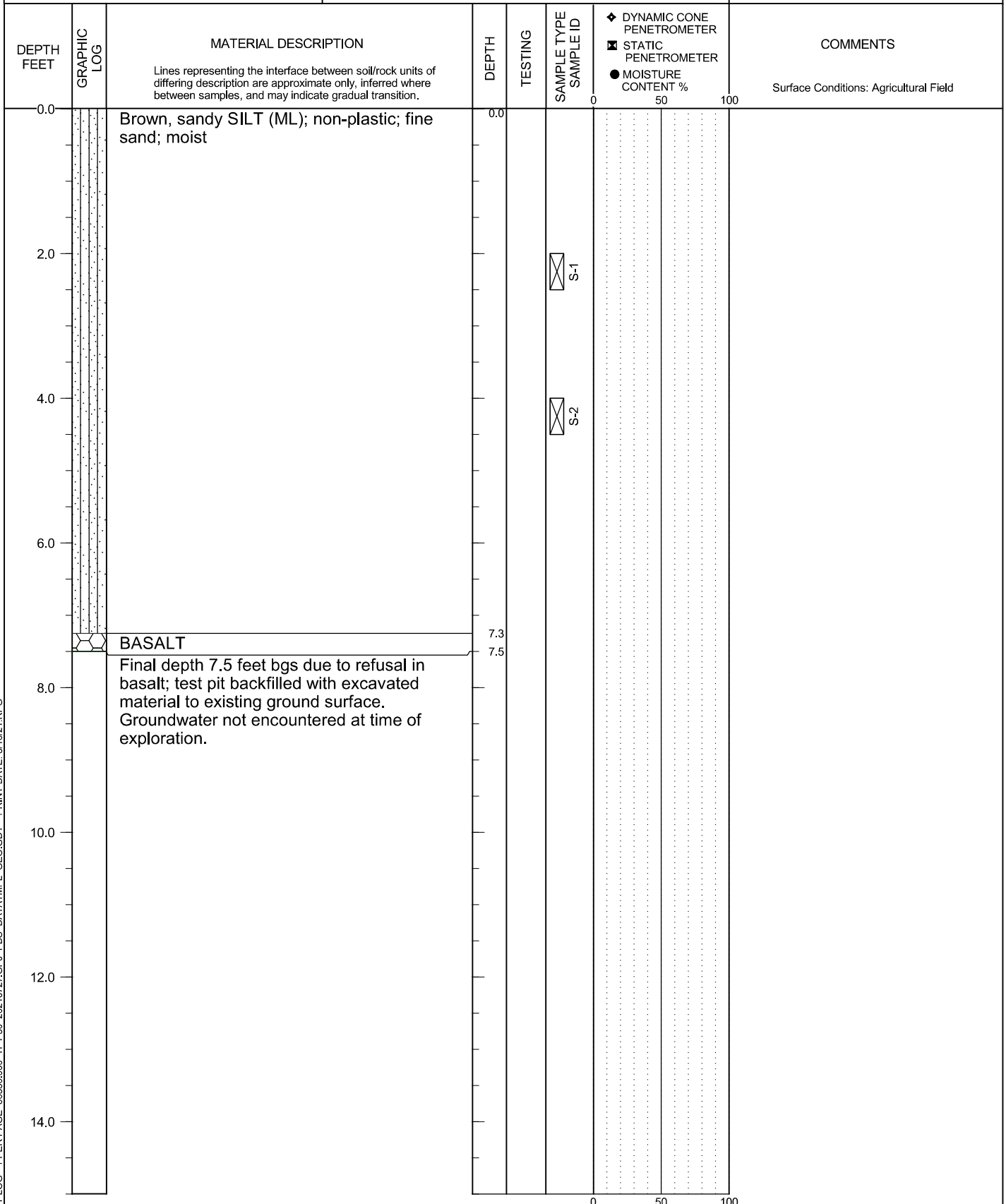
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-9

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-9 LOCATION:
(See Site Plan)

Lat: 46.22162 Long: -119.29638



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A9
Page 1 of 1



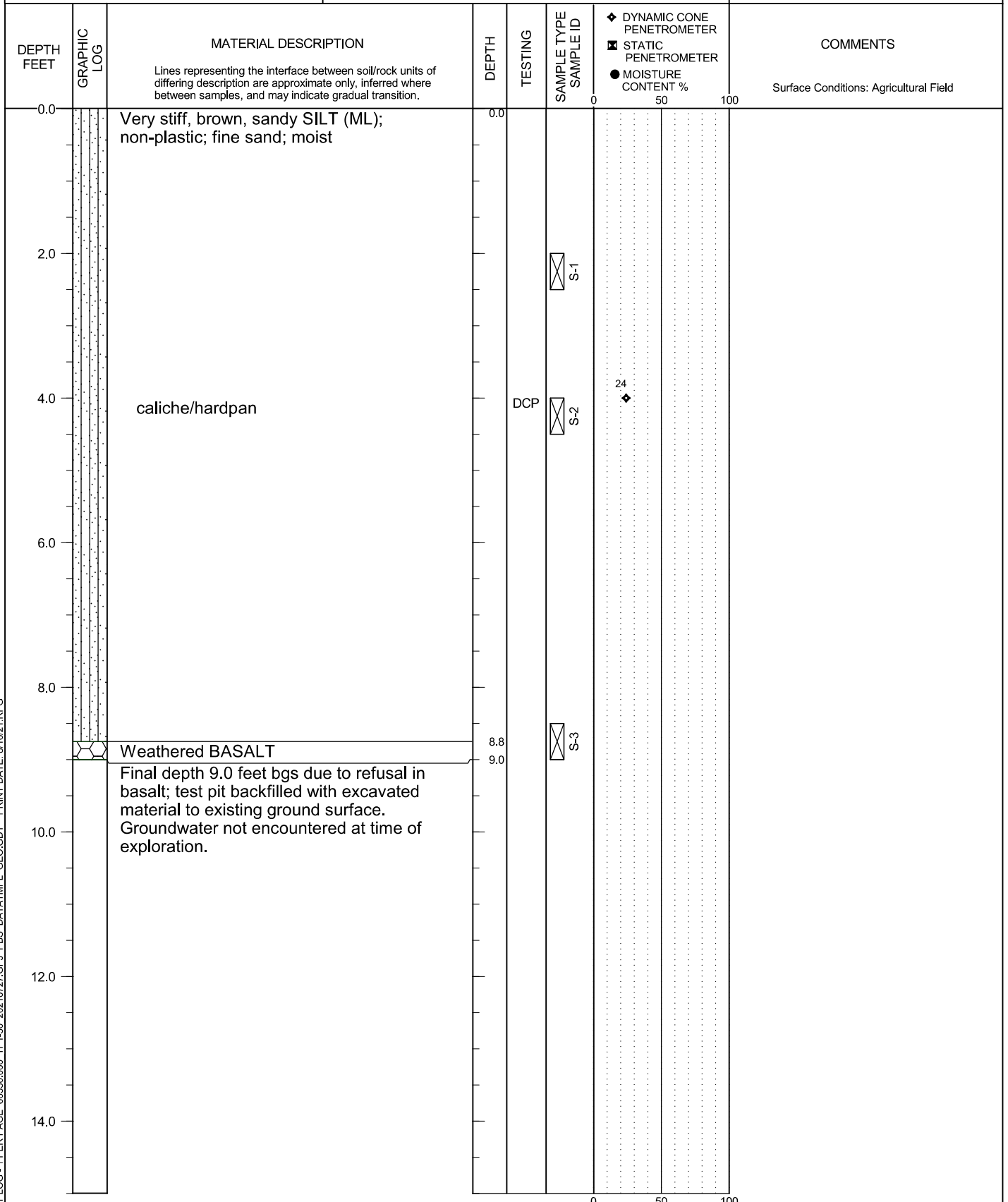
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-10

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-10 LOCATION:
(See Site Plan)

Lat: 46.22244 Long: -119.30579



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A10
Page 1 of 1



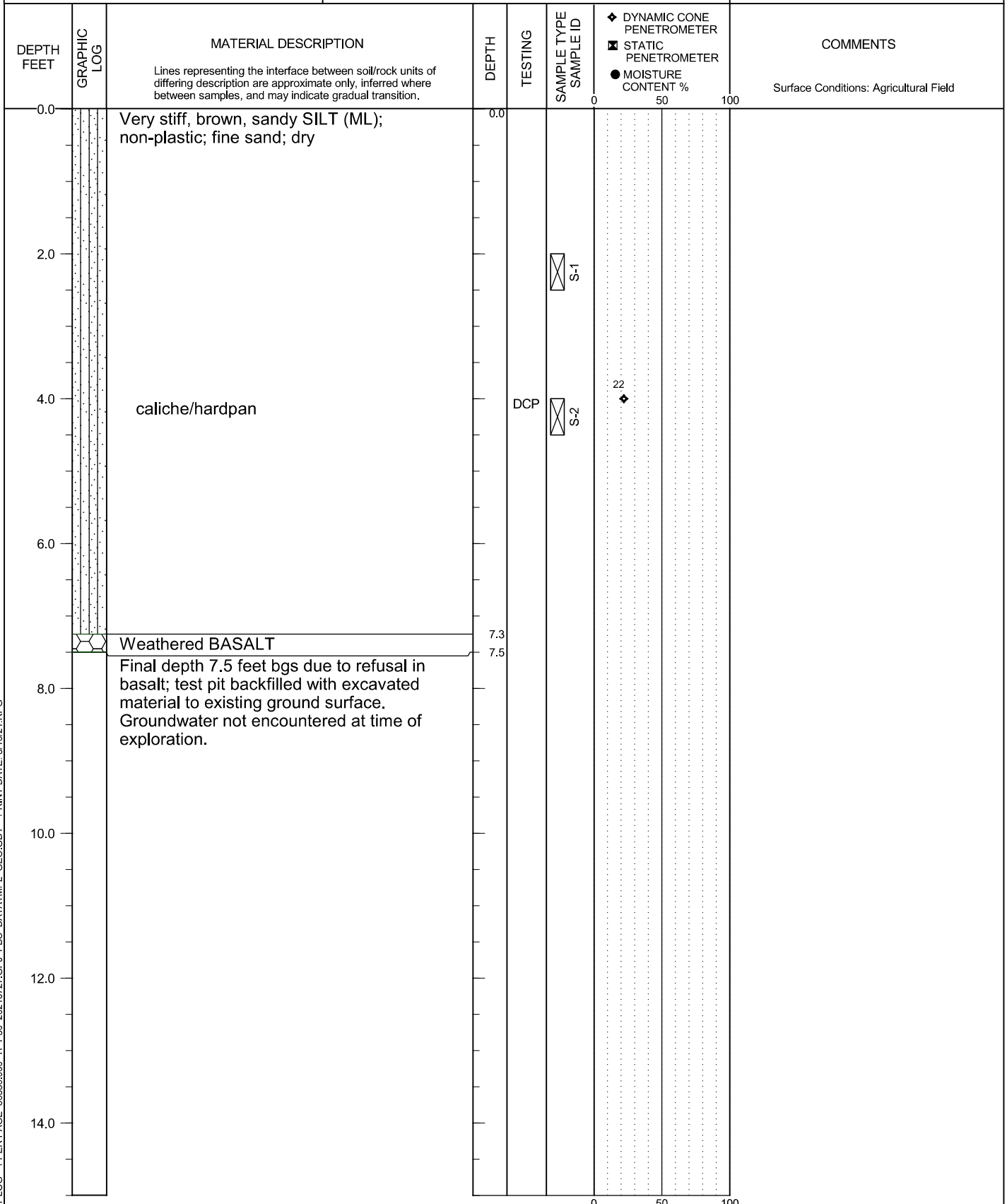
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-11

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-11 LOCATION:
(See Site Plan)

Lat: 46.22387 Long: -119.30574



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A11
Page 1 of 1



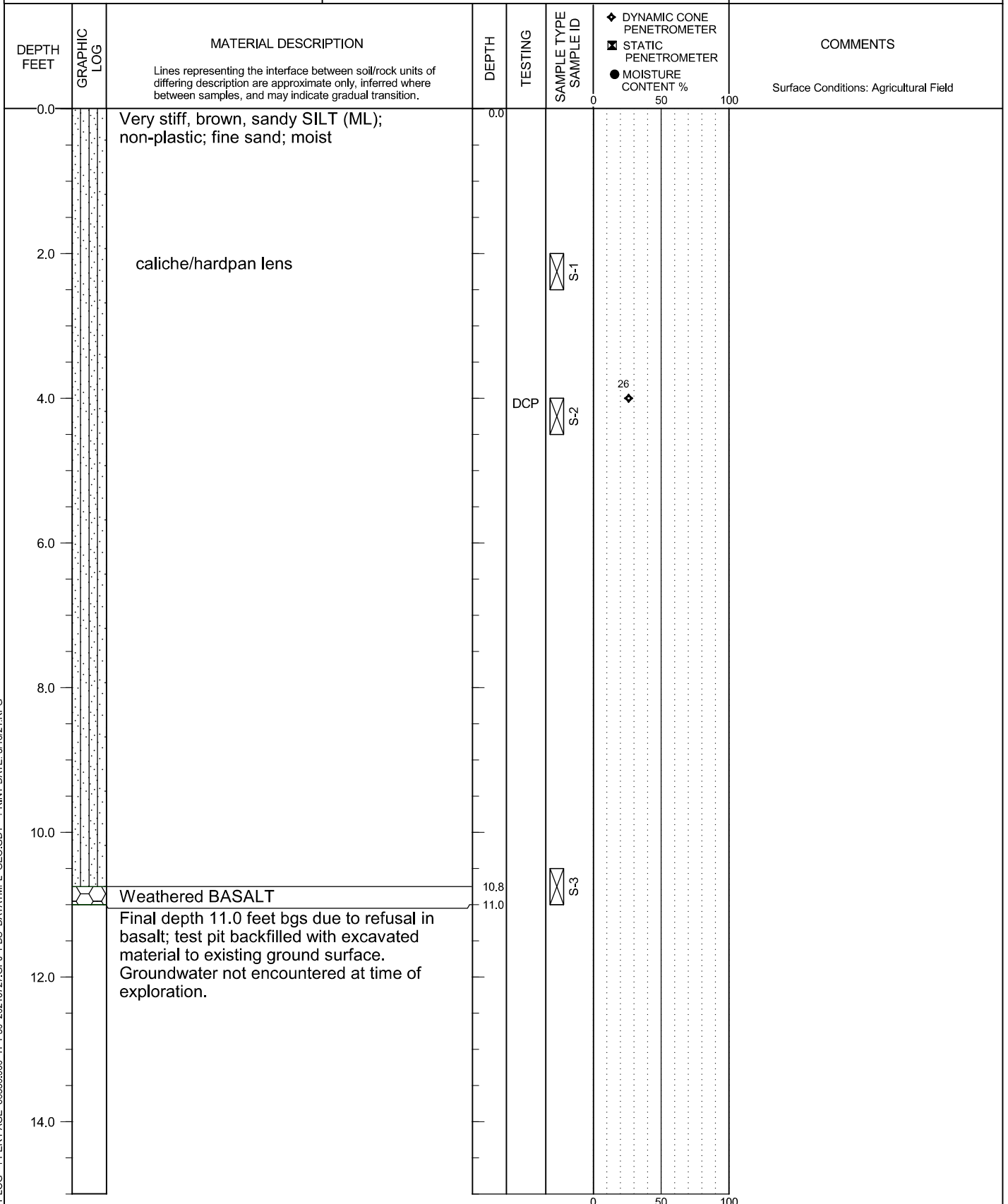
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-12

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-12 LOCATION:
(See Site Plan)

Lat: 46.22383 Long: -119.30286



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A12
Page 1 of 1



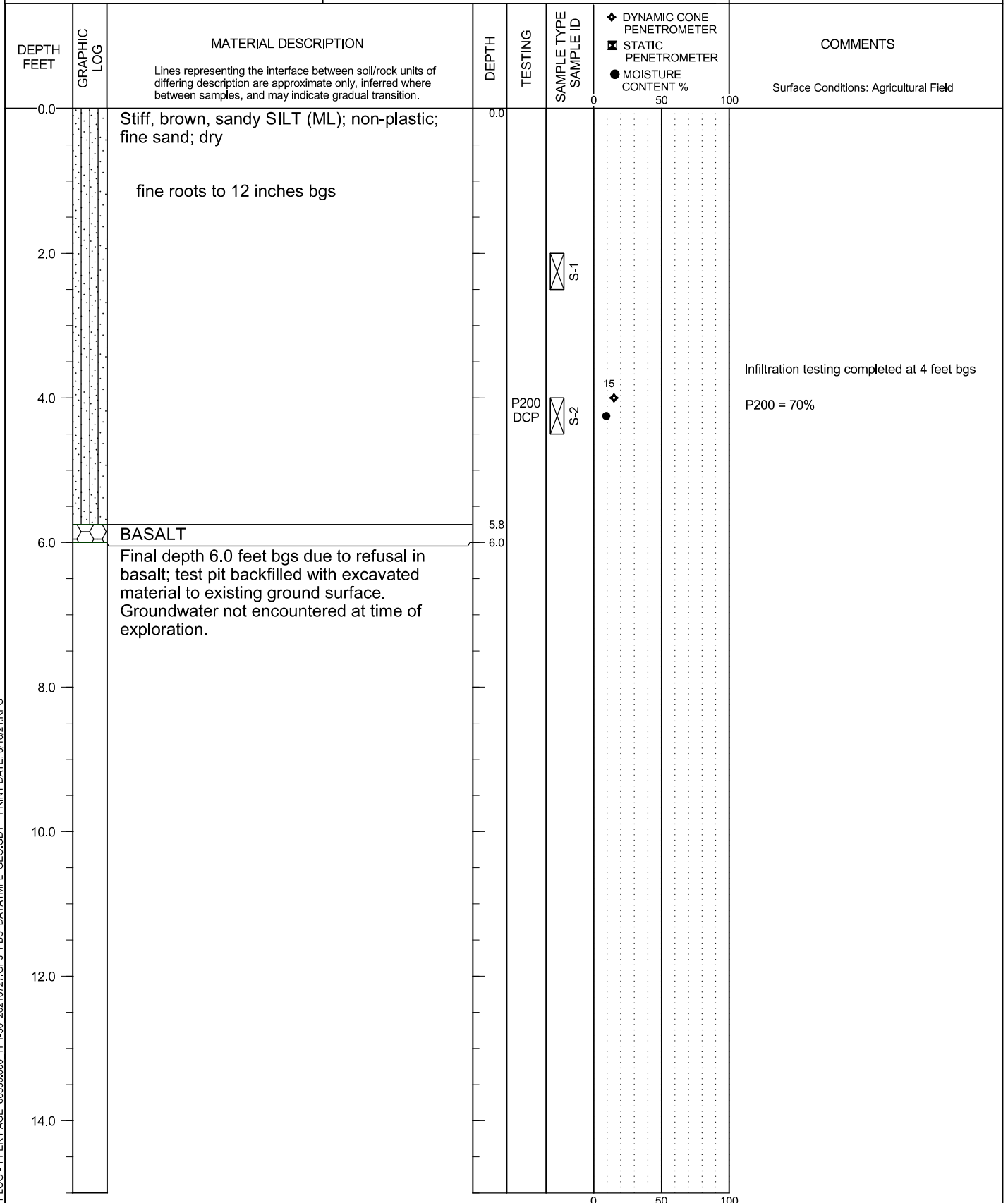
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-13

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-13 LOCATION:
(See Site Plan)

Lat: 46.22394 Long: -119.30132



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A13
Page 1 of 1



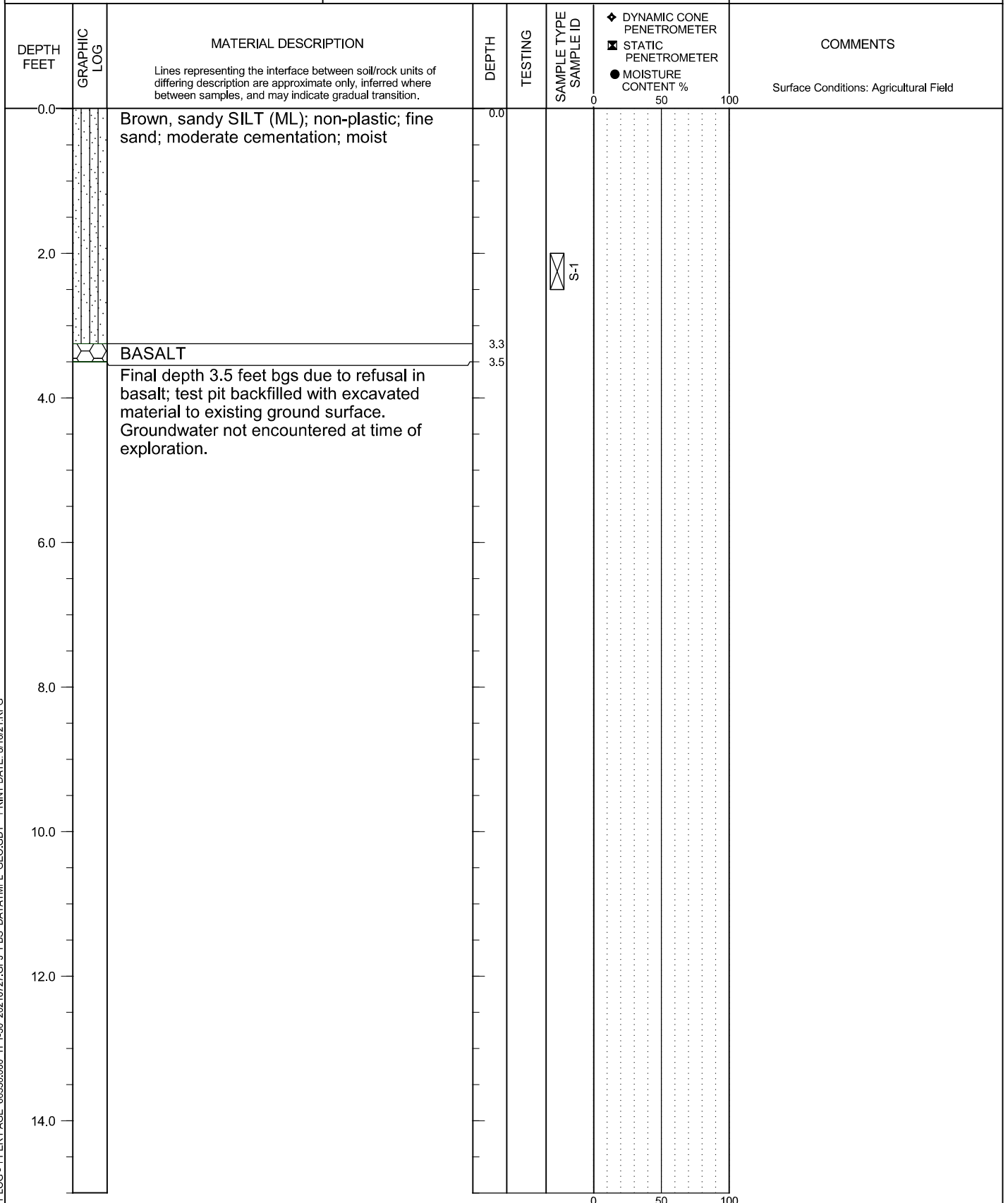
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-14

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-14 LOCATION:
(See Site Plan)

Lat: 46.22451 Long: -119.29775



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A14
Page 1 of 1



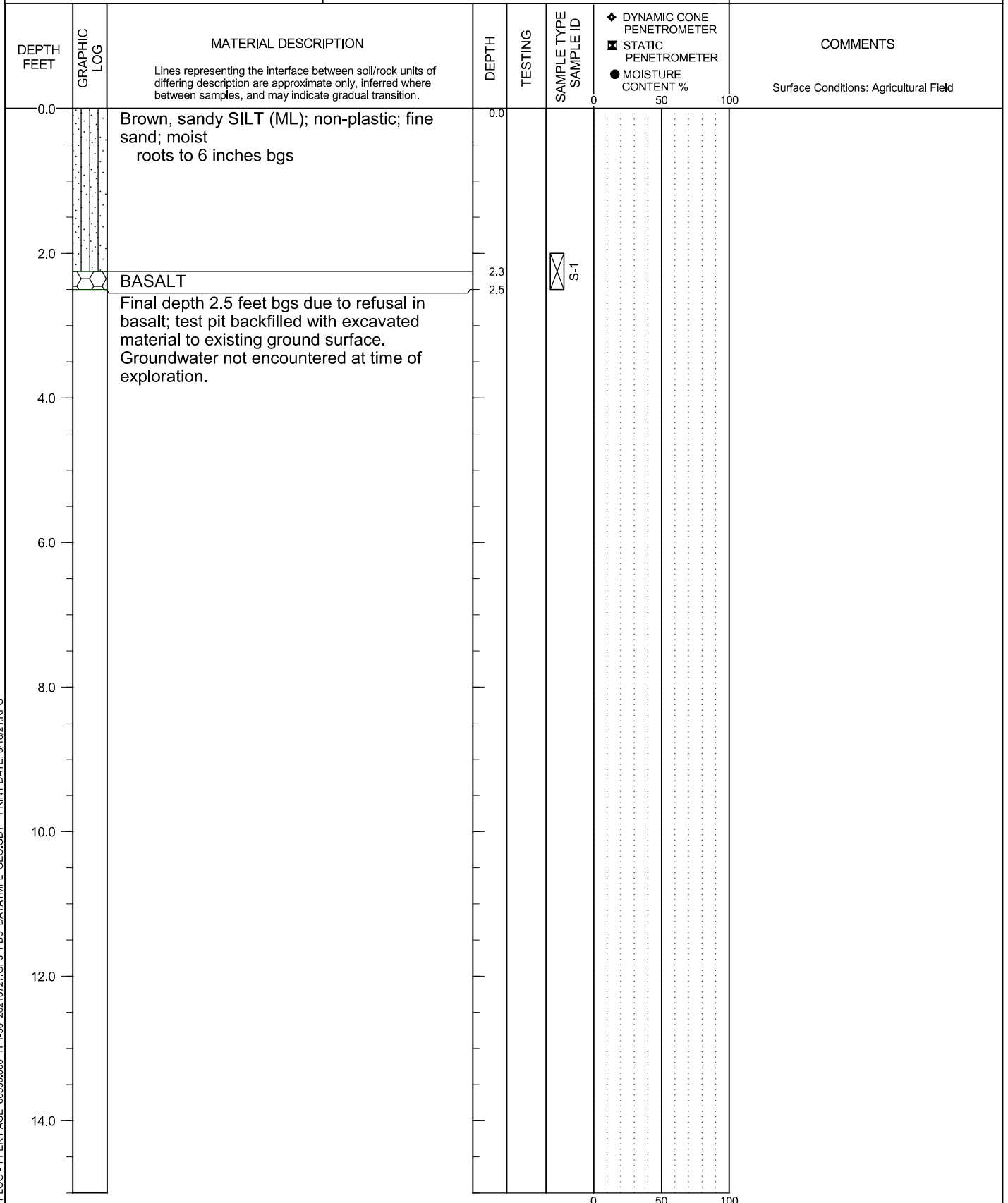
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-15

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-15 LOCATION:
(See Site Plan)

Lat: 46.22598 Long: -119.30203



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A15
Page 1 of 1



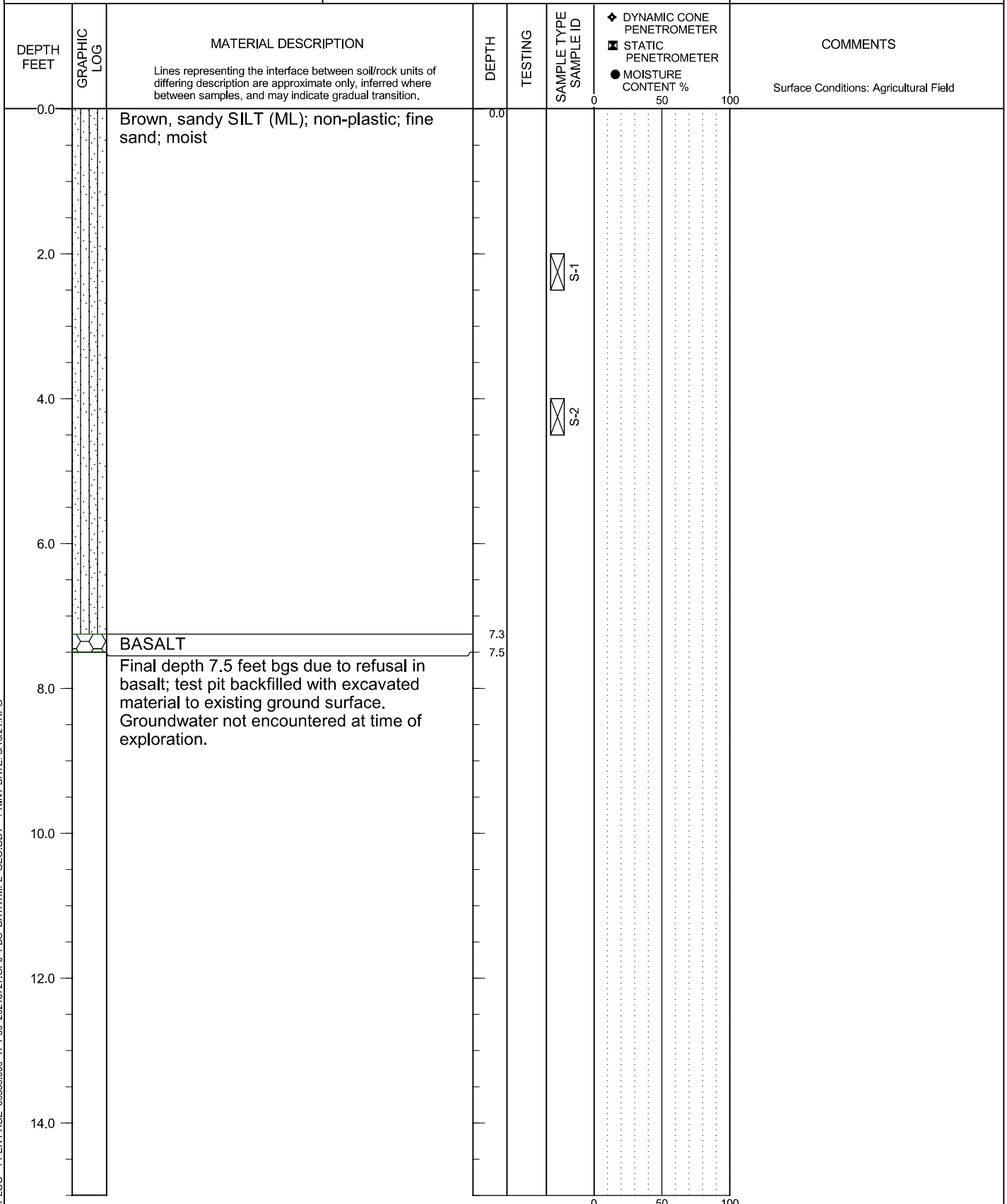
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-16

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-16 LOCATION:
(See Site Plan)

Lat: 46.22230 Long: -119.29714



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A16
Page 1 of 1



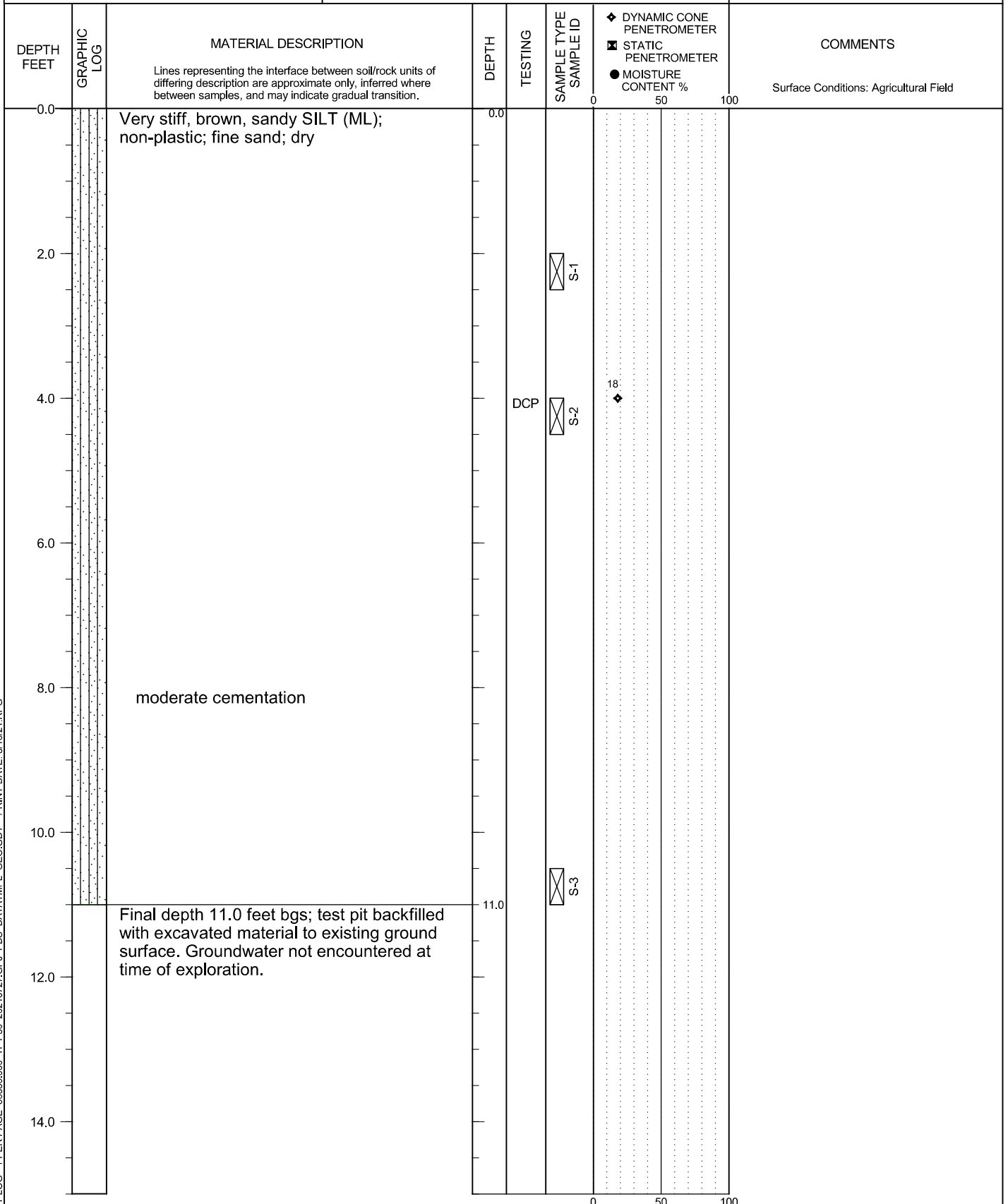
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-17

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-17 LOCATION:
(See Site Plan)

Lat: 46.22517 Long: -119.30666



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A17
Page 1 of 1



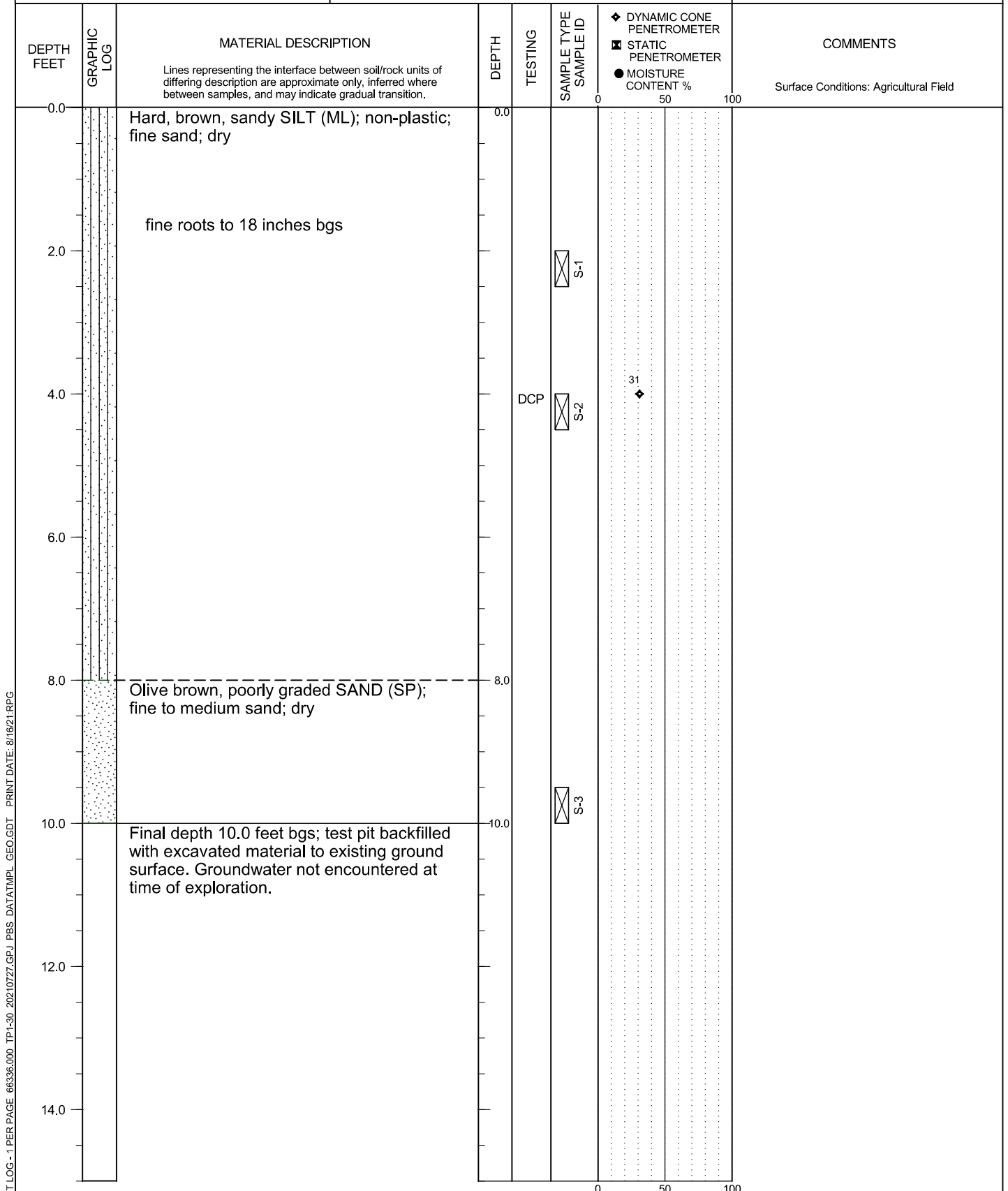
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-18

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-18 LOCATION:
(See Site Plan)

Lat: 46.22413 Long: -119.30453



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A18
Page 1 of 1



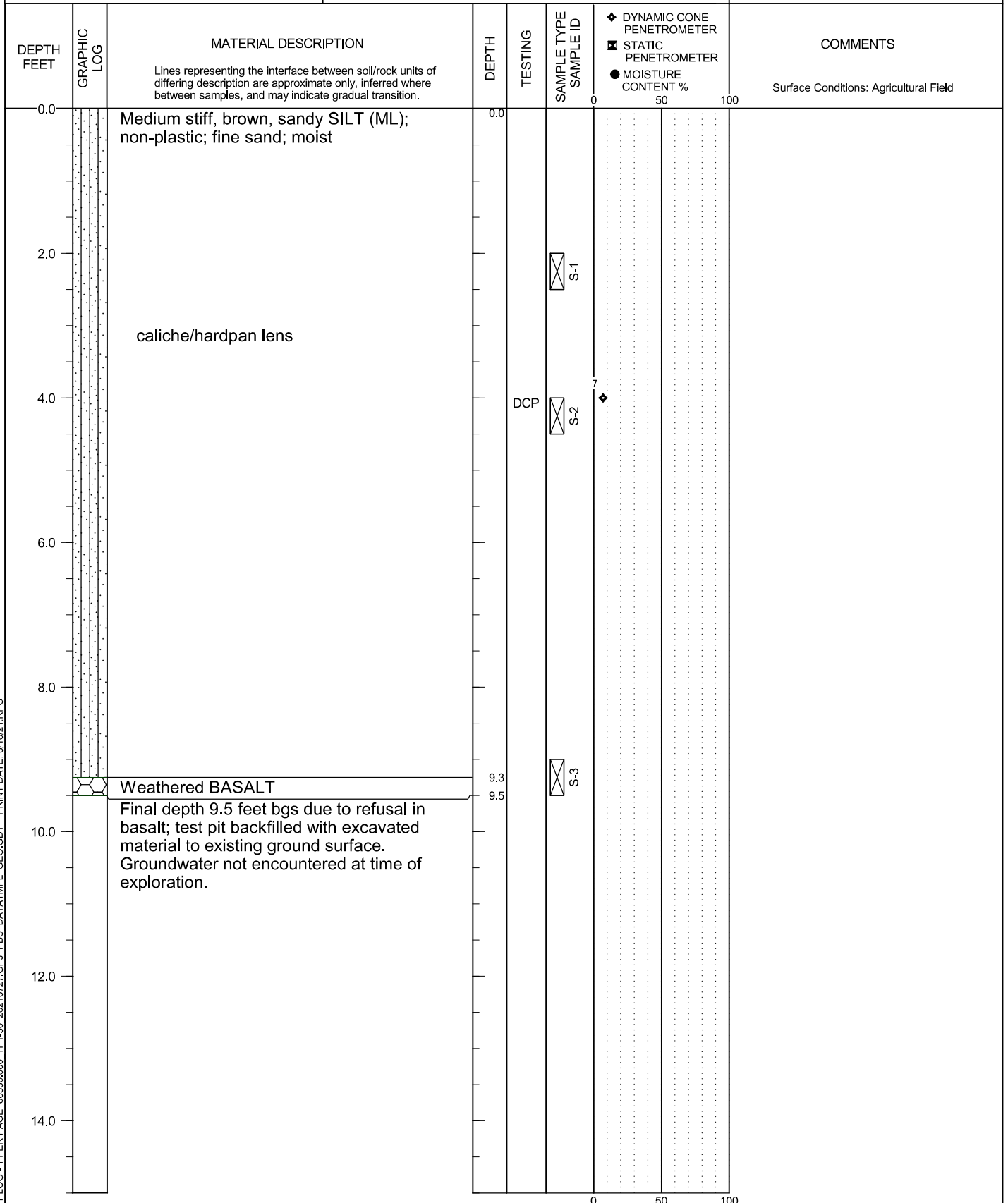
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-19

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-19 LOCATION:
(See Site Plan)

Lat: 46.22497 Long: -119.30322



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A19
Page 1 of 1



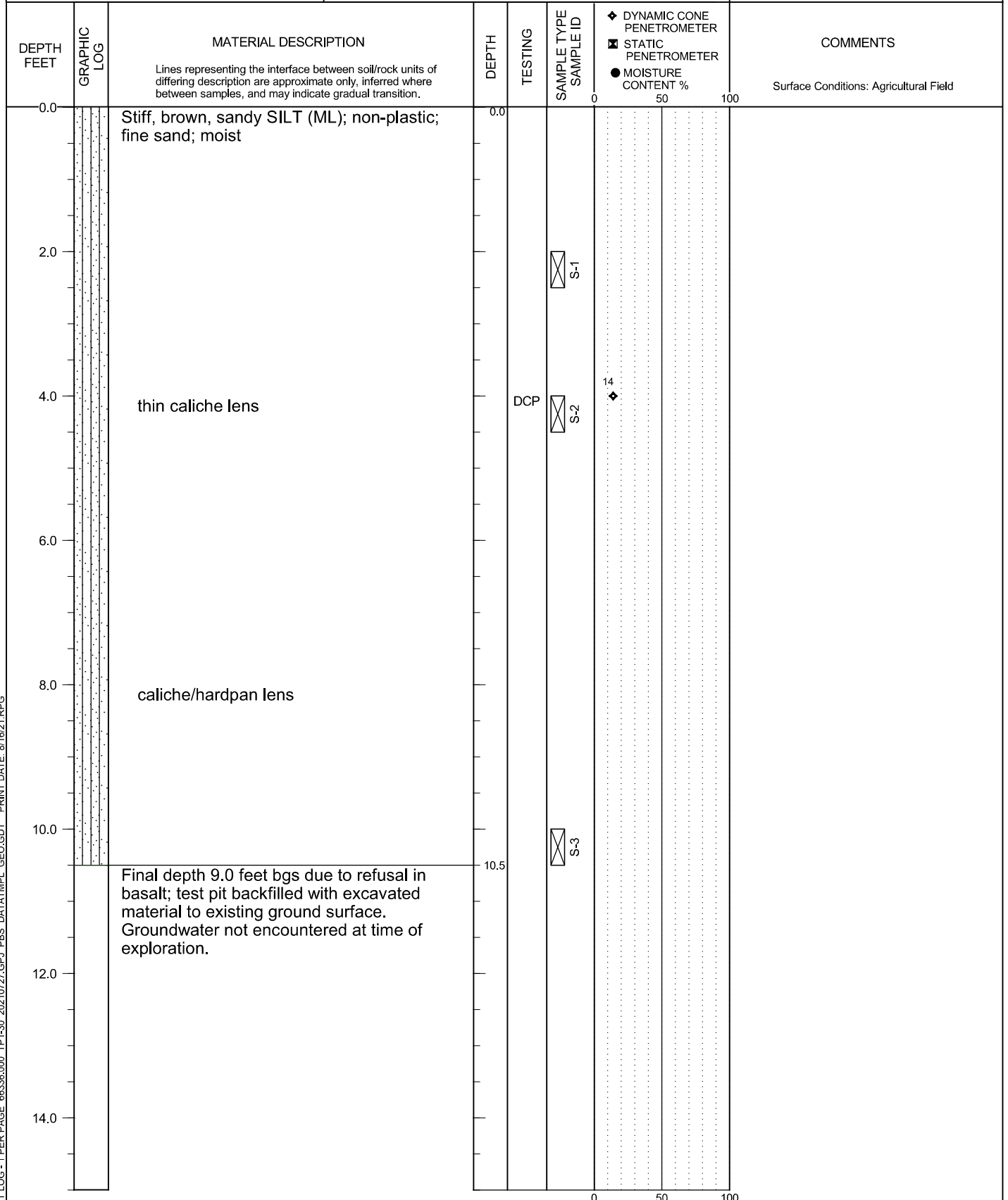
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-20

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-20 LOCATION:
(See Site Plan)

Lat: 46.22595 Long: -119.30400



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A20
Page 1 of 1



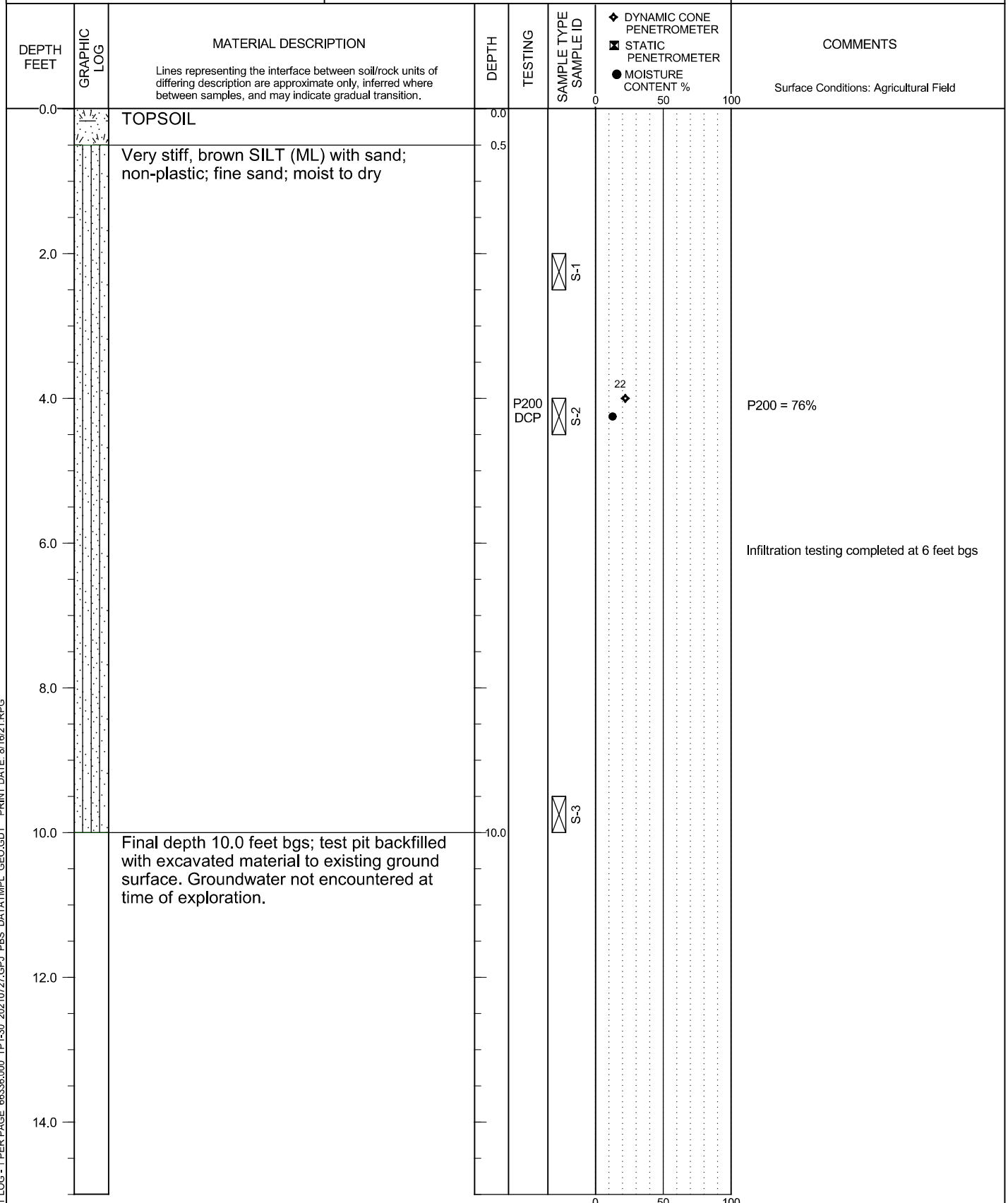
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

PBS PROJECT NUMBER:
66336.000

TEST PIT TP-21

APPROX. TEST PIT TP-21 LOCATION:
(See Site Plan)

Lat: 46.22670 Long: -119.30618



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A21
Page 1 of 1



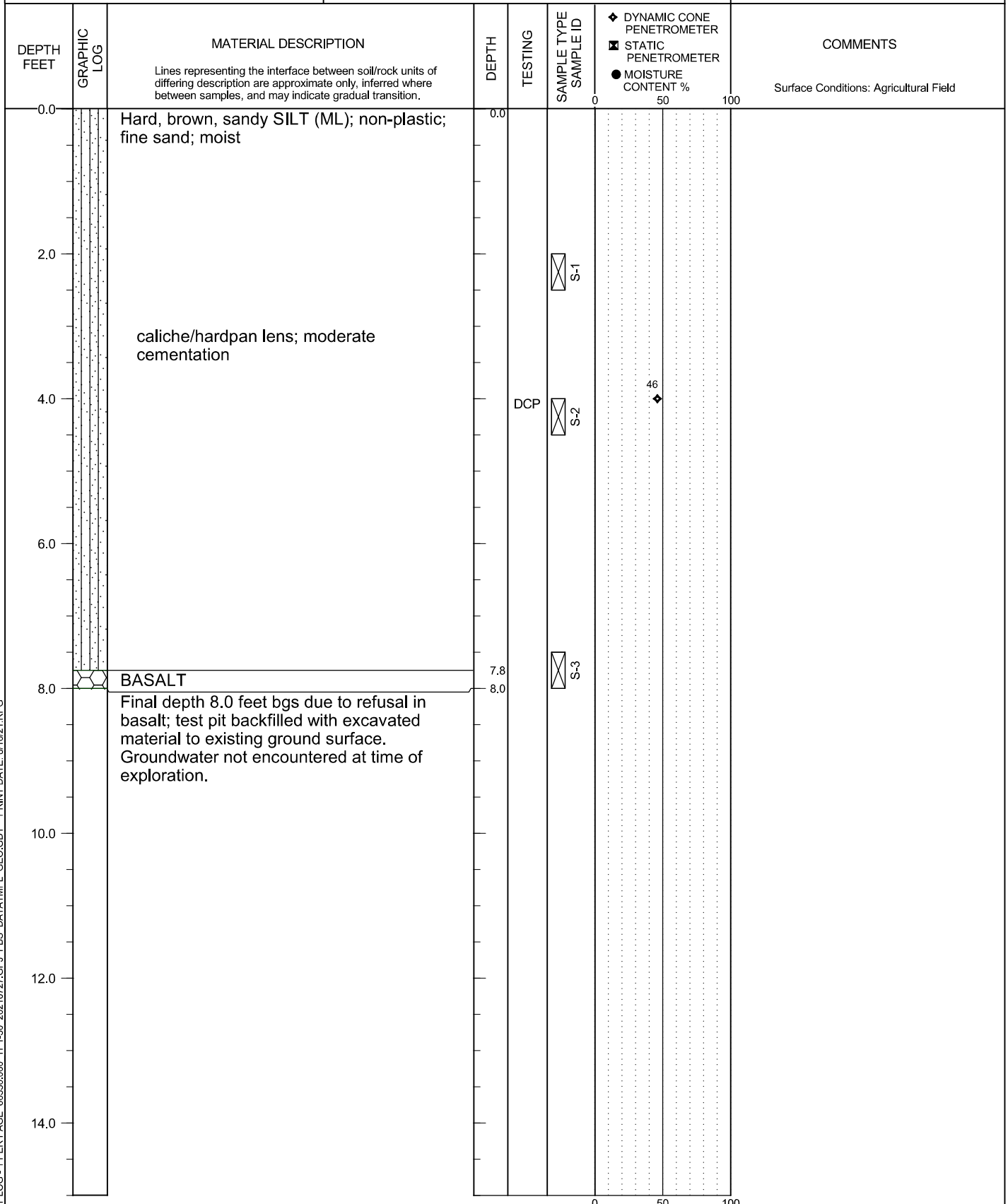
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-22

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-22 LOCATION:
(See Site Plan)

Lat: 46.22667 Long: -119.30366



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A22
Page 1 of 1



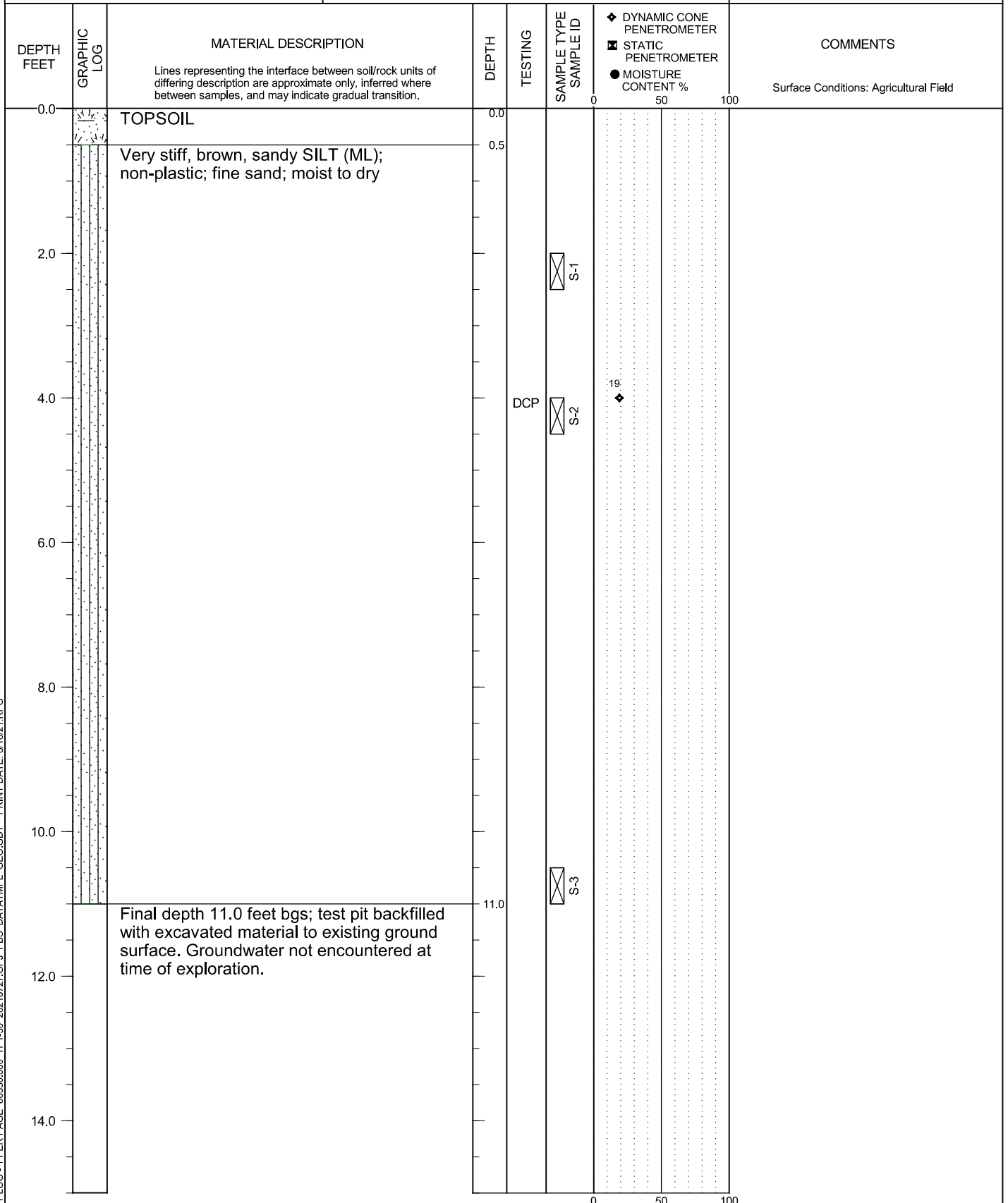
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-23

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-23 LOCATION:
(See Site Plan)

Lat: 46.22785 Long: -119.30578



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A23
Page 1 of 1



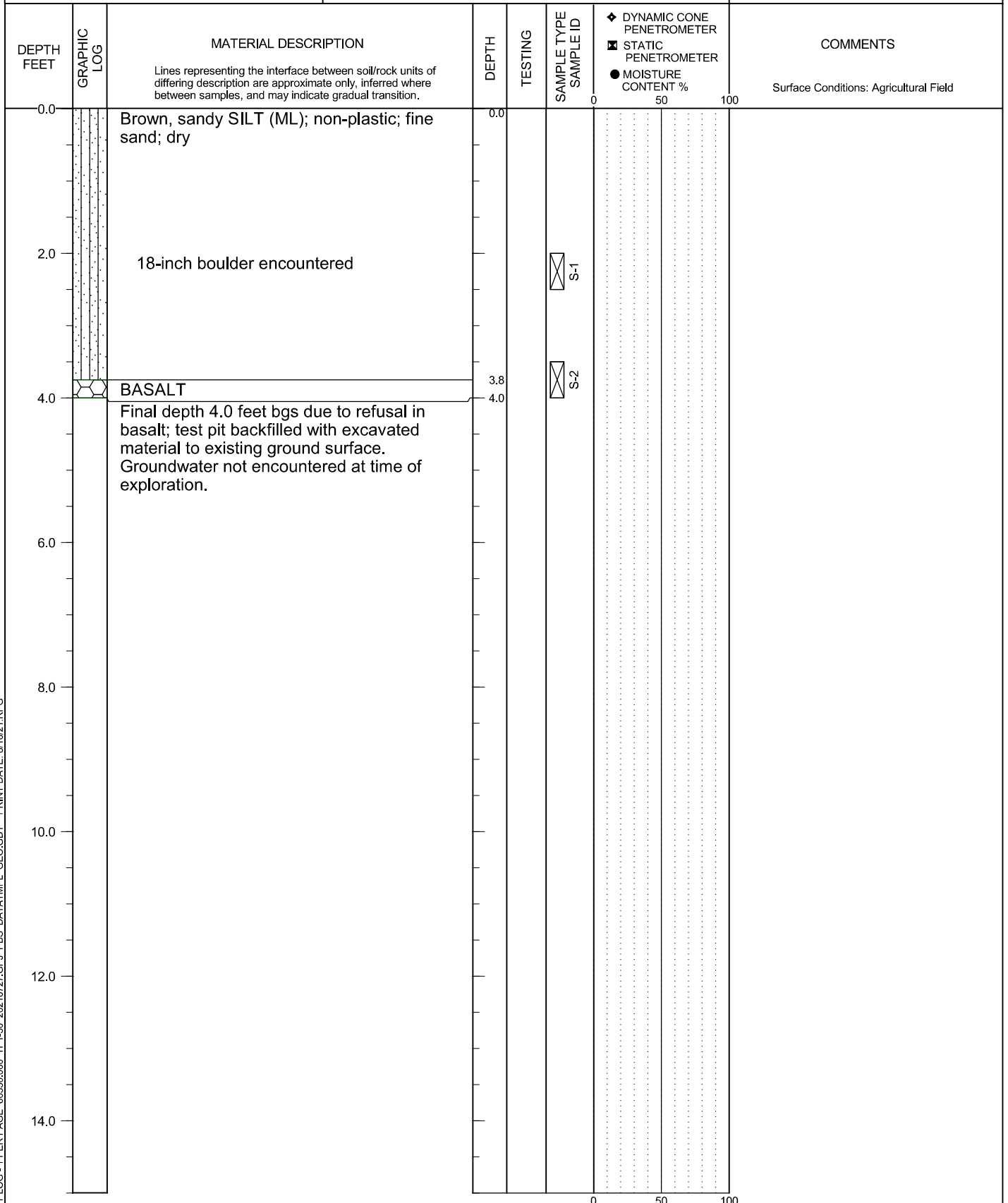
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-24

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-24 LOCATION:
(See Site Plan)

Lat: 46.22781 Long: -119.30389



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A24
Page 1 of 1



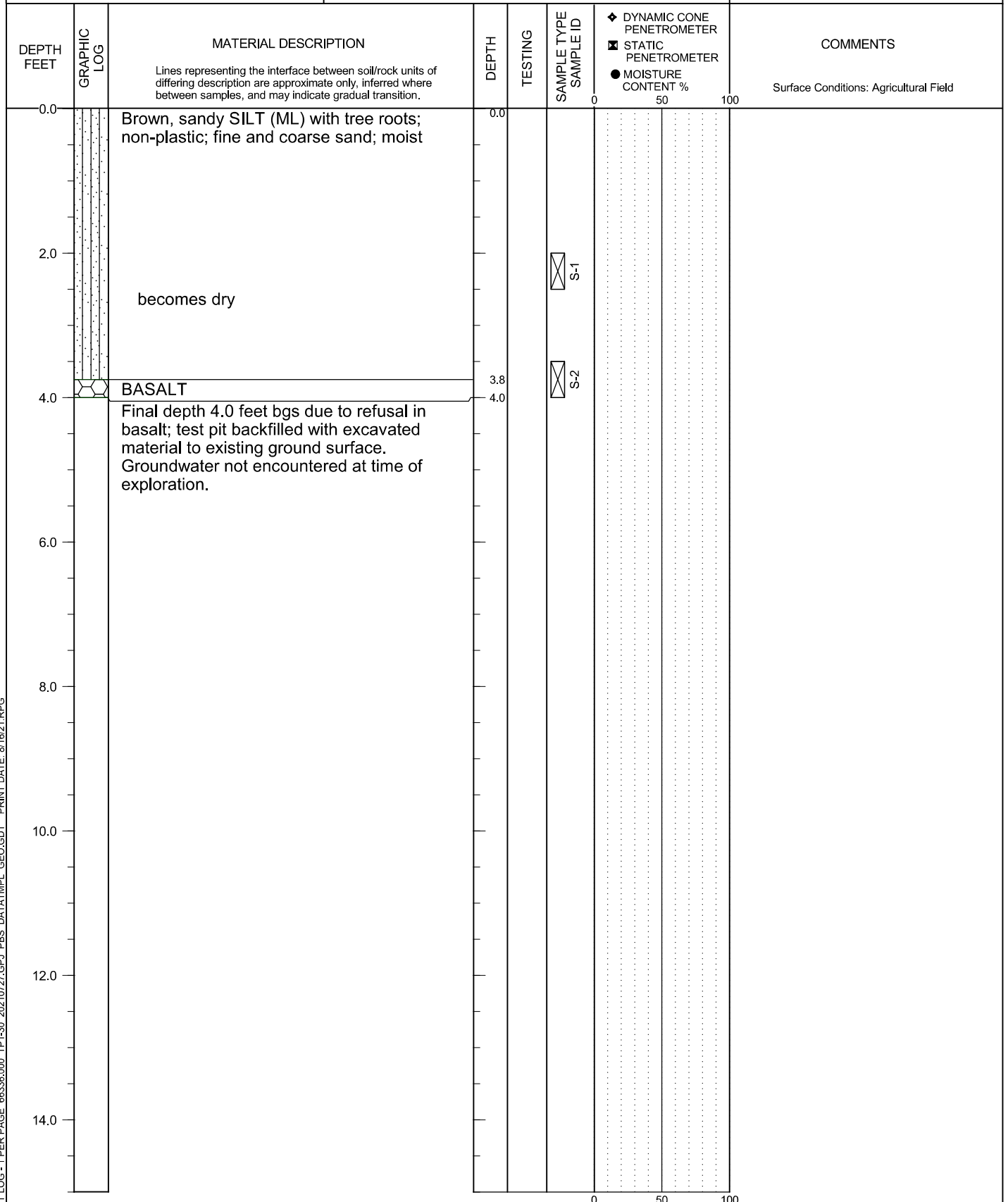
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-25

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-25 LOCATION:
(See Site Plan)

Lat: 46.22749 Long: -119.30179



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A25
Page 1 of 1



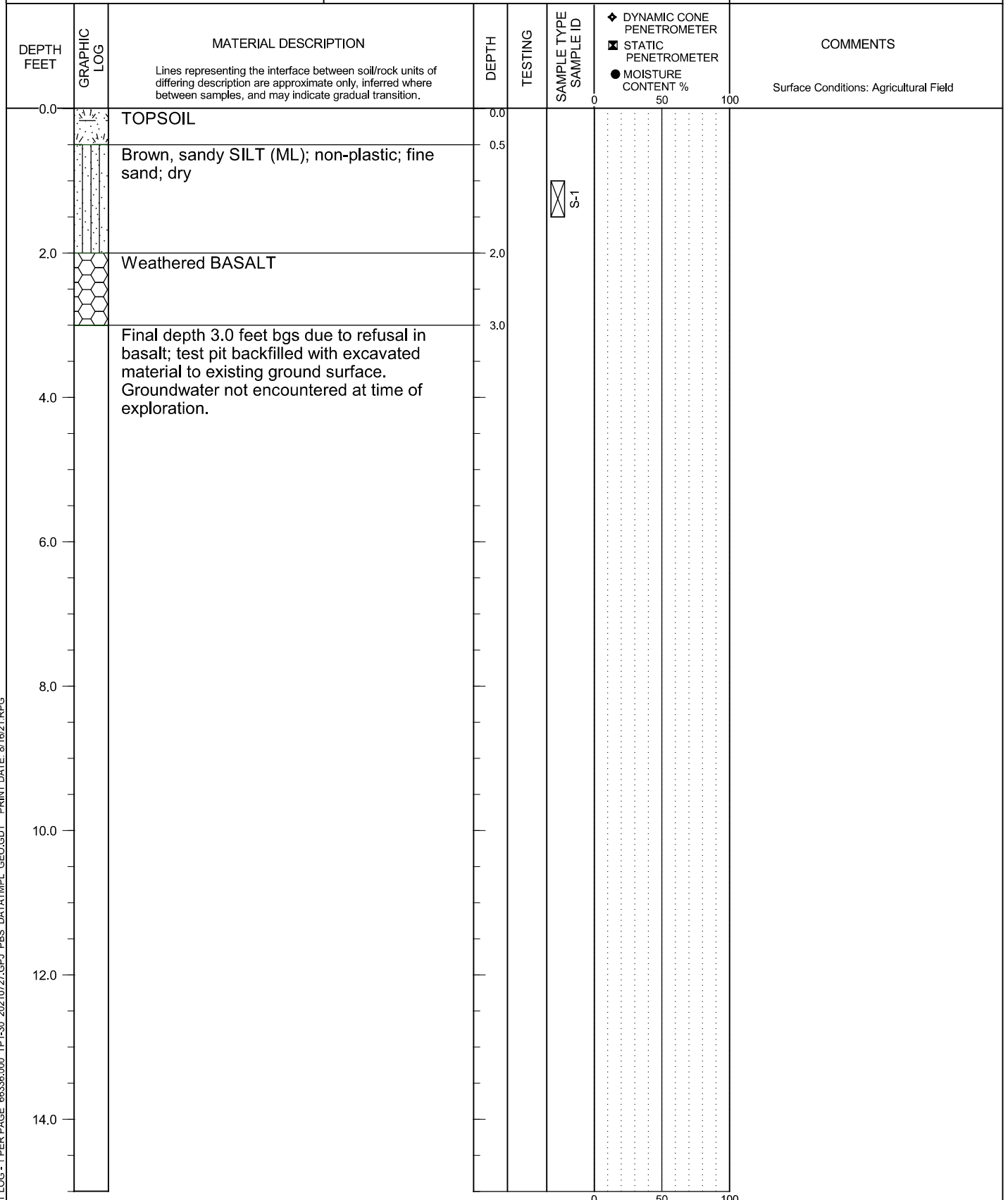
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-26

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-26 LOCATION:
(See Site Plan)

Lat: 46.22651 Long: -119.30121



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A26
Page 1 of 1



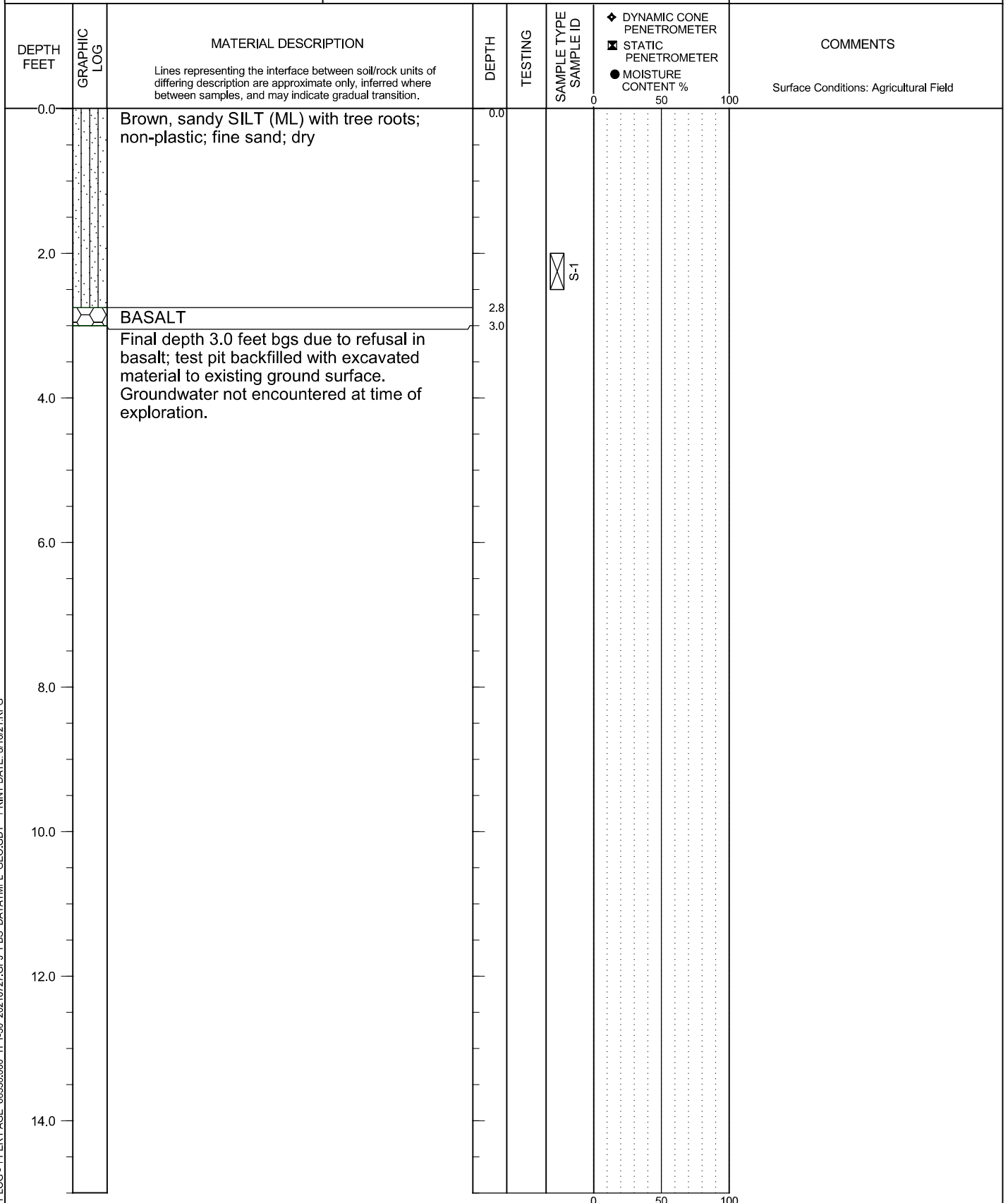
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-27

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-27 LOCATION:
(See Site Plan)

Lat: 46.22553 Long: -119.30020



TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21.RPG

LOGGED BY: C. Nealey
COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A27
Page 1 of 1

Appendix B

Laboratory Testing

Appendix B: Laboratory Testing

B1 GENERAL

Samples obtained during the field explorations were examined in the PBS laboratory. The physical characteristics of the samples were noted and field classifications were modified where necessary. During the course of examination, representative samples were selected for further testing. The testing program for the soil samples included standard classification tests, which yield certain index properties of the soils important to an evaluation of soil behavior. The testing procedures are described in the following paragraphs. Unless noted otherwise, all test procedures are in general accordance with applicable ASTM standards. "General accordance" means that certain local and common descriptive practices and methodologies have been followed.

B2 CLASSIFICATION TESTS

B2.1 Visual Classification

The soils were classified in accordance with the Unified Soil Classification System with certain other terminology, such as the relative density or consistency of the soil deposits, in general accordance with engineering practice. In determining the soil type (that is, gravel, sand, silt, or clay) the term that best described the major portion of the sample is used. Modifying terminology to further describe the samples is defined in Table A-1, Terminology Used to Describe Soil, in Appendix A.

B2.2 Moisture (Water) Contents

Natural moisture content determinations were made on samples of the fine-grained soils (that is, silts, clays, and silty sands). The natural moisture content is defined as the ratio of the weight of water to dry weight of soil, expressed as a percentage. The results of the moisture content determinations are presented on the exploration logs in Appendix A and on Figure B1, Summary of Laboratory Data, in Appendix B.

B2.3 Grain-Size Analyses (P200 Wash)

Washed sieve analyses (P200) were completed on samples to determine the portion of soil samples passing the No. 200 Sieve (i.e., silt and clay). The results of the P200 test results are presented on the exploration logs in Appendix A and on Figure B1, Summary of Laboratory Data, in Appendix B.



SUMMARY OF LABORATORY DATA

MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

PBS PROJECT NUMBER:
66336.000

SAMPLE INFORMATION

MOISTURE
CONTENT
(PERCENT)

DRY
DENSITY
(PCF)

SIEVE

ATTERBERG LIMITS

EXPLORATION
NUMBER

SAMPLE
NUMBER

SAMPLE
DEPTH
(FEET)

ELEVATION
(FEET)

GRAVEL
(PERCENT)

SAND
(PERCENT)

P200
(PERCENT)

LIQUID
LIMIT
(PERCENT)

PLASTIC
LIMIT
(PERCENT)

PLASTICITY
INDEX
(PERCENT)

TP-1

S-2

4

21.0

62

TP-2

S-2

4

7.2

87

TP-6

S-2

4

8.8

52

TP-13

S-2

4

9.3

70

TP-21

S-2

4

12.6

76

SUBDIVISION

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY
by its agent:



Guarantee/Certificate Number:

472221777

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a corporation, herein called the Company,

GUARANTEES

PBS USA Engineering

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Ticor Title Company
8101 W Grandridge Blvd., Suite 110
Kennewick, WA 99336

Countersigned By:

A handwritten signature in black ink, appearing to read 'Dylan Strait'.

Dylan Strait
Authorized Officer or Agent



Commonwealth Land Title Insurance Company

By:

A handwritten signature in black ink, appearing to read 'Michael J. Nolan'.

Michael J. Nolan, President

Attest:

A handwritten signature in black ink, appearing to read 'Marjorie Nemzura'.

Marjorie Nemzura, Secretary

**COMMONWEALTH LAND TITLE INSURANCE
COMPANY**

GUARANTEE/CERTIFICATE NO. 472221777

ISSUING OFFICE:

Ticor Title Company
8101 W Grandridge Blvd., Suite 110
Kennewick, WA 99336
Main Phone: (509)579-7020

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.45

Effective Date: August 11, 2022 at 12:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

For APN/Parcel ID(s): 1-3498-200-0006-000

PARCEL A:

THAT PORTION OF SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89°09'22" EAST ALONG THE NORTH LINE OF SAID SECTION 34 649.80 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°09'22" EAST 507.54 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2017-023127, RECORDS OF BENTON COUNTY; THENCE THE FOLLOWING 31 COURSES ALONG THE EAST LINE OF SAID PARCEL: THENCE SOUTH 33°54'20" EAST 179.76 FEET; THENCE SOUTH 27°38'19" EAST 80.00 FEET; THENCE SOUTH 16°29'23" EAST 83.44 FEET; THENCE SOUTH 03°07'43" EAST 77.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 179.00 FEET; THENCE SOUTHEASTERLY 116.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'37"; THENCE SOUTH 40°17'50" EAST 155.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 471.00 FEET, THENCE SOUTHEASTERLY 149.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°12'00" (THE LONG CHORD OF SAID BEARS SOUTH 31°06'39" EAST 148.99 FEET); THENCE SOUTH 21°55'36" EAST 42.43 FEET; THENCE SOUTH 22°01'50" EAST 205.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHWESTERLY 33.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°37'55" (THE LONG CHORD OF SAID BEARS SOUTH 16°48'11" WEST 31.34 FEET); THENCE SOUTH 34°23'11" EAST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING RADIUS OF 173.00 FEET, THENCE NORTHEASTERLY 111.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°48'43" (THE LONG CHORD OF SAID CURVE BEARS NORTH 74°01'11" EAST 109.25 FEET); THENCE SOUTH 87°34'27" EAST 132.44 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 39.29 FEET ALONG THE ARC OF SAID THROUGH A CENTRAL ANGLE OF 90°03'27"; THENCE SOUTH 62°06'35" EAST 89.64 FEET; THENCE SOUTH 76°13'31" EAST 248.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 55.00 FEET, THENCE NORTHEASTERLY 95.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°27'15" (THE LONG CHORD OF SAID CURVE BEARS

SCHEDULE A
(continued)

NORTH 63°30'07" EAST 83.93 FEET); THENCE NORTH 01°54'19" EAST 139.23 FEET; THENCE SOUTH 80°20'29" EAST 151.61 FEET; THENCE SOUTH 62°10'48" EAST 145.70 FEET; THENCE SOUTH 00°06'53" WEST 300.90 FEET; THENCE NORTH 89°30'45" WEST 155.72 FEET; THENCE SOUTH 58°00'41" WEST 427.93 FEET; THENCE SOUTH 31°59'17" EAST 294.04 FEET; THENCE NORTH 58°00'41" EAST 250.06 FEET; THENCE NORTH 68°56'25" EAST 161.19 FEET; THENCE SOUTH 00°06'46" WEST 347.63 FEET; THENCE SOUTH 49°42'13" EAST 205.84 FEET; THENCE SOUTH 86°22'15" EAST 156.14 FEET; THENCE SOUTH 31°59'19" EAST 192.52 FEET; THENCE SOUTH 45°35'07" EAST 140.43 FEET; THENCE SOUTH 45°52'40" EAST 144.22 FEET; THENCE SOUTH 40°37'06" EAST 20.94 FEET; THENCE LEAVING SAID EAST BOUNDARY SOUTH 77°55'41" WEST 919.16 FEET; THENCE SOUTH 88°15'10" WEST 318.36 FEET; THENCE NORTH 89°32'23" WEST 60.90 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED AS PARCEL #134983000001004 IN A QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2012-016993, RECORDS OF BENTON COUNTY; THENCE SOUTH 00°31'00" WEST 8.00 FEET ALONG SAID NORTH LINE; THENCE NORTH 89°51'27" WEST 1985.27 FEET ALONG SAID NORTHLINE TO THE WEST LINE OF SAID SECTION 34; THENCE NORTH 00°45'17" EAST 29.94 FEET ALONG SAID WEST LINE TO THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE NORTH 00°45'17" EAST 2362.09 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, THENCE SOUTH 89°14'50" EAST 650.72 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF; THENCE NORTH 00°35'46" EAST 336.41 FEET ALONG THE EAST LINE OF SAID NORTH HALF TO THE TRUE POINT OF BEGINNING. EXCEPT LOTS 1, 2, 3, & 4 OF SHORT PLAT 595, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLAT, PAGE 5959, RECORDS OF BENTON COUNTY AND EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE EASTERLY OF QUEENSGATE DRIVE AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2018-017828, AND LYING NORTHERLY OF THE NORTH BOUNDARY OF THE PLAT OF WESTSCLIFFE HEIGHTS II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATES, PAGE 608 RECORDS OF BENTON COUNTY, WASHINGTON AND EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89°09'22" EAST 1157.34 FEET ALONG THE NORTH LINE OF SAID SECTION 34 TO THE NORTHWEST CORNER OF PARCEL A OF RECORD SURVEY 4140, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2010-026670, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE THE FOLLOWING 8 COURSES ALONG THE WEST BOUNDARY OF SAID PARCEL A; THENCE SOUTH 33°54'20" EAST 179.76 FEET; THENCE SOUTH 27°38'19" EAST 80.00 FEET; THENCE SOUTH 16°29'23" EAST 83.44 FEET; THENCE SOUTH 03°07'43" EAST 77.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 179.00 FEET; THENCE SOUTHEASTERLY 116.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'37"; THENCE SOUTH 40°17'50" EAST 155.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 471.00 FEET; THENCE SOUTHEASTERLY 149.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 18°12'00" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 31°06'39" EAST 148.99 FEET) THENCE SOUTH 21°55'36" EAST 42.43 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE EAST BOUNDARY OF PARCEL 2, RECORD SURVEY 5031, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2018-018513, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 22°01'50" EAST 205.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING RADIUS OF 25.00 FEET, THENCE SOUTHWESTERLY 33.87 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF SAID NEW PARCEL 2 THROUGH A CENTRAL ANGLE OF 77°37'55" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 16°48'12" WEST 31.34 FEET) THENCE SOUTH 34°23'11" EAST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 173.00 FEET, THENCE NORTHEASTERLY 20.01 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF SAID NEW PARCEL 2 THROUGH A CENTRAL ANGLE OF 06°37'39" (THE LONG CHORD OF SAID CURVE BEARS NORTH

SCHEDULE A
(continued)

58°55'39" EAST 20.00 FEET) THENCE LEAVING THE BOUNDARY OF SAID NEW PARCEL 2 SOUTH 32°20'23" EAST 229.32 FEET TO THE NORTH LINE OF LOT 4 OF SHORT PLAT 595, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 595, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 68°29'19" EAST 50.00 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1268.96 FEET, THENCE SOUTHEASTERLY 58.22 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF SAID LOT 4 THROUGH A CENTRAL ANGLE OF 02°37'43" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 29°32'11" EAST 58.21 FEET) TO THE WESTERLY RIGHT OF WAY MARGIN OF QUEENSGATE DRIVE, AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2018-017828, RECORDS OF BENTON COUNTY, AND THE TERMINUS OF SAID DESCRIBED LINE.

PARCEL B:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON.

PARCEL C:

LOT 2, SHORT PLAT NO. 595, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON.

PARCEL D:

LOT 3, SHORT PLAT NO. 595, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON.

PARCEL E:

LOT 4, SHORT PLAT NO. 595, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION CONVEYED TO CITY OF RICHLAND BY QUIT CLAIM DEED, RECORDED JUNE 20, 2018, UNDER RECORDING NO. 2018-017826, DESCRIBED AS FOLLOWS:

REAL PROPERTY LOCATED IN EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, BEING A PORTION OF LOT 4 OF SHORT PLAT 595 AS RECORDED WITH THE BENTON COUNTY, UNDER AUDITOR'S FILE NUMBER 771566, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1,852.34 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 46°20'40" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 541.43 FEET, WITH A DELTA ANGLE OF 62°00'23.5", A CHORD BEARING OF SOUTH 12°38'03" EAST, AND A CHORD LENGTH OF 515.36 FEET; THENCE SOUTH 18°23'15" WEST A DISTANCE OF 97.63 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1200.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 744.36 FEET, WITH A DELTA ANGLE OF 35°32'26", A CHORD BEARING OF SOUTH 00°37'02" WEST, AND A CHORD LENGTH OF 732.48 FEET TO THE NORTHEASTERLY MARGIN OF SAID LOT 4 AND THE

SCHEDULE A
(continued)

TRUE POINT OF BEGINNING;
THENCE NORTH 31°59'19" WEST ALONG THE NORTHEASTERLY MARGIN OF SAID LOT 4 A
DISTANCE OF 78.30 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO
THE RIGHT, HAVING A RADIUS OF 1,268.81 FEET; THENCE ALONG SAID CURVE AND
NORTHEASTERLY MARGIN OF SAID LOT 4, HAVING AN ARC LENGTH OF 24.12 FEET, WITH A
DELTA ANGLE OF 01°05'22", A CHORD BEARING OF NORTH 31°26'38" WEST, AND A CHORD
LENGTH OF 24.12 FEET TO A POINT OF NON-TANGENT REVERSE CURVATURE TURNING TO
THE LEFT, HAVING A RADIUS OF
1,230.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 77°28'00" EAST; THENCE ALONG
SAID CURVE, HAVING AN ARC LENGTH OF 417.66 FEET, WITH A DELTA ANGLE OF 19°27'19", A
CHORD BEARING OF SOUTH 22°15'39" EAST. AND A CHORD LENGTH OF 415.65 FEET TO A
POINT ON A LINE BEING A 10.00 FOOT OFFSET TO THE NORTHEAST OF THE SOUTHWESTERLY
MARGIN OF SAID LOT 4; THENCE SOUTH 31°59'19" EAST ALONG SAID OFFSET LINE A DISTANCE
OF 272.34 FEET; THENCE NORTH 58°00'41" EAST A DISTANCE OF 60.00 FEET TO A POINT ON A
LINE BEING A 10.00 FOOT OFFSET TO THE SOUTHWEST OF THE NORTHEASTERLY MARGIN OF
SAID LOT 4; THENCE NORTH 31°59'19" WEST ALONG SAID OFFSET LINE A DISTANCE OF 95.01
FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A
RADIUS OF 25.00 FEET;
THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 23.19 FEET, WITH A DELTA ANGLE
OF 53°07'55", A CHORD BEARING OF NORTH 05D25'21" WEST, AND A CHORD LENGTH OF 22.36
FEET TO THE NORTHEASTERLY MARGIN OF SAID LOT 4; THENCE NORTH 31°59'19" WEST A
DISTANCE OF 64.01 FEET ALONG THE NORTHEASTERLY MARGIN OF SAID LOT 4 TO A POINT ON
THE ARC OF A NON-TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00
FEET; THE RADIUS POINT OF WHICH BEARS NORTH 04°52'46" EAST; THENCE ALONG SAID
CURVE, HAVING AN ARC LENGTH OF 23.19 FEET, WITH A DELTA ANGLE OF 53°07'55", A CHORD
BEARING OF NORTH 58°33'17" WEST, AND A CHORD LENGTH OF 22.36 FEET TO A POINT ON A
LINE BEING A 10.00 FOOT OFFSET TO THE SOUTHWEST OF THE NORTHEASTERLY MARGIN OF
SAID LOT 4;
THENCE ALONG SAID OFFSET LINE THE FOLLOWING COURSES; THENCE NORTH 31°59'19"
WEST A DISTANCE OF 73.32 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE
TURNING TO THE RIGHT, HAVING A RADIUS OF 1,170.00 FEET; THENCE ALONG SAID CURVE,
HAVING AN ARC LENGTH OF 153.09 FEET, WITH A DELTA ANGLE OF 07°29'50", A CHORD
BEARING OF NORTH 28°14'24" WEST, AND A CHORD LENGTH OF 152.98 FEET TO THE
NORTHEASTERLY MARGIN OF SAID LOT 4; THENCE NORTH 31°59'19" WEST ALONG THE
NORTHEASTERLY MARGIN OF SAID LOT 4
A DISTANCE OF 154.60 FEET TO THE SAID TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED BY QUIT CLAIM DEED RECORDED JULY 12, 2018,
UNDER RECORDING NO. 2018-020341, DESCRIBED AS FOLLOWS:

REAL PROPERTY LOCATED IN SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF
RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF LOT 4 OF THAT SHORT PLAT
RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566,
RECORDS OF BENTON COUNTY, WASHINGTON, BEING NORTH 31°59'19" WEST ALONG SAID
ORTHEASTERLY LIEN A DISTANCE OF 458.72 FEET FROM THE SOUTHEAST CORNER OF SAID
LOT 4, SAID COMMENCEMENT POINT IS ALSO MARKED BY A 5/8 INCH REBAR WITH ORANGE
PLASTIC CAP STAMPED: "LS 41028" IN TURN MARKING THE SOUTHWEST CORNER OF LOT 11
OF WESTCLIFFE HEIGHTS II, RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 UNDER
AUDITOR'S FILE NO. 2018-015773, BEING SOUTH 11°25'32" WEST A DISTANCE OF 1845.21 FEET
FROM A WASHINGTON STATE RECLAMATION SERVICE 3" BRASS CAP MARKING THE NORTH

SCHEDULE A
(continued)

QUARTER CORNER OF SAID SECTION 34, AND BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 58°00'41" WEST A DISTANCE OF 10.00 FEET TO A LINE BEING A 10.00 FOOT
SOUTHWESTERLY OFFSET OF THE LINE COMMON TO SAID LOT 4 AND SAID LOT 11 AND ALSO
BEING THE NORTHEASTERLY MARGIN OF THE PROPOSED 60.00 FOOT RIGHT OF WAY FOR
QUEENSGATE DRIVE/BERMUDA ROAD;
THENCE NORTH 31°59'19" WEST ALONG SAID OFFSET LINE AND NORTHEASTERLY RIGHT OF
WAY MARGIN A DISTANCE OF 95.01 FEET TO A POINT OF CURVATURE WITH A TANGENT
CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID
CURVE, LEAVING SAID OFFSET LINE AND CONTINUING ALONG SAID NORTHEASTERLY RIGHT
OF WAY MARGIN, HAVING AN ARC LENGTH OF 23.19 FEET, WITH A DELTA ANGLE OF 53°0'55", A
CHORD BEARING OF NORTH 05°25'21" WEST, AND A CHORD LENGTH OF 22.36 FEET TO THE
NORTHEASTERLY LINE OF SAID
LOT 4 AND THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 31°59'19" EAST ALONG
SAID COMMON LINE BETWEEN LOT 4 AND LOT
11 A DISTANCE OF 115.01 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED BY QUIT CLAIM DEED RECORDED JULY 12, 2018,
UNDER RECORDING NO. 2018-020342, DESCRIBED AS FOLLOWS:

REAL PROPERTY LOCATED IN SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF
RICHLAND. BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF LOT 4 OF THAT SHORT PLAT
RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566,
RECORDS OF BENTON COUNTY, WASHINGTON, BEING SOUTH 31°59'19" EAST ALONG SAID
ORTHEASTERLY LINE A DISTANCE OF 363.86 FEET FROM THE END POINT OF THE CURVE ALSO
DELINEATING SAID LOT 4, SAID COMMENCEMENT POINT IS ALSO MARKED BY A 5/8 INCH REBAR
WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318" IN TURN MARKING THE
NORTHWEST CORNER OF LOT 1 OF WESTCLIFFE HEIGHTS II, RECORDED IN VOLUME 15 OF
PLATS AT PAGE 608 UNDER AUDITOR'S FILE NO. 2018-015773, BEING SOUTH 18°29'09" WEST A
DISTANCE OF 1644.09 FEET FROM A WASHINGTON STATE RECLAMATION SERVICE 3" BRASS
CAP MARKING

THE NORTH QUARTER CORNER OF SAID SECTION 34, AND BEING THE TRUE POINT OF
BEGINNING;

THENCE CONTINUING SOUTH 31°59'19" EAST ALONG THE LINE COMMON BETWEEN SAID LOT 4
AND SAID LOT 1 A DISTANCE OF 115.01 FEET THE SOUTHWEST CORNER OF SAID LOT 1 AND
THE NORTHEASTERLY MARGIN OF THE PROPOSED 60.00 FOOT RIGHT OF WAY FOR
QUEENSGATE DRIVE/BERMUDA ROAD AND ALSO BEING A POINT ON THE ARC OF A NON
TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00
FEET; THE RADIUS POINT OF WHICH BEARS NORTH 04°52'46" EAST; THENCE ALONG SAID
CURVE COINCIDING WITH THE NORTHEASTERLY MARGIN OF SAID RIGHT OF WAY, HAVING AN
ARC LENGTH OF 23.19 FEET, WITH A DELTA ANGLE OF 53°07'55", A CHORD BEARING OF NORTH
58°33'17" WEST, AND A CHORD LENGTH OF 22.36 FEET TO A LINE BEING A 10.00 FOOT
SOUTHWESTERLY OFFSET OF SAID COMMON LINE BETWEEN LOT 4 AND LOT 1;
THENCE NORTH 31°59'19" WEST ALONG SAID OFFSET LINE AND CONTINUING ALONG SAID
NORTHEASTERLY RIGHT OF WAY MARGIN A DISTANCE OF 73.32 FEET TO A POINT OF
CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,170.00
FEET; THENCE ALONG SAID CURVE, LEAVING SAID OFFSET LINE AND CONTINUING ALONG
SAID NORTHEASTERLY RIGHT OF WAY MARGIN, HAVING AN ARC LENGTH OF 21.70 FEET, WITH
A DELTA ANGLE OF 01°03'45", A CHORD BEARING OF NORTH 31027'27" WEST, AND A CHORD
LENGTH OF 21.69 FEET;
THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY MARGIN NORTH 58°00'41" EAST A

SCHEDULE A
(continued)

DISTANCE OF 9.80 FEET TO THE TRUE POINT OF BEGINNING.

Title to said real property is vested in:

[MD&D Investments, LLC, a Washington limited liability company](#)

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

SCHEDULE B

1. Any assessments levied by Badger Mountain Irrigation District for the year 2022, amounts of which are unavailable at this time.

2. Paid general and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2021
Tax Account No.: [1-3498-200-0005-004 \(IOP\)](#)
Levy Code: R3
Assessed Value-Land: \$1,606,560.00
Assessed Value-Improvements: \$370,650.00

General and Special Taxes:
Billed: \$21,764.09
Paid: \$21,764.09
Unpaid: \$0.00

NOTE: New parcel number is 1-3498-200-0005-006

3. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022
Tax Account No.: 1-3498-200-0006-000
Levy Code: R3
Assessed Value-Land: \$131,250.00
Assessed Value-Improvements: \$26,250.00

General and Special Taxes:
Billed: \$1,768.75
Paid: \$884.43
Unpaid: \$884.32

4. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022
Tax Account No.: 1-3498-201-0595-002
Levy Code: R3
Assessed Value-Land: \$138,430.00
Assessed Value-Improvements: \$15,490.00

General and Special Taxes:
Billed: \$1,728.41
Paid: \$864.24
Unpaid: \$864.17

SCHEDULE B
(continued)

5. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022
Tax Account No.: 1-3498-201-0595-003
Levy Code: R3
Assessed Value-Land: \$57,250.00
Assessed Value-Improvements: \$16,590.00

General and Special Taxes:

Billed: \$849.67
Paid: \$424.89
Unpaid: \$424.78

6. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022
Tax Account No.: 1-3498-201-0595-004
Levy Code: R3
Assessed Value-Land: \$5,740.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$78.96
Paid: \$39.51
Unpaid: \$39.45

7. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022
Tax Account No.: 1-3498-200-0005-005
Levy Code: R3
Assessed Value-Land: \$18,580.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$219.82
Paid: \$109.95
Unpaid: \$109.87

8. Amounts as may be due to City of Richland for document:
For: Sewer Latecomer Agreement
Recorded: September 5, 2018
Recording No.: [2018-026345](#)

SCHEDULE B
(continued)

9. A mortgage to secure an indebtedness as shown below

Amount: \$7,082,839.00
Dated: October 18, 2021
Mortgagor: MD&D Investments LLC, a Washington limited liability company
Mortgagee: Community First Bank
Recording Date: October 29, 2021
Recording No.: [2021-049836](#)

10. A mortgage to secure an indebtedness as shown below

Amount: \$1,417,161.00
Dated: October 18, 2021
Mortgagor: MD&D Investments LLC, a Washington limited liability company
Mortgagee: Community First Bank
Recording Date: October 29, 2021
Recording No.: [2021-049837](#)

11. Assessment levied by Badger Mountain Irrigation District for the second half of the year 2022 in the sum of \$12,661.00, which shall become delinquent if unpaid after October 31, 2022. Please contact (509)628-0777 for further information.
NOTE: The full 2022 assessment is \$25,322.00
NOTE: Affects parcel A
NOTE: Paid on account parcel number 1-3498-200-0005-004
12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
13. The Land is within or near designated agricultural lands or farm operations upon which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period (including aircraft) the storage and disposal of manure, and the application of spraying or storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Benton County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider those inconveniences or discomforts arising from legally permitted farm operations to be a nuisance if such practices are consistent with commonly accepted best management practices and otherwise comply with local, state and federal laws.
14. Rights-of-way for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.

SCHEDULE B

(continued)

15. Right(s) of way for the purpose(s) stated below as set forth in the patent to said Land
- Purpose(s): Ditches, Canals and Electric Power Transmission
Recording Date: September 17, 1973
Recording No.: [654855](#)
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Badger Mountain Irrigation District
Purpose: Construct, repair, replace, operate and maintain pipelines and appurtenant structures
Recording Date: January 13, 1977
Recording No.: [718936](#)
17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Benton County
Purpose: Electric transmission and distribution line and appurtenances thereto
Recording Date: May 26, 1977
Recording No.: [728681](#)
18. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Benton County
Purpose: Electric transmission and distribution line and appurtenances thereto
Recording Date: September 15, 1977
Recording No.: [737310](#) and [737311](#)
19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Benton County
Purpose: Electric transmission and distribution line and appurtenances thereto
Recording Date: February 8, 1978
Recording No.: [749794](#)
20. Terms, covenants, conditions and provisions contained in Agreement entered into ;
- Between: City of Richland, Washington
AND: Milo Bauder, his successors and assignees
Recorded: July 24, 1978
Recording No.: [765214](#)
Providing: Domestic Water and/or Sewer Services
21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Purpose: Ingress and Egress
Recording Date: July 28, 1978
Recording No.: [765776](#)

SCHEDULE B
(continued)

22. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Access
Recording Date: June 15, 1982
Recording No.: [862635](#)

23. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress-egress, utility and irrigation
Recording Date: July 17, 1984
Recording No.: [898901](#)
Affects: 60 foot strip over a portion of said premises and other property

24. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Badger Mountain Irrigation Easement
Purpose: Utilities
Recording Date: October 9, 1984
Recording No.: [84-3561](#)

25. Right of way Easement, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;

Recorded: April 12, 1985
Recording No.: [85-4566](#)
In favor of: Public Utility District No. 1 of Benton County

26. Terms, covenants, conditions and provisions set forth in Agreement entered into;

Between: Public Utility District No. 1 of Benton County
AND: Badger Mountain Irrigation District
Recorded: April 24, 1985
Recording No.: [85-5124](#)

27. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Ingress and egress
Recording Date: October 8, 1987
Recording No.: [87-16073](#)

28. Right of way Easement, including the terms, covenants and provisions thereof, for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;

Recorded: November 5, 1993
Recording No.: [93-34114](#)
In favor of: Public Utility District No. 1 of Benton County

SCHEDULE B

(continued)

29. Terms, covenants, conditions and provisions Interlocal Agreement between Benton County and the City of Richland regarding City of Richland Urban Growth Area Expansion Request - File CPA 03-2
- Recorded: February 1, 2005
Recording No.: [2005-003324](#)
30. Amended and restated interlocal agreement between Benton County and the City of Richland recorded December 12, 2006 under Auditor's File No. [2006-040708](#).
31. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Richland
Purpose: Secondary Emergency Access Easement
Recording Date: November 2, 2012
Recording No.: [2012-034461](#)
32. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: The City of Richland
Purpose: Utility Easement
Recording Date: March 24, 2014
Recording No.: [2014-006658](#)
Affects: A Portion of said premises
33. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Richland
Purpose: Utility easement
Recording Date: February 23, 2016
Recording No.: [2016-004839](#)
- Partial Relinquishment of Easement as recorded under Recording No. [2022-004850](#)
34. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Badger Mountain Irrigation District
Purpose: Irrigation
Recording Date: September 3, 2020
Recording No.: [2020-033644](#)
35. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: City of Richland
Purpose: Waterline Easement
Recording Date: January 17, 2018
Recording No.: [2018-001482](#) and [2018-001483](#)

SCHEDULE B

(continued)

36. Exceptions, covenants, conditions, and reservations as contained in Deed and including terms thereof:

From: C & J Land Company LLC
To: MD&D Investments LLC
Recorded: October 29, 2021
Recording No.: [2021-049835](#)

As Follows: Regarding future development by MD&D Investments LLC, mobile and manufactured homes, and modular homes are specifically not permitted.

37. Terms and Conditions of Ordinance No. 41-10 recorded January 5, 2011 under Auditor's File No. [2011-000610](#).

38. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Access and Utility
Recording Date: July 13, 2017
Recording No.: [2017-019386](#)

39. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Access and Utility
Recording Date: July 13, 2017
Recording No.: [2017-019388](#)

40. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Richland
Purpose: Waterline
Recording Date: January 17, 2018
Recording No.: [2018-001484](#)

41. Sewer Latecomers Ageement and the Terms and Conditions thereof between the City of Richland and Pahlisch Homes at Westcliffe Heights LLC recorded September 5, 2018 under Auditor's File No. [2018-026345](#) and First Amendment recorded June 3, 2019 under Auditor's File No. [2019-014443](#).

42. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey No. 5521:

Recording No: [2021-030634](#)

SCHEDULE B

(continued)

43. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey No. 5031:

Recording No: [2018-018513](#)

44. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 2049:

Recording No: [94-17574](#)

45. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 2164:

Recording No: [96-12391](#)

46. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 4140
:

Recording No: [2010-026670](#)

47. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 4925:

Recording No: [2017-026905](#)

SCHEDULE B
(continued)

48. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey 5036
:

Recording No: [2018-019538](#)

49. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat 595:

Recording No: [771566](#)

END OF SCHEDULE B

MEMORANDUM

DATE: 7/11/2022

TO: Pete Rogalsky, P.E., City of Richland
Jason Mattox, P.E., PBS

CC:

FROM: Ben Haws, P.E.
Tirzah Eyre, E.I.T.

SUBJECT: Peach Tree Estates Sewer Model

The purpose of this technical memorandum is to document the impact of the revised Peach Tree Estates and Sienna Hills developments on the hydraulic capacity of the existing sanitary sewer system. Both developments are classified as Low Density Residential and are generally located in Richland on the west side of the Bermuda Road and Legacy Lane intersection. Sienna Hills is located immediately north of E. Holly Road and is nearing full buildout. Peach Tree estates is located immediately north of Sienna Hills and south of Summit Street and is currently undeveloped. At full buildout, Sienna Hills will have 283 single family residential lots. Peach Tree Estates will have 452 single family residential lots, 8 townhomes, 4 commercial lots, and 1 elementary school. Peach Tree Estates is planned to be constructed in 5 phases. Figure 1 shows the location and phasing of the developments.

A duplex lift station was constructed in 2021 as part of the Sienna Hills development. It is located in the southwest corner of the development and a 4-inch diameter forcemain runs east along C Street then north along Bermuda Road to the discharge manhole north of the Bermuda Road and Legacy Lane intersection. Two Flygt NP 3153 SH3 274 pumps were installed and have a design point of 186 gpm at 170' TDH. This lift station was incorporated into the model. The lift station was previously (2017) modeled with a discharge of 160 gpm.

Model Setup

The City of Richland "committed flow" sewer model was updated with the sewer flows expected from the revised developments and lift station as-built information.

Part of the Peach Tree Estates development is planned for gravity flow to the north and part of the property is planned to gravity flow south to the Sienna Hills Lift Station. There are 260 residential lots, 4 commercial lots, and 1 elementary school planned to gravity flow to the north. The remaining 192 residential lots and 8 townhomes are planned to gravity flow to the Sienna Hills Lift Station.

All lots were assigned demands and diurnal curves in accordance with the General Sewer Plan. A summary of the demands and diurnal curves used is provided in Table 1. Each townhome was assumed to have five dwelling units as indicated on the PBS Site Plan. The elementary school demand was determined by the average gpd/acre from water meter records for the elementary schools in Richland.

Table 1 – Summary of Demands

Lot Type	Unit	Unit Demand	Diurnal Curve ¹
Single Family	gpd/lot	160	Residential
Townhome	gpd/dwelling unit	160	Residential
Commercial	gpd/acre	350	Commercial
Elementary School	gpd/acre	139.7	School

¹ Diurnal curves are as explained in the General Sewer Plan.

The model was updated with 8-inch gravity sewer pipes along the revised roads in Peach Tree Estates. Flows were divided into the phasing provided on the PBS Site Plan. Flows from each phase were injected into the sewer pipes as shown in Figure 1.

Table 2 provides a summary of sewer demands/flows that were modeled previously (2017) compared with now.

Table 2 – Demands Comparison

Lot Type	Previous Count	Previous Ave. Daily Flow	Revised Count	Revised Ave. Daily Flow
Single Family	702	112,320	735	117,600
Townhome	0	0	8 (5 DU/EA)	6,400
Commercial	0	0	4	1,537
Elementary School	1	2,445	1	2,050

Total	703	114,765	748	127,587
-------	-----	---------	-----	---------

Model Results

Figures 2 through 5 show the depth over diameter for various phasing scenarios. The five phases of the Peach Tree Estates development were assumed to be build in order from Phase 1 to Phase 5. The Sienna Hills development was assumed to be fully built out in all scenarios. Four bottlenecks, as identified in the Wilson Property Sewer Flows email dated 3/1/2017, are shown on each figure for ease of reference. The scenarios modeled are as follows:

- Phase 1Figure 2
- Phase 1-2.....Figure 3
- Phase 1-3.....Figure 4
- Phase 1-4.....Figure 5

Phase 1 Model Results

Phase 1 modeled 111 single family residential lots and 8 townhomes in addition to the Sienna Hills development. Pipes in locations 2 and 4 are nearing capacity as shown in Figure 2.

Phase 1-2 Model Results

Phase 1-2 modeled 118 single family residential lots, 4 commercial lots, and 1 elementary school in addition to Phase 1. Pipes in locations 1, 2, and 4 are nearing capacity as shown in Figure 3.

Phase 1-3 Model Results

Phase 1-3 modeled 114 single family residential lots in addition to Phase 1-2. Pipes in locations 1, 2, and 4 are nearing capacity as shown in Figure 4.

Phase 1-4 Model Results

Phase 1-4 modeled 109 single family residential lots in addition to Phase 1-3. Pipes in locations 1 and 4 are nearing capacity while location 2 is surcharging as shown in Figure 5.

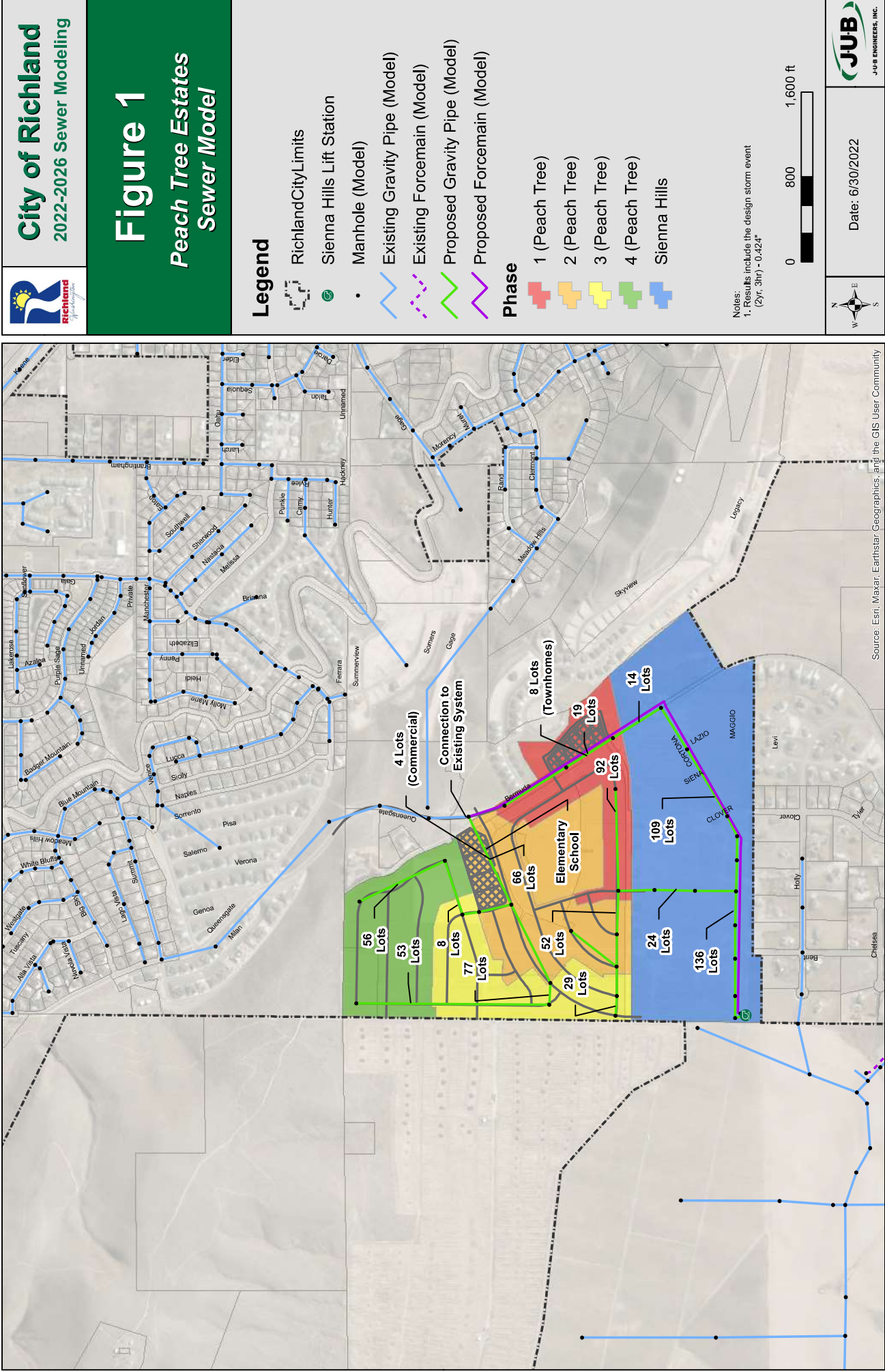
The gravity flow into the proposed lift station at full buildout has a modeled peak flow of 135 gpm. The lift station pumps have a design capacity of 186 gpm. The surcharged pipe is 8-inch diameter and the peak water depth is 9.07 inches. Figures 6 – 9 show the hydraulic grade lines

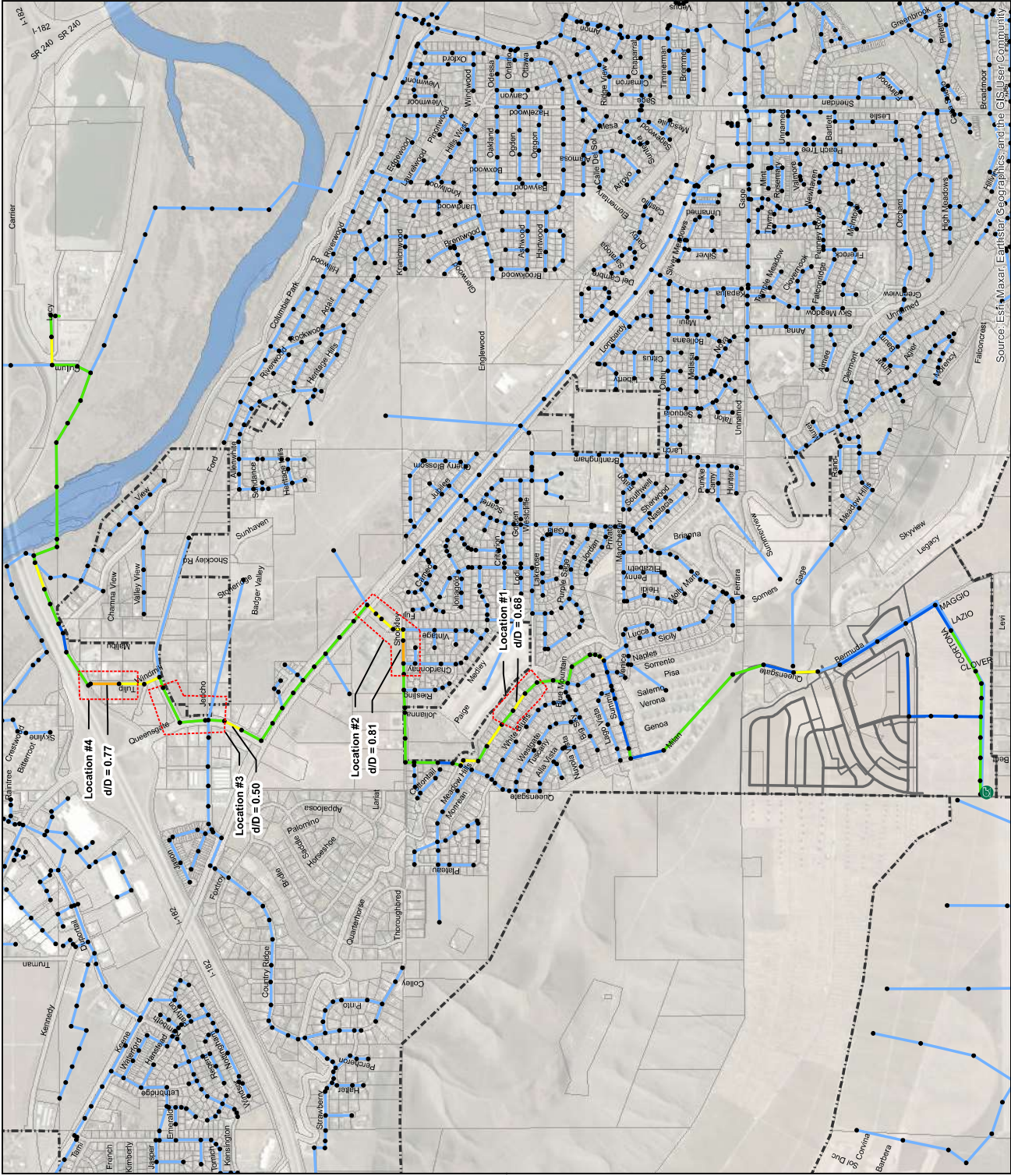
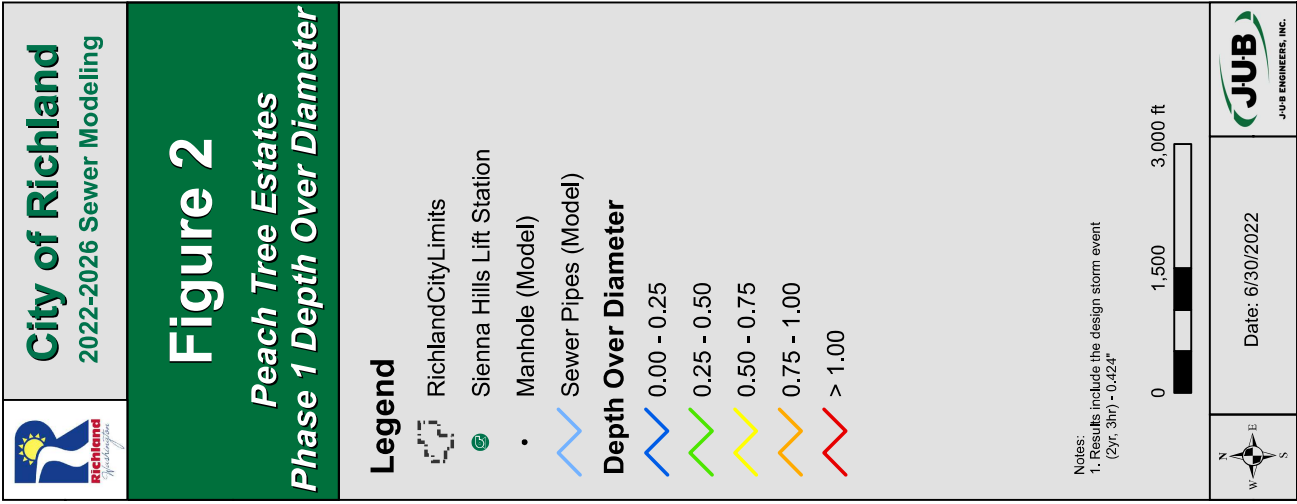
of the pipes in the previously identified bottleneck locations. Figure 7 shows the hydraulic grade lines of the surcharging pipes.

Conclusion/Recommendations

The model results shown in Figure 2-5 report that the sewer system does have some bottlenecks at full buildout of the Sienna Hills and Peach Tree Estates developments. The collection system, however, can convey the flow. There is one location with minor surcharging, but there are no manhole overflows. The other three bottlenecks are nearing full capacity but there is no surcharging or manhole overflows. The risk of allowing surcharging is a sanitary sewer overflow at the manhole or a sanitary sewer overflow at a service connection (home or business).

The existing piping is adequate for phases 1 through 3 without any surcharging. Recommended improvements to eliminate surcharging is shown in Figure 7. Since the surcharging during Phase 4 is only 1.07 inches, it appears that existing pipe is adequate (depending on the City's risk tolerance). In order to better correlate actual flow conditions to modeled flows, and to lessen the risk of sanitary sewer overflows, sewer monitoring could be done at each of the four bottleneck locations. One way to monitor water depth is to hang an ultrasonic level sensor so that depths can be monitored over time. This could provide valuable information as phases progress for determining if and when improvements should be done.







City of Richland
2022-2026 Sewer Modeling

Figure 3

Peach Tree Estates

Phase 2 Depth Over Diameter

Legend

-  Richland City Limits
-  Sienna Hills Lift Station
-  Manhole (Model)
-  Sewer Pipes (Model)

Depth Over Diameter

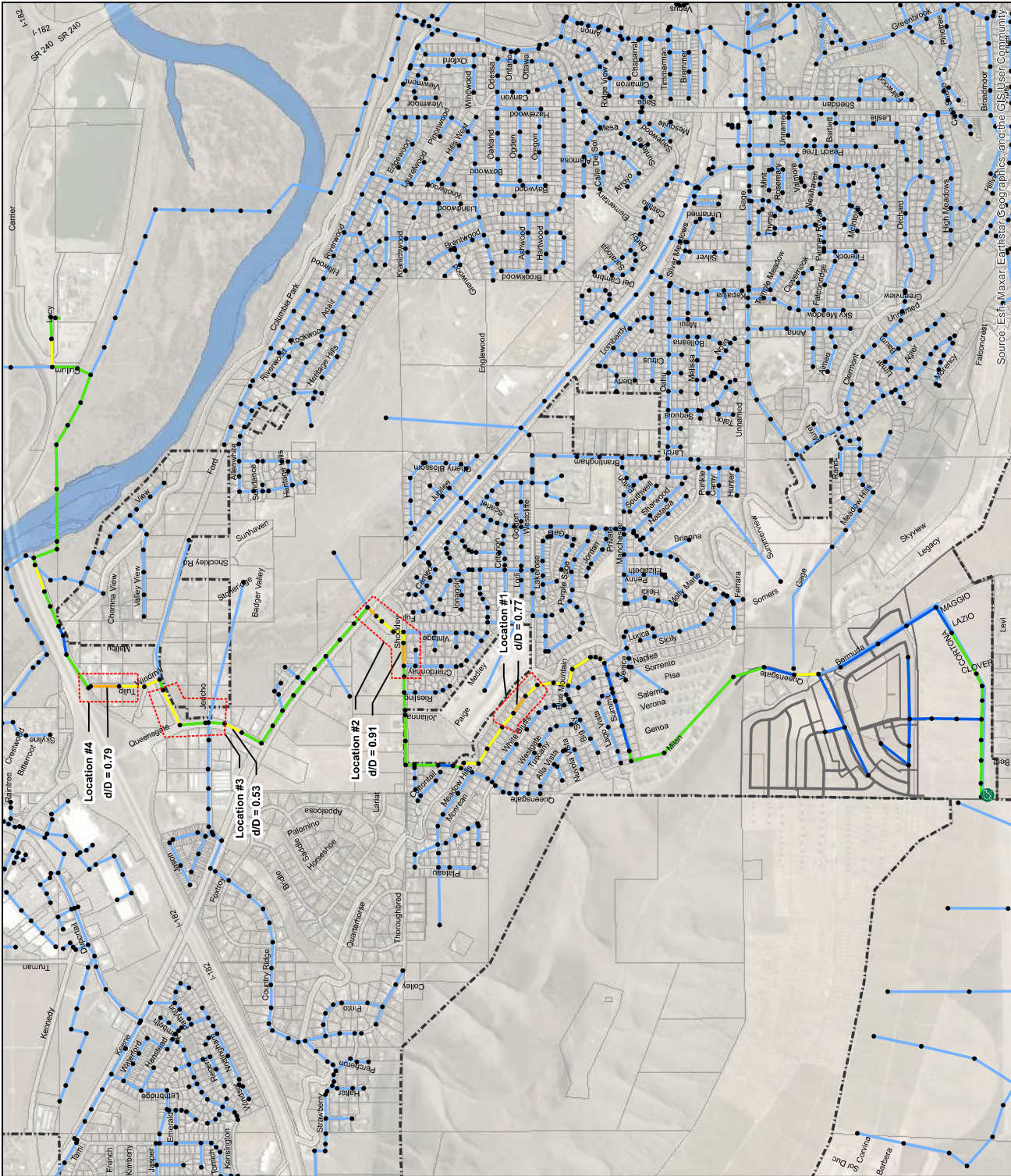
-  0.00 - 0.25
-  0.25 - 0.50
-  0.50 - 0.75
-  0.75 - 1.00
-  > 1.00

Notes:
1. Results include the design storm event (2yr, 3hr) - 0.424"

0 1,500 3,000 ft

Date: 6/30/2022

JUB
JUB ENGINEERS, INC.





City of Richland
2022-2026 Sewer Modeling

Figure 4

Peach Tree Estates

Phase 3 Depth Over Diameter

Legend

Richland City Limits

Sienna Hills Lift Station

Manhole (Model)

Sewer Pipes (Model)

Depth Over Diameter

0.00 - 0.25

0.25 - 0.50

0.50 - 0.75

0.75 - 1.00

> 1.00 color"/>

> 1.00

W E
N S

Date: 6/30/2022

0

1,500

3,000 ft

Notes:

1. Results include the design storm event (2yr, 3hr) - 0.424"

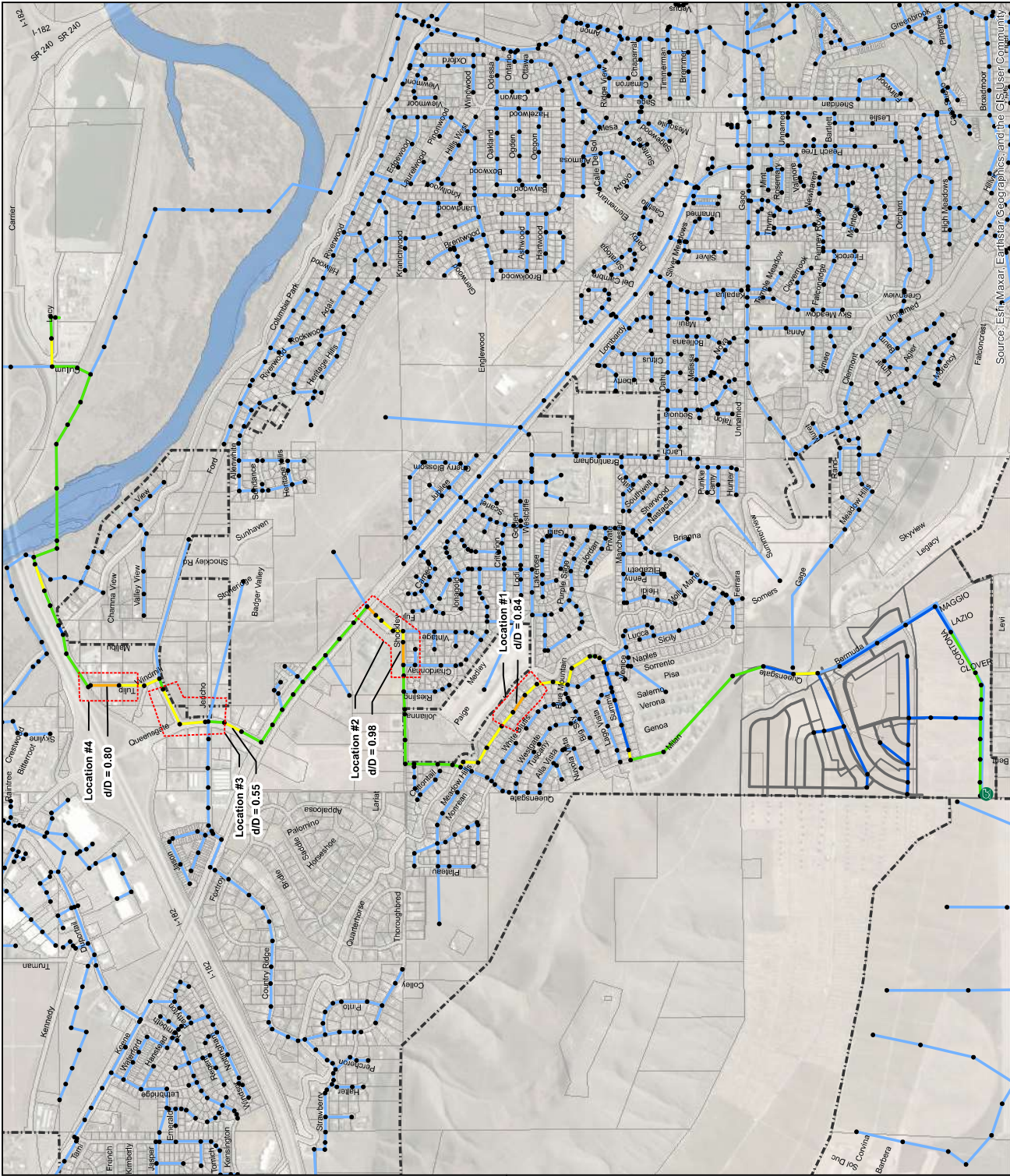




Figure 5

Peach Tree Estates Phase 4 Depth Over Diameter

Legend

- RichlandCityLimits
- Sienna Hills Lift Station
- Manhole (Model)
- Sewer Pipes (Model)

Depth Over Diameter

- 0.00 - 0.25
- 0.25 - 0.50
- 0.50 - 0.75
- 0.75 - 1.00
- > 1.00

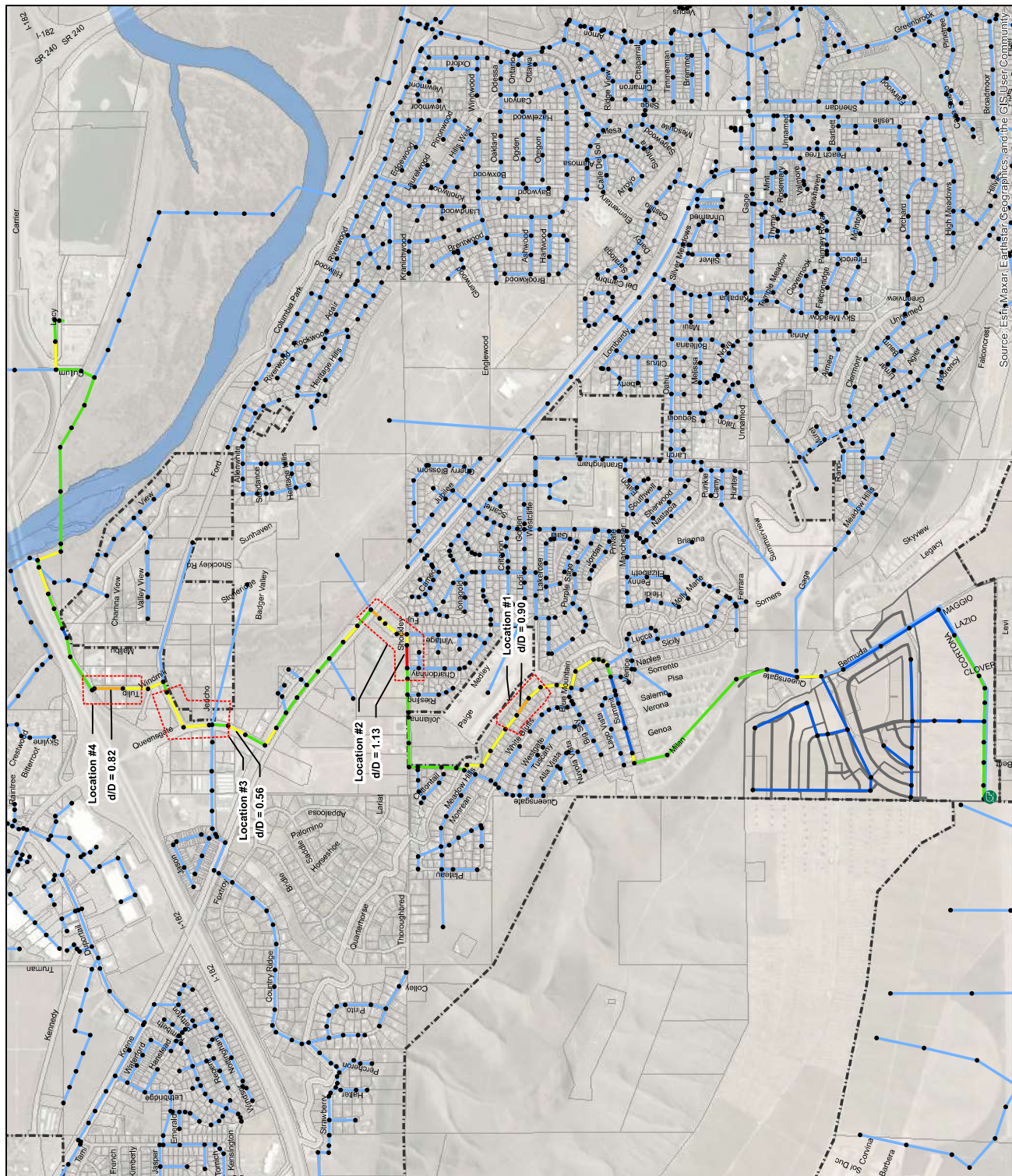
Notes:
1. Results include the design storm event
(2yr, 3hr) - 0.424"



Date: 6/30/2022



JUB ENGINEERS, INC.



HGL Profile with Maximum Data of Link(s) 3897, 1853, 1852

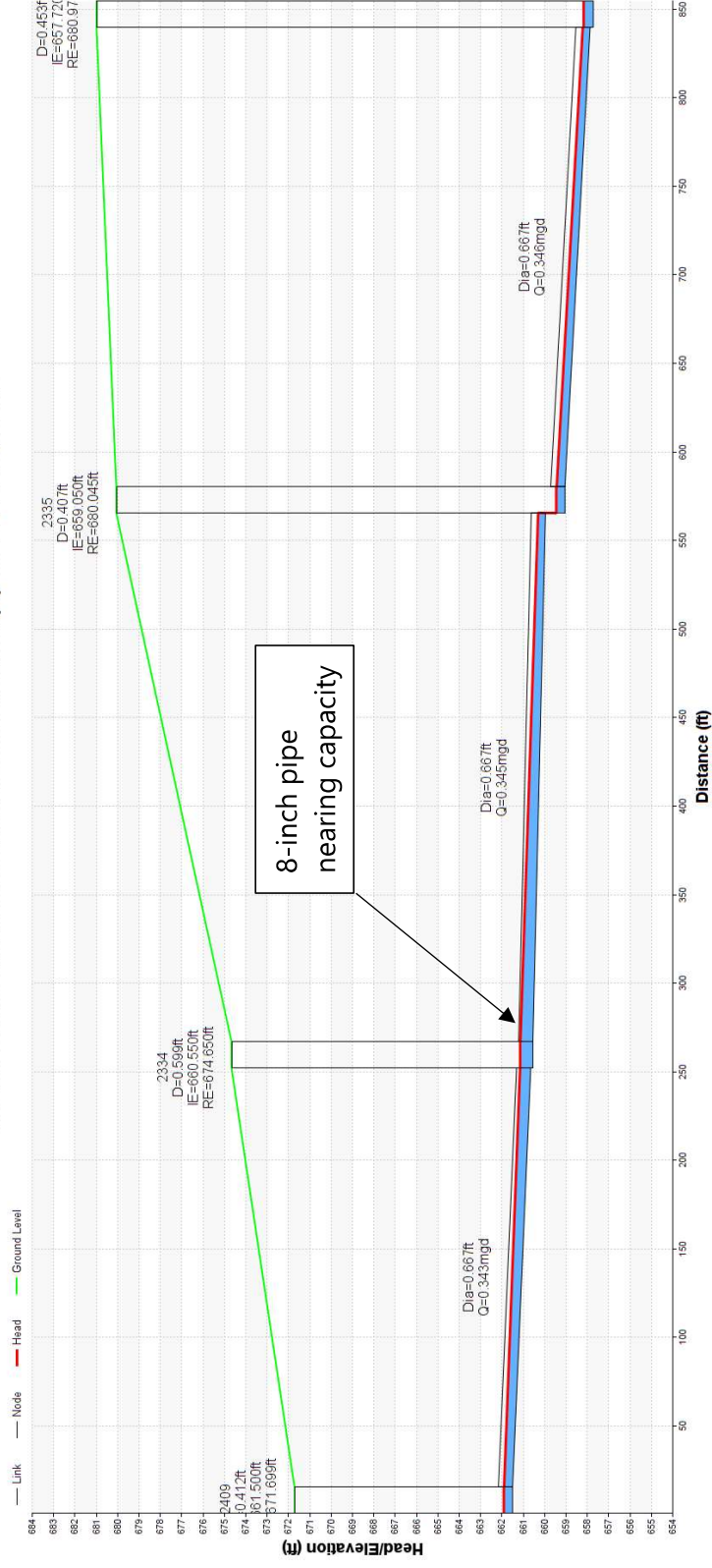


Figure 6 - Location #1 Hydraulic Grade Line With Phase 4 Full Buildout

HGL Profile with Maximum Data of Links 3959,1597 ,...,7031

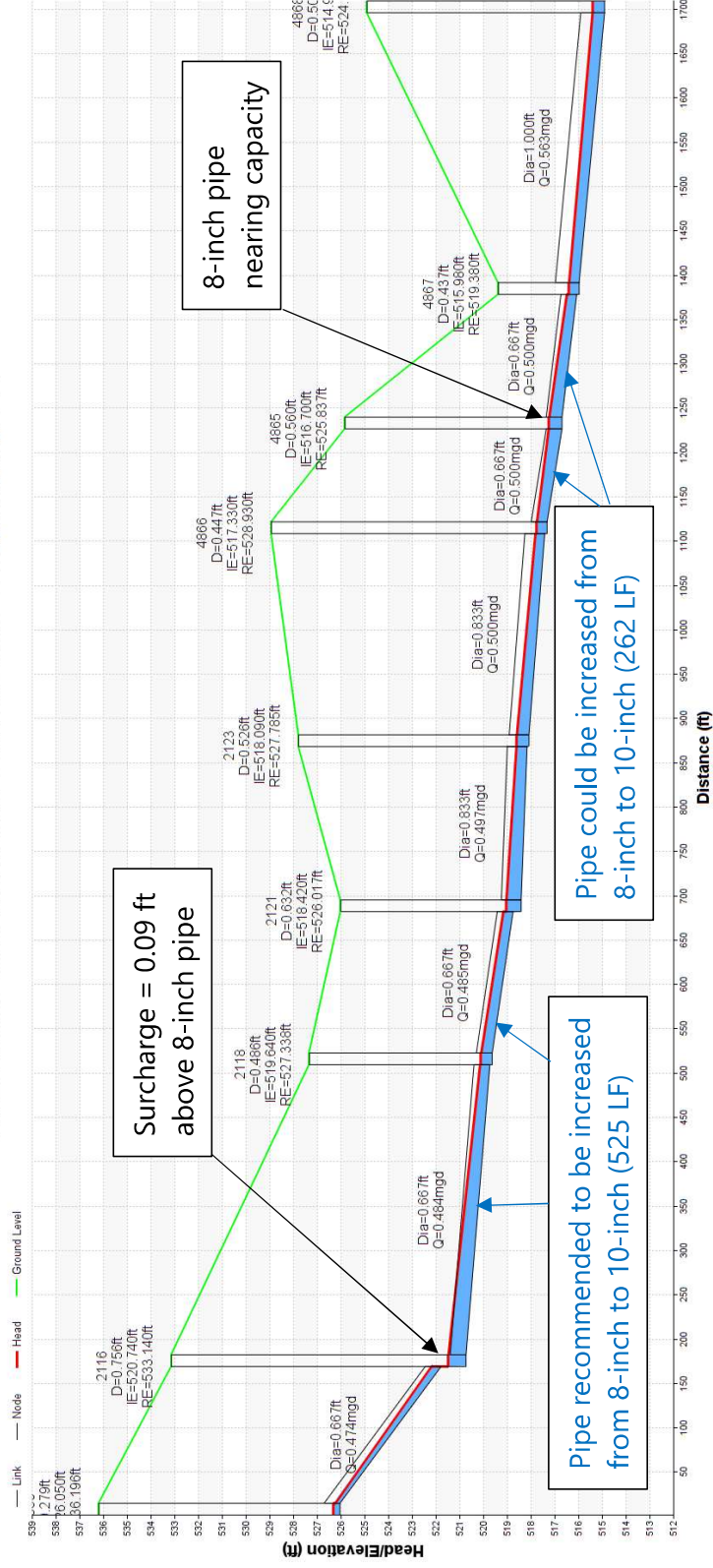


Figure 7 - Location #2 Hydraulic Grade Line With Phase 4 Full Buildout

HGL Profile with Maximum Data of Links 7739,CDT_MP-1398,,...,CDT_MP-1404

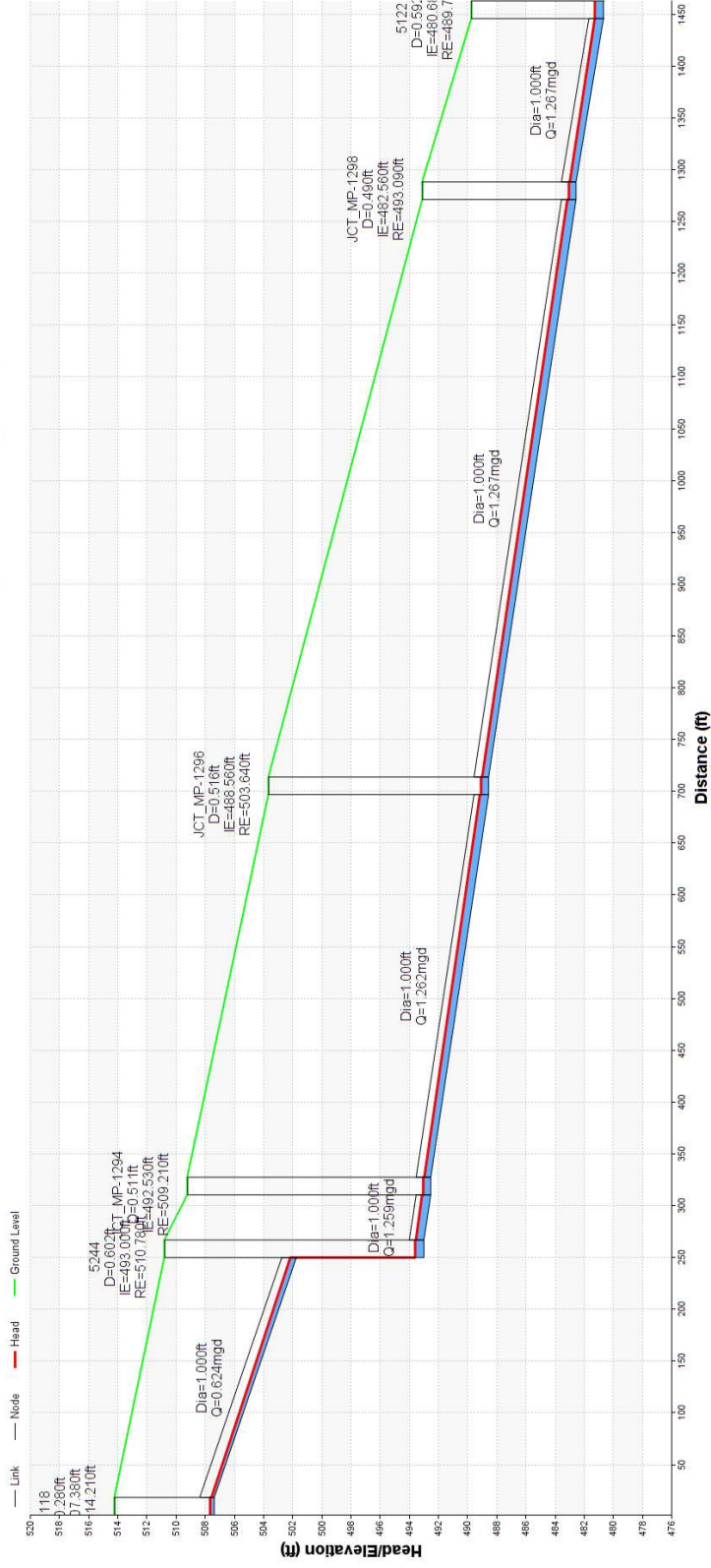


Figure 8 - Location #3 Hydraulic Grade Line With Phase 4 Full Buildout

HGL Profile with Maximum Data of Link(s) 7479,4917,4916

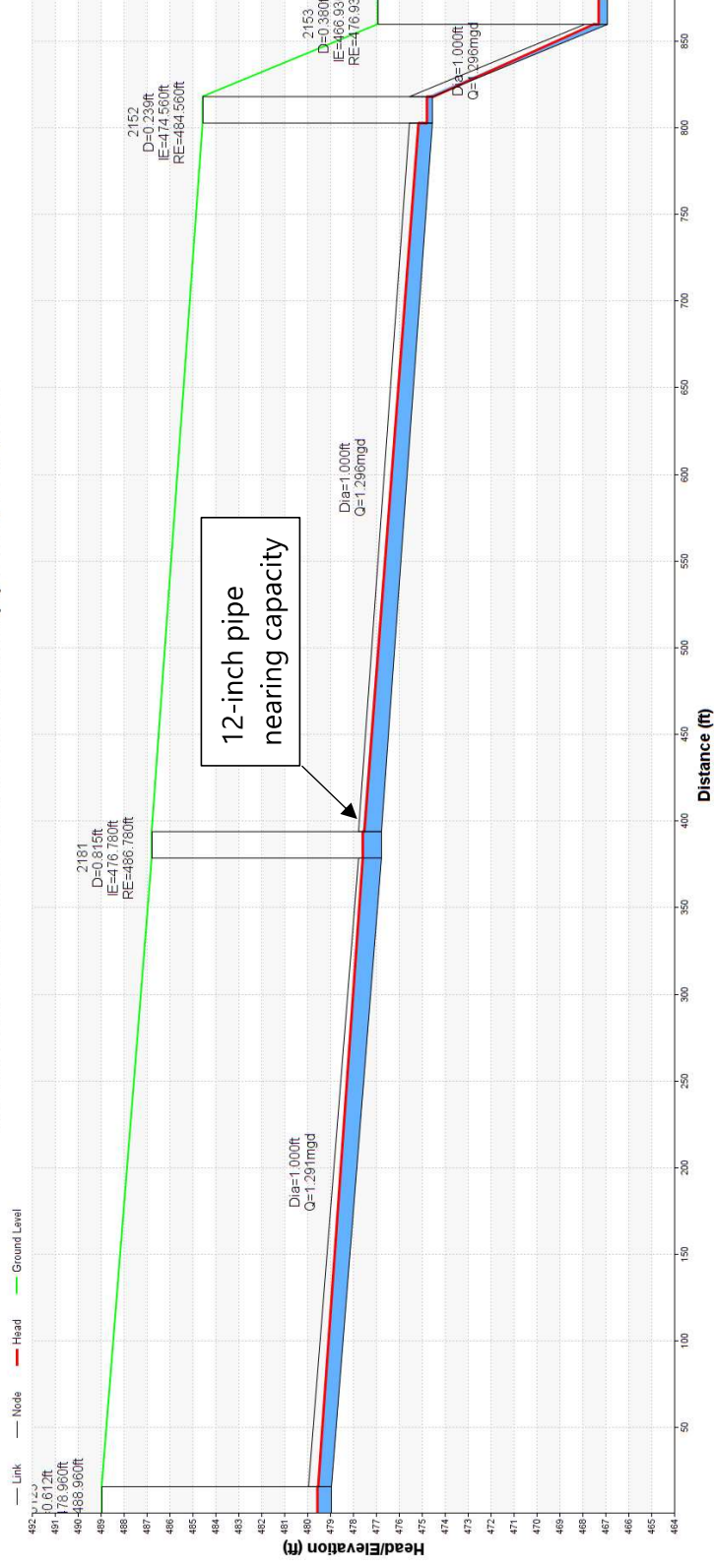


Figure 9 - Location #4 Hydraulic Grade Line With Phase 4 Full Buildout



Exhibit 2

Plat Map

LOCATED IN SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

BRASS CAP AT THE INTERSECTION OF GALA WAY AND SICILY LANE, CITY OF RICHLAND
NAVD88 ELEVATION FOR THIS MONUMENT IS 699.05
ALTERNATE BENCHMARK IS A 5/8" IRON ROD IN PIPE AT THE NORTHWEST CORNER OF
SECTION 34, ELEVATION FOR THIS MONUMENT IS 1072.36.

NAD83 WASHINGTON STATE SOUTH ZONE GRID BEARING OF S89°09'47"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST WILLAMETE MERIDIAN. AS MEASURED BETWEEN EXISTING MONUMENTS.

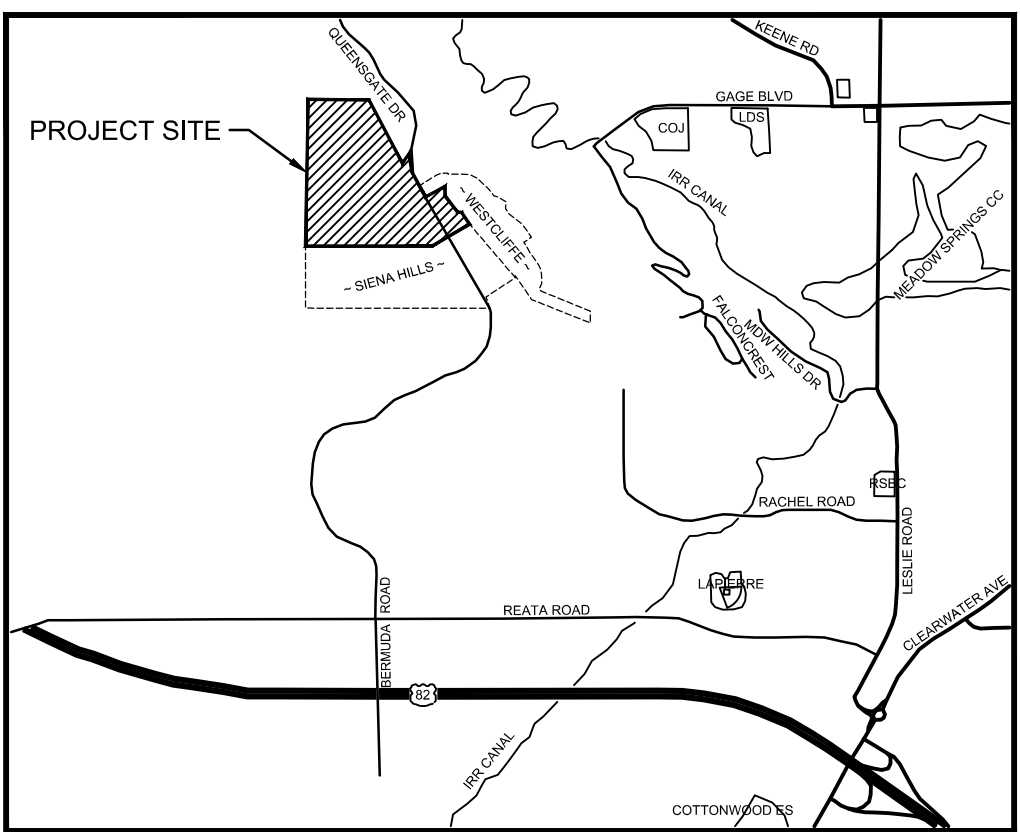
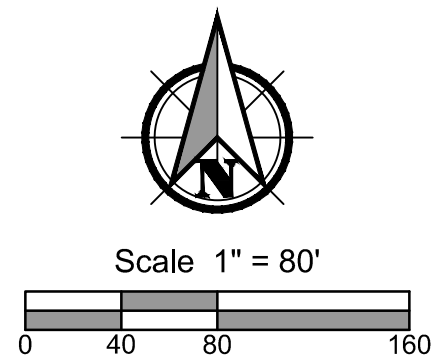
1. QUEENSGATE DRIVE IMPROVEMENTS SHALL BE COMPLETED TO JOIN EXISTING PORTION OF QUEENSGATE DRIVE TO BERMUDA ROAD.
2. ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ABUTTING STREET RIGHT-OF-WAYS

ENGINEER:
PBS ENGINEERING AND ENVIRONMENTAL
CONTACT: JASON MATTOX, PE
400 BRADLEY BLVD, SUITE 106
RICHLAND, WA 99352
(509) 942-1600

SURVEYOR:
PBS ENGINEERING AND ENVIRONMENTAL
CONTACT: ALEX MATARAZZO, PLS
400 BRADLEY BLVD, SUITE 106
RICHLAND, WA 99352
(509) 942-1600

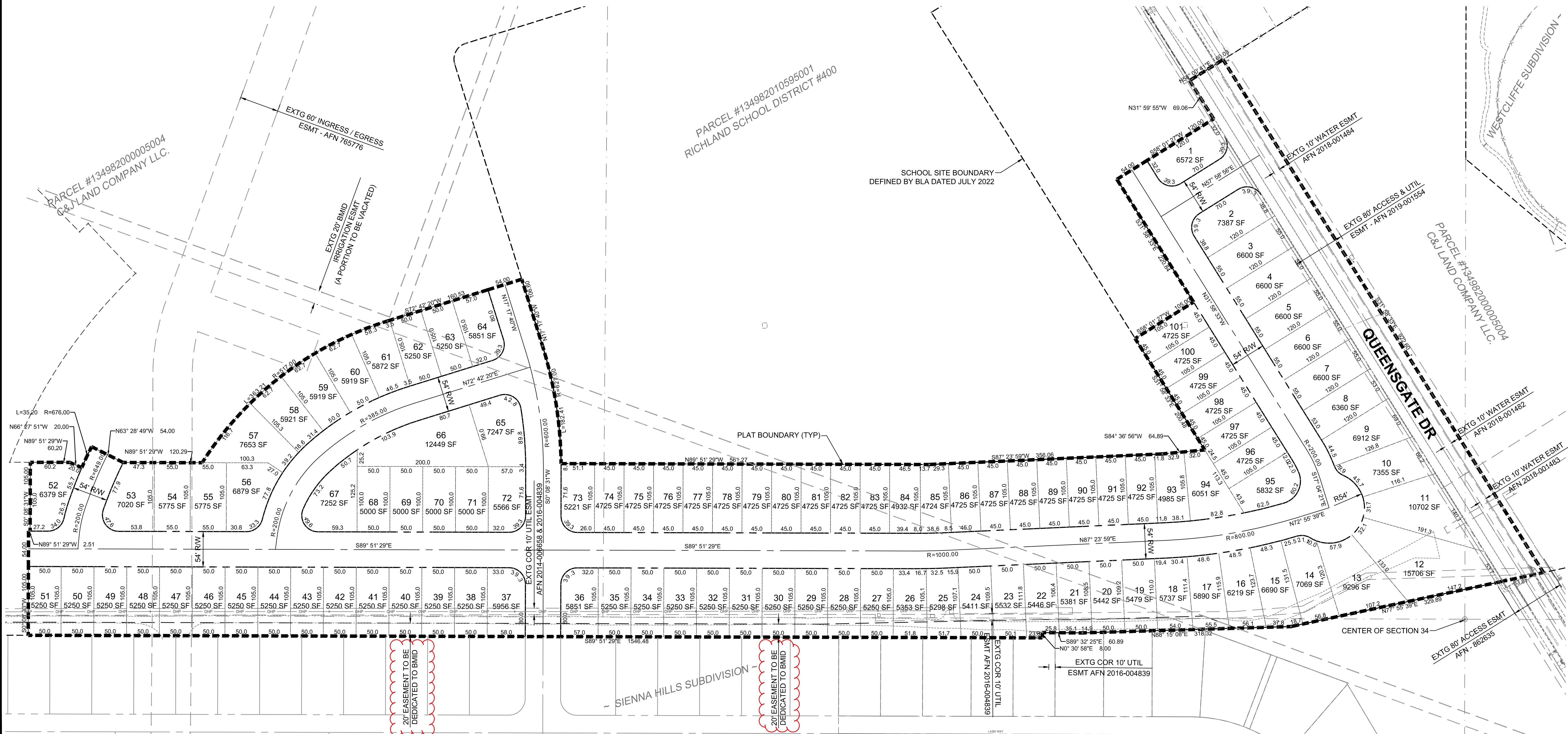
ZONING CLASSIFICATION:
MEDIUM DENSITY RESIDENTIAL SMALL (R-2S)

LAND USE TABLE	
PRE-PLATTED SITE AREA:	19.47 ACRES
R-2S RESIDENTIAL ZONED AREA:	19.47 ACRES
RIGHT OF WAY DEDICATION:	6.08 ACRES
SINGLE FAMILY RESIDENTIAL LOT COUNT:	101 LOTS
MINIMUM LOT AREA:	4,725 SF
MAXIMUM LOT AREA:	15,706 SF
AVERAGE LOT AREA:	5,774 SF



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
1.	PRELIMINARY PLAT PLAN
2.	OVERALL SITE PREPLAT EXHIBIT



Filename: L:\Projects\66000\66336-000\Civil\CAD\Working\Preplat\66336000-Preplat_C01.dwg Layout Tab: PREPLAT_C01 User: Mark E. Reiselman CAD Plot Date/Time: 1/24/2023 11:29:47 AM

Full Size Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.

**PBS Engineering and
Environmental Inc.**
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com



PRELIMINARY PLAT PLAN FOR:

PEACH TREE ESTATES

A SITE LOCATED IN RICHLAND, WA.



Know what's **below**.
Call before you dig



DESIGNED:
MER

CHECKED:
JLM

JAN 2023
66336.000

SHEET ID

SHEET 1 OF 2



Exhibit 3

BMS Land Use Map

Figure 1: Badger Mountain Subarea Land Use Plan

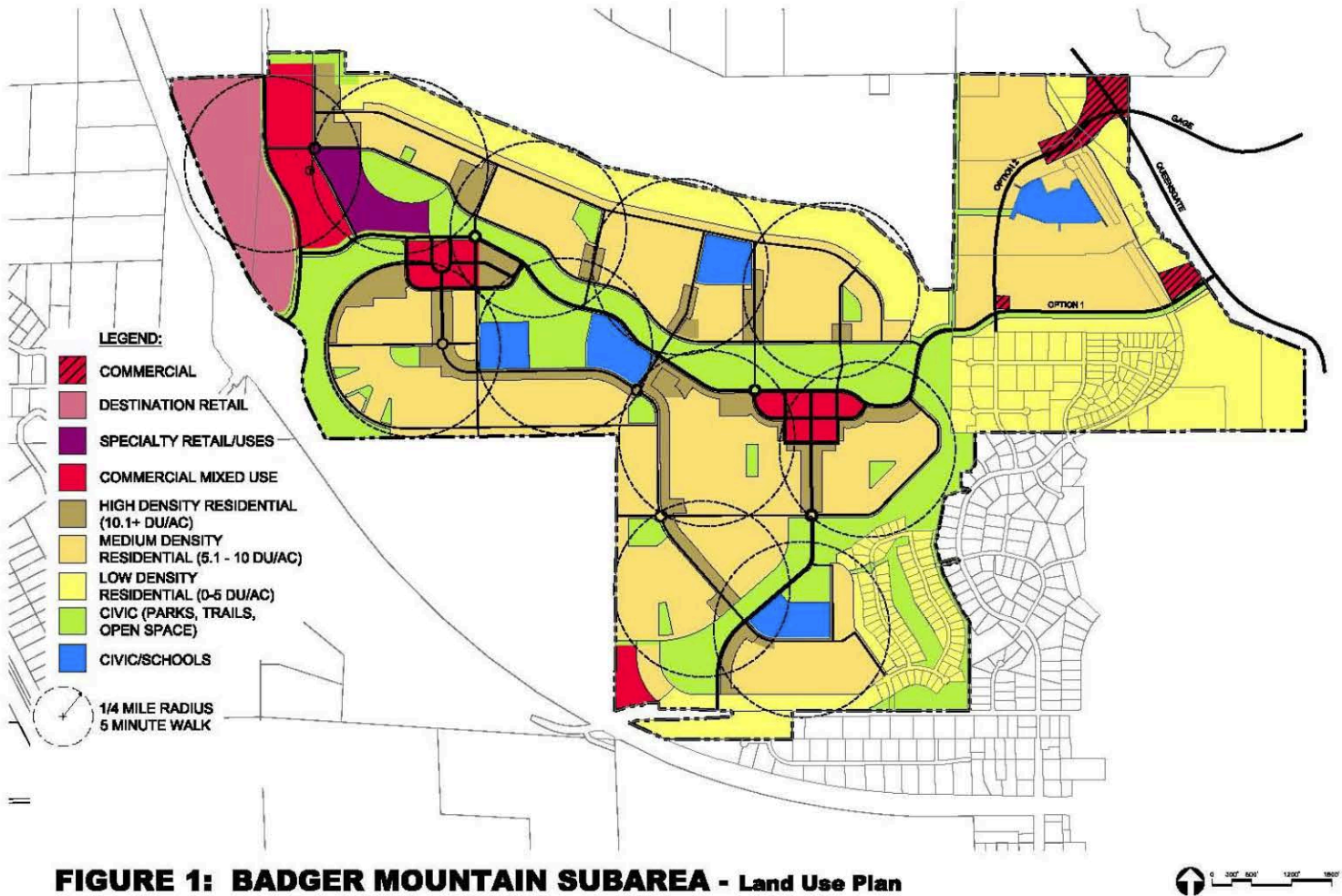


FIGURE 1: BADGER MOUNTAIN SUBAREA - Land Use Plan



Exhibit 4

BLA2022-110, Recorded

RECORD OF SURVEY**FOR BOUNDARY LINE ADJUSTMENT**

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

LEGEND

- FOUND SURVEY MONUMENT AS NOTED
- FOUND SURVEY PIN - SEE FOUND SURVEY PIN KEY, SHEET 5
- ◆ FOUND BRASS CAP IN MONUMENT CASE, STAMPED "2018 PLS 46318" PER (R8) OR AS NOTED
- SET 5/8" x 30" IRON REBAR WITH YPC STAMPED: "MATARAZZO 46318" WITH THIS SURVEY
- CALCULATED POINT, NOT FOUND OR SET
- (R#)/(D#) DENOTES SURVEY REFERENCE/DEED REFERENCE, SEE LIST, ALSO DENOTES MEASURED DIMENSION MATCHES RECORD DIMENSION UNLESS NOTED OTHERWISE
- AFN AUDITOR FILE NUMBER
- ESMT EASEMENT
- OPC ORANGE PLASTIC CAP
- S.F. / AC. SQUARE FEET / ACRES
- (VOL. , PG.) VOLUME, PAGE
- YPC YELLOW PLASTIC CAP
- - - - - SECTION OR SECTION SUB-DIVISION LINE
- - - - - RIGHT-OF-WAY
- - - - - RIGHT-OF-WAY CENTERLINE
- - - - - EXISTING PROPERTY LINE
- - - - - EASEMENT BOUNDARY
- - - - - ADJUSTED PARCEL BOUNDARY
- - - - - TRANSFER PORTION BOUNDARY - SEE TRANSFER PORTION KEY

TRANSFER PORTION KEY

- ① TRANSFER PORTION FROM MD&D INVESTMENTS, LLC TO RICHLAND SCHOOL DISTRICT - SEE SHEET 7 FOR LEGAL DESCRIPTION
- ② TRANSFER PORTION FROM RICHLAND SCHOOL DISTRICT TO MD&D INVESTMENTS, LLC - SEE SHEET 7 FOR LEGAL DESCRIPTION

NOTES:

1. SEE SHEETS 2 THRU 4 FOR ADJUSTED PARCELS 1 THROUGH 6 DETAILS.
2. SEE SHEET 5 FOR FOUND SURVEY PIN KEY- (X), EXISTING EASEMENT KEY- (X) & COMPLETE LINE AND CURVE TABLES.

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
- (R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
- (R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
- (R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
- (R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
- (R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
- (R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
- (R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
- (R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
- (R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
- (R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN
- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
- (D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
- (D3) STATUTORY WARRANTY DEED (AFN 774082)
- (D4) STATUTORY WARRANTY DEED (AFN 781372)

NORTHWEST CORNER SECTION 34,
FOUND 5/8" REBAR W/ NO CAP

TPN 1-2798-300-0002-020
(FRIENDS OF BADGER MTN)

(2599.19'R11)
(2599.23'R2,R3,R4,R5,R6)
S89°09'47"E 2599.03'(R8,R9,R10)

NORTH 1/4 CORNER SECTION 34,
FOUND 3" BRASS CAP APPROX. 1.5'
BELOW SURFACE, LOCATED APPROX. 6'
NORTH OF BEARING TREE WOODEN POST

ORIGINAL PARCEL B (SWD, AFN 2021-049835)
PARCEL D (SURVEY NO. 4925, AFN 2017-026905)
TPN 1-3498-200-0006-000
(MD&D INVESTMENTS, LLC.)

LINE BEING
ADJUSTED

ADJUSTED PARCEL-4

PARCEL #	SQUARE FOOTAGE	ACREAGE	OWNERSHIP
PARCEL A	4,537,255 S.F.	104.16 AC.	MD&D INVESTMENTS, LLC.
PARCEL B	219,112 S.F.	5.03 AC.	MD&D INVESTMENTS, LLC.
PARCEL C	128,677 S.F.	2.95 AC.	MD&D INVESTMENTS, LLC.
PARCEL D	28,821 S.F.	0.66 AC.	MD&D INVESTMENTS, LLC.
PARCEL E	58,603 S.F.	1.35 AC.	MD&D INVESTMENTS, LLC.
LOT 1	632,982 S.F.	14.53 AC.	RICHLAND SCHOOL DISTRICT

PARCEL #	SQUARE FOOTAGE	ACREAGE	OWNERSHIP
PARCEL 1	848,106 S.F.	19.47 AC.	MD&D INVESTMENTS, LLC.
PARCEL 2	1,236,956 S.F.	28.40 AC.	MD&D INVESTMENTS, LLC.
PARCEL 3	1,160,860 S.F.	26.65 AC.	MD&D INVESTMENTS, LLC.
PARCEL 4	1,356,132 S.F.	31.13 AC.	MD&D INVESTMENTS, LLC.
PARCEL 5	364,972 S.F.	8.38 AC.	MD&D INVESTMENTS, LLC.
PARCEL 6	638,424 S.F.	14.66 AC.	RICHLAND SCHOOL DISTRICT

ORIGINAL PARCEL D (D1)
PORTION OF LOT 4 PER (R1)
TPN 1-3498-201-0595-003
(MD&D INVESTMENTS, LLC.)

BASIS OF BEARINGS

NAD 83, WASHINGTON SOUTH ZONE GRID
BEARING OF SOUTH 89°09'47" EAST ALONG THE
NORTH LINE OF THE NORTHWEST QUARTER OF
SECTION 34, AS MEASURED BETWEEN EXISTING
MONUMENTS

Scale 1" = 200'

0 100 200 400

SECTION DIAGRAM

X	X	NE
X	X	X
X	X	SE

SECTION 34
T 9 N , R 28 E

WEST 1/4 CORNER
SECTION 34,
FOUND 1/2" REBAR W/ NO CAP

PARCEL 4 OF
SURVEY NO. 5494
(AFN 2021-021122)

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MONSON DEVELOPMENT WASHINGTON, LLC IN 2022.

Alexander D. Matarazzo

10/12/2022
DATE

ALEXANDER D. MATARAZZO, PLS 46318

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 01 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

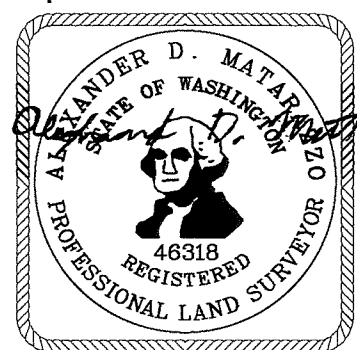
Brenda Chilton, by Merry Boathigh, deputy

COUNTY AUDITOR



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

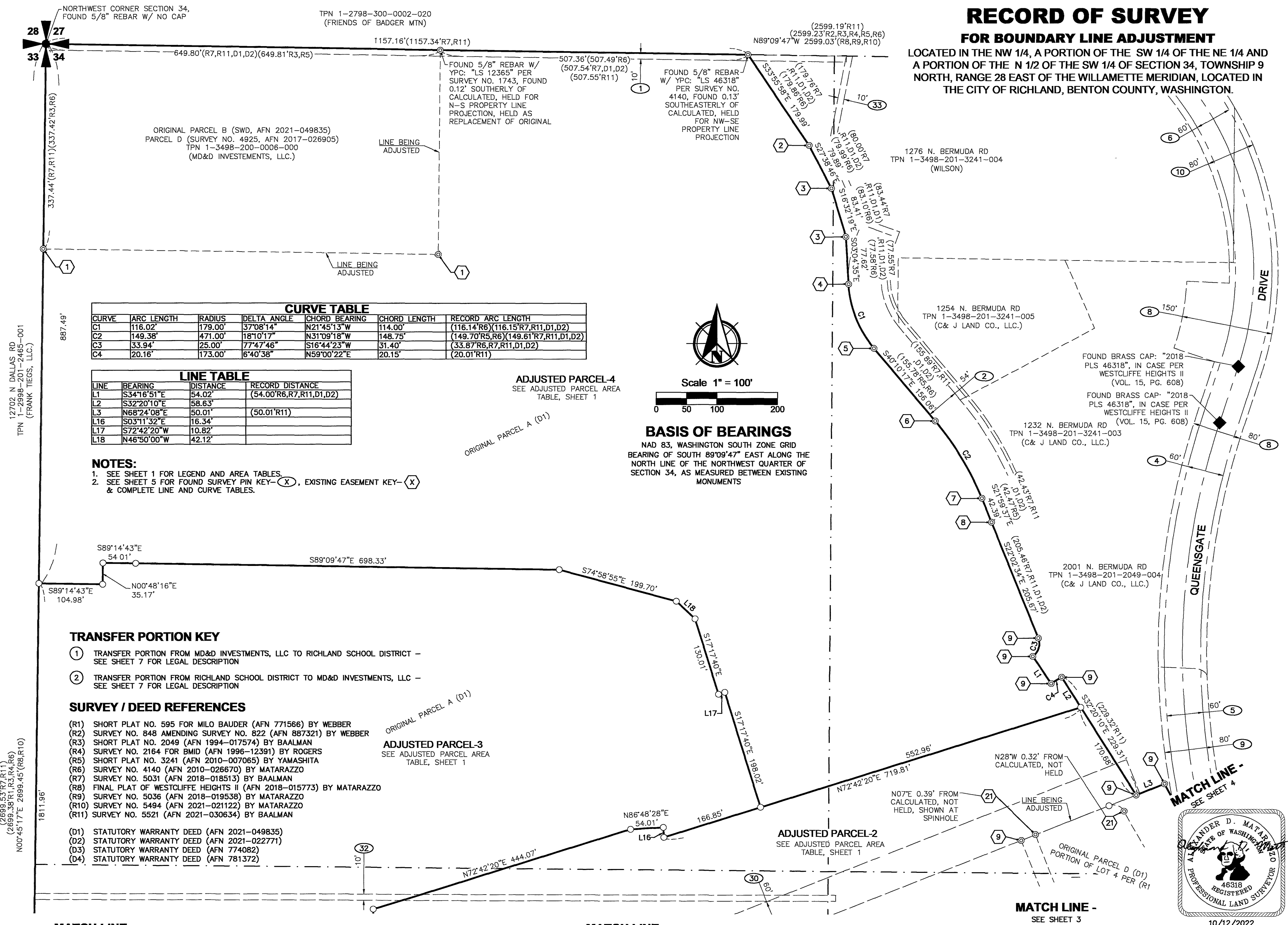
CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000	
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: 1" = 200'	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET 1 OF 9	



RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD ARC LENGTH
C1	116.02'	179.00'	37°08'14"	N21°45'13"W	114.00'	(116.14'R6)(116.15'R7,R11,D1,D2)
C2	149.38'	471.00'	18°10'17"	N31°09'18"W	148.75'	(149.70'R5,R6)(149.61'R7,R11,D1,D2)
C3	33.94'	25.00'	77°47'46"	S16°44'23"W	31.40'	(33.87'R6,R7,R11,D1,D2)
C4	20.16'	173.00'	6°40'38"	N59°00'22"E	20.15'	(20.01'R11)

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD DISTANCE
L1	S34°16'51"E	54.02'	(54.00'R6,R7,R11,D1,D2)
L2	S32°20'10"E	58.63'	
L3	N68°24'08"E	50.01'	(50.01'R11)
L16	S03°11'32"E	16.34'	
L17	S72°42'20"W	10.82'	
L18	N46°50'00"W	42.12'	

- NOTES:**
- SEE SHEET 1 FOR LEGEND AND AREA TABLES.
 - SEE SHEET 5 FOR FOUND SURVEY PIN KEY—(X), EXISTING EASEMENT KEY—(X) & COMPLETE LINE AND CURVE TABLES.

TRANSFER PORTION KEY

- TRANSFER PORTION FROM MD&D INVESTMENTS, LLC TO RICHLAND SCHOOL DISTRICT — SEE SHEET 7 FOR LEGAL DESCRIPTION
- TRANSFER PORTION FROM RICHLAND SCHOOL DISTRICT TO MD&D INVESTMENTS, LLC — SEE SHEET 7 FOR LEGAL DESCRIPTION

SURVEY / DEED REFERENCES

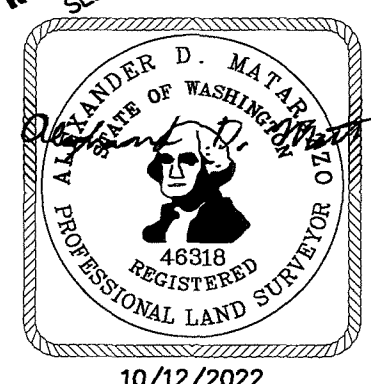
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(D3) STATUTORY WARRANTY DEED (AFN 774082)
(D4) STATUTORY WARRANTY DEED (AFN 781372)

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 01 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.
Brenda Chilton by Merv Boatright, deputy
COUNTY AUDITOR



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000	
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: 1" = 100'	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET 2 OF 9	



RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD ARC LENGTH
C9	39.27'	25.00'	90°00'00"	S27°42'20"W	35.36'	
C10	182.43'	627.07'	16°40'08"	S08°57'36"E	181.79'	
C11	363.25'	517.06'	40°15'08"	S52°34'46"W	355.83'	
C12	35.21'	676.07'	2°59'02"	S25°01'40"W	35.20'	
C13	349.22'	781.09'	25°37'00"	S33°40'21"W	346.32'	
C14	18.24'	886.10'	1°10'47"	S45°53'27"W	18.24'	
C15	7.63'	1060.12'	0°24'45"	S45°05'41"W	7.63'	
C16	217.81'	1140.13'	10°56'46"	N50°21'42"E	217.48'	
C17	7.00'	1260.14'	0°19'05"	S55°40'32"W	7.00'	
C18	1.62'	227.03'	0°24'34"	S00°13'34"E	1.62'	

LINE	BEARING	DISTANCE	RECORD DISTANCE
L8	N00°45'21"E	30.02'	(R10)(29.94'R7,R11,D1,D2)
L9	S89°51'29"E	2.51'	
L10	N89°51'29"W	31.49'	
L11	S89°51'29"E	60.21'	
L12	S89°51'29"E	91.70'	
L13	S66°27'51"E	20.00'	
L14	S63°28'49"E	54.01'	
L15	N89°34'09"E	14.86'	



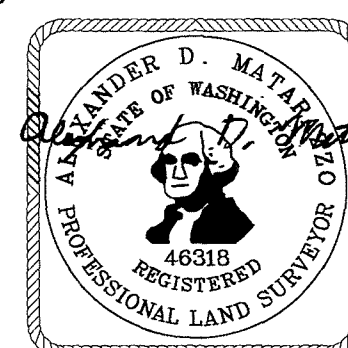
Scale 1" = 100'

BASIS OF BEARINGS

NAD 83, WASHINGTON SOUTH ZONE GRID
BEARING OF SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, AS MEASURED BETWEEN EXISTING MONUMENTS

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
- (R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
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- (D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
- (D3) STATUTORY WARRANTY DEED (AFN 774082)
- (D4) STATUTORY WARRANTY DEED (AFN 781372)



10/12/2022

MATCH LINE -
SEE SHEET 2

MATCH LINE -
SEE SHEET 2

MATCH LINE -
SEE SHEET 4

12702 N DALLAS RD
TPN 1--2998-201-2465-001
(FRANK TIEGS, LLC.) N00°45'17"E
1811.96'

ADJUSTED PARCEL-3
SEE ADJUSTED PARCEL AREA
TABLE, SHEET 1

ADJUSTED PARCEL-2
SEE ADJUSTED PARCEL AREA
TABLE, SHEET 1

ADJUSTED PARCEL-6
SEE ADJUSTED PARCEL AREA
TABLE, SHEET 1

ADJUSTED PARCEL-6
SEE ADJUSTED PARCEL AREA
TABLE, SHEET 1

ADJUSTED PARCEL-1
SEE ADJUSTED PARCEL AREA
TABLE, SHEET 1

NOTES:

- SEE SHEET 1 FOR LEGEND AND AREA TABLES.
- SEE SHEET 5 FOR FOUND SURVEY PIN KEY-(X), EXISTING EASEMENT KEY-(X) & COMPLETE LINE AND CURVE TABLES.

TRANSFER PORTION KEY

- TRANSFER PORTION FROM MD&D INVESTMENTS, LLC TO RICHLAND SCHOOL DISTRICT - SEE SHEET 7 FOR LEGAL DESCRIPTION
- TRANSFER PORTION FROM RICHLAND SCHOOL DISTRICT TO MD&D INVESTMENTS, LLC - SEE SHEET 7 FOR LEGAL DESCRIPTION

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 01 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Brenda Chilton by Sherry Beachnight deputy
COUNTY AUDITOR



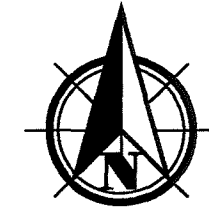
PBS Engineering and
Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022
CALC BY: ROP	DRAWN BY: DWW	SCALE: 1" = 100'
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET <u>3</u> OF <u>9</u>

RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND
A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9
NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN
THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.



Scale 1" = 100'



BASIS OF BEARINGS

NAD 83, WASHINGTON SOUTH ZONE GRID
BEARING OF SOUTH 89°09'47" EAST ALONG THE
NORTH LINE OF THE NORTHWEST QUARTER OF
SECTION 34, AS MEASURED BETWEEN EXISTING
MONUMENTS

TRANSFER PORTION KEY

- ① TRANSFER PORTION FROM MD&D INVESTMENTS, LLC TO RICHLAND SCHOOL DISTRICT – SEE SHEET 7 FOR LEGAL DESCRIPTION
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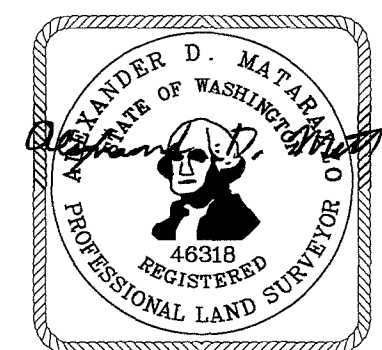
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SURVEY / DEED REFERENCES

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10/12/2022

AUDITOR'S CERTIFICATE

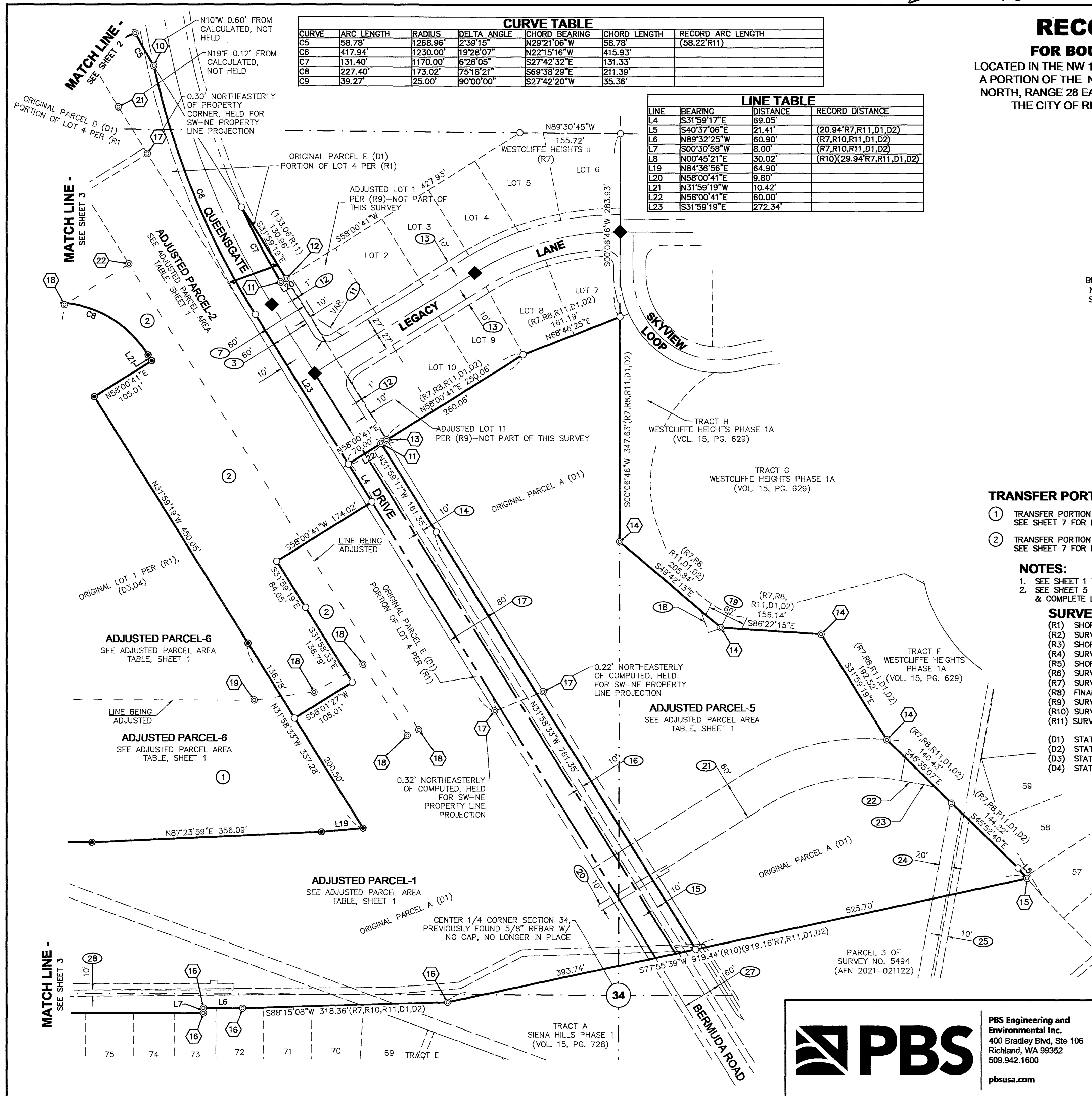
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Brenda Chilton by Merry Boashight, deputy
COUNTY AUDITOR

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SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: 1" = 100'	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET <u>4</u> OF <u>9</u>	



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EASEMENT KEY

- ① 10' BENTON PUBLIC UTILITY DISTRICT NO. 1 EASEMENT PER AFN 1993-34114
- ② 54' PRIVATE ROAD EASEMENT FOR USE OF 3 LOTS PER SHORT PLAT 3241 AFN 2010-007065
- ③ 60' RIGHT OF WAY PER AFN 2018-017826
- ④ 60' RIGHT OF WAY PER AFN 2018-017827
- ⑤ 60' RIGHT OF WAY PER AFN 2018-017828
- ⑥ 60' RIGHT OF WAY PER AFN 2018-017829
- ⑦ 80' ACCESS AND UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2017-019386
- ⑧ 80'/150' ACCESS AND UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2017-019387
- ⑨ 80' ACCESS AND UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2017-019388
- ⑩ 80' ACCESS AND UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2017-019389
- ⑪ VARIABLE WIDTH LANDSCAPE & ENTRY MONUMENT EASEMENT PER AFN 2018-037686
- ⑫ 1' NO ACCESS/SCREENING EASEMENT PER (R7)
- ⑬ 10' PUBLIC UTILITY EASEMENT PER (R7)
- ⑭ 10' WATERLINE EASEMENT TO CITY OF RICHLAND PER AFN 2018-001484
- ⑮ 10' WATERLINE EASEMENT TO CITY OF RICHLAND PER AFN 2018-001483
- ⑯ 10' WATERLINE EASEMENT TO CITY OF RICHLAND PER AFN 2018-001482
- ⑰ 80' ACCESS & UTILITY EASEMENT PER AFN 2019-001554
- ⑱ VARIABLE WIDTH EASEMENTS TO BADGER MOUNTAIN IRRIGATION DISTRICT PER AFN 718936 PARTIALLY TERMINATED PER AFN 2019-005050
- ⑲ 60' SPILLWAY EASEMENT TO BADGER MOUNTAIN IRRIGATION DISTRICT PER AFN 2018-037403
- ⑳ 10' IRRIGATION EASEMENT TO BADGER MOUNTAIN IRRIGATION DISTRICT PER AFN 2020-033644
- ㉑ 60' ACCESS EASEMENT PER AFN 862635, BENEFITING ALL LANDS IN SECTION 34, EXCEPT THE N 1/2 OF THE NE 1/4 THAT PORTION OF SECTION 35 LYING SOUTHERLY AND WESTERLY OF THE K.I.D. EAST LATERAL CANAL RIGHT-OF-WAY
- ㉒ 60' INGRESS-EGRESS, UTILITY & IRRIGATION EASEMENT PER AFN 898901 IN FAVOR OF LAND NOW BEING SHORT PLAT NO. 1452 (ADJACENT PORTION IN TRACT A OF WESTCLIFFE HEIGHTS II TERMINATED BY 2019-002642)
- ㉓ 60' INGRESS-EGRESS EASEMENT PER AFN 87-16073, BENEFITING ALL LANDS IN SECTION 34, EXCEPT THE N 1/2 OF THE NE 1/4 & THAT PORTION OF SECTION 35 LYING SOUTHERLY AND WESTERLY OF THE K.I.D. EAST LATERAL CANAL RIGHT-OF-WAY (ADJACENT PORTION IN TRACT A OF WESTCLIFFE HEIGHTS II TERMINATED BY AFN 2019-000678)
- ㉔ 20' BADGER MOUNTAIN IRRIGATION DISTRICT EASEMENT AS DEPICTED ON (R4)
- ㉕ 10' RIGHT-OF-WAY EASEMENT TO BENTON PUBLIC UTILITY DISTRICT NO. 1 PER AFN 728681
- ㉖ 10' UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2016-004839
- ㉗ 60' RIGHT-OF-WAY PER SIENA HILLS PHASE 1 AFN 2021-051239
- ㉘ 10' UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2016-004839 (PORTION TO SOUTH TERMINATED BY AFN 2022-004850)
- ㉙ 10' UTILITY EASEMENT TO CITY OF RICHLAND PER AFN 2014-006658
- ㉚ 60' INGRESS & EGRESS EASEMENT PER AFN 765776, IN FAVOR OF LAND LABELED AS "PROPERTY" (AKA LOTS 1-4 OF (R1))
- ㉛ 10' IRRIGATION EASEMENT PER (R1)
- ㉜ 10' BENTON PUBLIC UTILITY DISTRICT NO. 1 ELECTRICAL EASEMENT PER AFN 85-4566
- ㉝ 10' UTILITY EASEMENT PER SHORT PLAT NO. 3241 AFN 2010-007065

FOUND PIN AND MONUMENT KEY

- ① 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 12365" PER SURVEY NO. 1743 - HELD AS REPLACEMENT OF ORIGINAL
- ② 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 46318" PER SURVEY NO. 4140
- ③ 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) "ILLEGIBLE" PER SURVEY NO. 4140
- ④ 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 4140 - HELD AS REPLACEMENT OF ORIGINAL
- ⑤ 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SHORT PLAT NO. 3241 - HELD AS REPLACEMENT OF ORIGINAL
- ⑥ 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 36814" PER SHORT PLAT NO. 3241
- ⑦ 5/8" REBAR NO CAP PER SHORT PLAT NO. 3241
- ⑧ 5/8" REBAR NO CAP PER SHORT PLAT NO. 3241 - BENT, SHOT AT SPIN HOLE
- ⑨ 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 5521
- ⑩ 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 5521 - OVER 0.10' FROM COMPUTED POSITION AS NOTED - NOT HELD
- ⑪ 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 46318" PER SURVEY NO. 5036
- ⑫ 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 46318" PER PLAT OF WESTCLIFFE HEIGHTS AUDITORS FILE NUMBER 2018-015773
- ⑬ 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 4925
- ⑭ 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 4925
- ⑮ 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 5031
- ⑯ 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 5031
- ⑰ 5/8" REBAR WITH ORANGE PLASTIC CAP (OPC) MARKED "LS 41028" PER SURVEY NO. 5521 - OVER 0.10' FROM COMPUTED POSITION AS NOTED - HELD AS NOTED
- ⑱ 5/8" REBAR W/ NO CAP PER SHORT PLAT NO. 595, BENT - SHOWN AT SPIN HOLE
- ⑲ 5/8" REBAR W/ NO CAP PER SHORT PLAT NO. 595
- ⑳ 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 14120" PER SHORT PLAT NO. 595
- ㉑ 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) MARKED "LS 14120" PER SHORT PLAT NO. 595 - OVER 0.10' FROM COMPUTED POSITION AS NOTED - NOT HELD
- ㉒ 5/8" REBAR WITH YELLOW PLASTIC CAP (YPC) "ILLEGIBLE" PER SHORT PLAT NO. 595 - HELD AS REPLACEMENT OF ORIGINAL

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45P M. IN VOLUME 01 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Brenda Chilton by Merry Boudright deputy
COUNTY AUDITOR

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF MD&D INVESTMENT, LLC AND RICHLAND SCHOOL DISTRICT, TO PERFORM A BOUNDARY LINE ADJUSTMENTS BETWEEN LOT 1 OF SHORT PLAT NO. 595, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566, PARCEL A PER STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 2021-049835, PARCEL B PER STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 2021-049835, FORMERLY PARCEL D OF SURVEY NO. 4925, FILED UNDER AUDITOR'S FILE NUMBER 2017-026905, PARCEL C PER STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 2021-049835, FORMERLY LOT 2 OF SHORT PLAT NO. 595, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566, PARCEL D PER STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 2021-049835, FORMERLY A PORTION OF LOT 4 OF SHORT PLAT NO. 595, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566, AND PARCEL E PER STATUTORY WARRANTY DEED FILED UNDER AUDITOR'S FILE NUMBER 2021-049835, FORMERLY A PORTION OF LOT 4 OF SHORT PLAT NO. 595, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566.

THIS PROJECT IS BOUND ON THE NORTH BY TAX PARCEL 1-2798-300-0002-020, ON THE EAST BY TAX PARCELS 1-3498-201-3241-004, 1-3498-201-3241-005, 1-3498-201-2049-004, LOTS 1 AND 11 OF SURVEY NO. 5036 RECORDED UNDER AFN 2018-019538, LOTS 7 THROUGH 10 OF THE FINAL PLAT OF WESTCLIFFE HEIGHTS II RECORDED UNDER AFN 2018-015773, TRACTS F, G & H OF THE FINAL PLAT OF WESTCLIFFE HEIGHTS PHASE 1A RECORDED UNDER AFN 2019-001945 AND LOTS 57 THROUGH 59 OF THE FINAL PLAT OF WESTCLIFFE HEIGHTS PHASE 1B RECORDED UNDER AFN 2019-001949, ON THE SOUTH BY PARCEL 3 OF SURVEY NO. 5494 RECORDED UNDER AFN 2021-021122, TRACT A OF THE PLAT OF SIENA HILLS PHASE 1 RECORDED UNDER AFN 2021-051239, LOTS 69 THROUGH 77 OF THE PLAT OF SIENA HILLS PHASE 2 RECORDED UNDER AFN 2022-015989 AND PARCEL 4 OF SURVEY NO. 5494 RECORDED UNDER AFN 2021-021122, ON THE WEST BY TAX PARCEL 1-2998-201-2465-001, ALL RECORDS BEING OF BENTON COUNTY, WASHINGTON.

ALL FOUND MONUMENTS AND PROPERTY CORNERS SHOWN ON THIS SURVEY WERE VISITED BETWEEN APRIL OF 2016 & JANUARY OF 2022. INDICATED PROPERTY CORNERS WERE SET IN OCTOBER OF 2022.

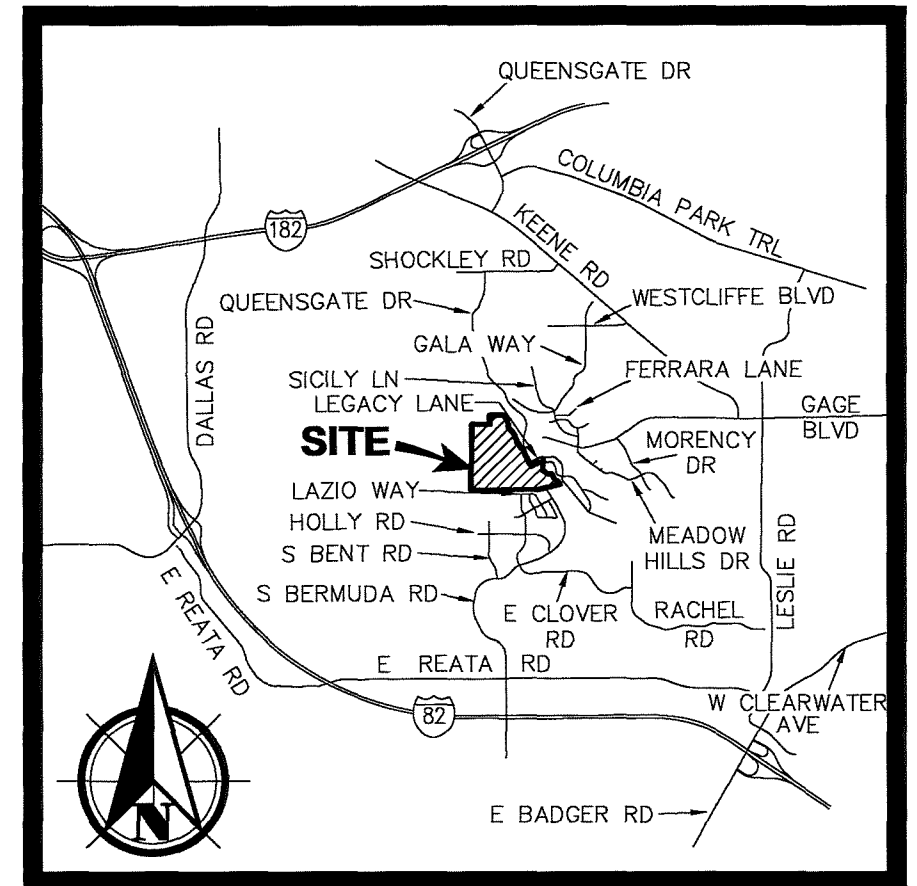
THIS SURVEY WAS PERFORMED USING TRIMBLE R8 GNSS GPS RECEIVERS IN RTK MODE, HAVING A STANDARD ERROR OF 1CM+2PPM TIMES MEASURED LENGTH.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD ARC LENGTH
C1	116.02'	179.00'	37°08'14"	N21°45'13"W	114.00'	(116.14'R6)(116.15'R7,R11,D1,D2)
C2	149.38'	471.00'	18°10'17"	N31°09'18"W	148.75'	(149.70'R5,R6)(149.61'R7,R11,D1,D2)
C3	33.94'	25.00'	77°47'46"	S16°44'23"W	31.40'	(33.87'R6,R7,R11,D1,D2)
C4	20.16'	173.00'	6°40'38"	N59°00'22"E	20.15'	(20.01'R11)
C5	58.78'	1268.96'	2°39'15"	N29°21'06"W	58.78'	(58.22'R11)
C6	417.94'	1230.00'	19°28'07"	N22°15'16"W	415.93'	
C7	131.40'	1170.00'	6°26'05"	S27°42'32"E	131.33'	
C8	227.40'	173.02'	75°18'21"	S69°38'29"E	211.39'	
C9	39.27'	25.00'	90°00'00"	S27°42'20"W	35.36'	
C10	182.43'	627.07'	16°40'08"	S08°57'36"E	181.79'	
C11	363.25'	517.06'	40°15'08"	S52°34'46"W	355.83'	
C12	35.21'	676.07'	2°59'02"	S25°01'40"W	35.20'	
C13	349.22'	781.09'	25°37'00"	S33°40'21"W	346.32'	
C14	18.24'	886.10'	1°10'47"	S45°53'27"W	18.24'	
C15	7.63'	1060.12'	0°24'45"	S45°05'41"W	7.63'	
C16	217.81'	1140.13'	10°56'46"	N50°21'42"E	217.48'	
C17	7.00'	1260.14'	0°19'05"	S55°40'32"W	7.00'	
C18	1.62'	227.03'	0°24'34"	S00°13'34"E	1.62'	

RECORD OF SURVEY
FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.



VICINITY MAP

NOT TO SCALE

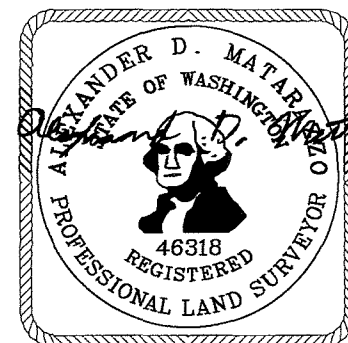
LINE TABLE

LINE	BEARING	DISTANCE	RECORD DISTANCE
L1	S34°16'51"E	54.02'	(54.00'R6,R7,R11,D1,D2)
L2	S32°20'10"E	58.63'	
L3	N68°24'08"E	50.01'	(50.01'R11)
L4	S31°59'17"E	69.05'	
L5	S40°37'06"E	21.41'	(20.94'R7,R11,D1,D2)
L6	N89°32'25"W	60.90'	(R7,R10,R11,D1,D2)
L7	S00°30'58"W	8.00'	(R7,R10,R11,D1,D2)
L8	N00°45'21"E	30.02'	(R10)(29.94'R7,R11,D1,D2)
L9	S89°51'29"E	2.51'	
L10	N89°51'29"W	31.49'	
L11	S89°51'29"E	60.21'	
L12	S89°51'29"E	91.70'	
L13	S66°27'51"E	20.00'	
L14	S63°28'49"E	54.01'	
L15	N89°34'09"E	14.86'	
L16	S03°11'32"E	16.34'	
L17	S72°42'20"W	10.82'	
L18	N46°50'00"W	42.12'	
L19	N84°36'56"E	64.90'	
L20	N58°00'41"E	9.80'	
L21	N31°59'19"W	10.42'	
L22	N58°00'41"E	60.00'	
L23	S31°59'19"E	272.34'	

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
(R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
(R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
(R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
(R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
(R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
(R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
(R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
(R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
(R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
(R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN

- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
(D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
(D3) STATUTORY WARRANTY DEED (AFN 774082)
(D4) STATUTORY WARRANTY DEED (AFN 781372)



10/12/2022



PBS Engineering and
Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000	
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: NA	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET <u>5</u> OF <u>9</u>	

ORIGINAL PARCEL LEGAL DESCRIPTIONS

RICHLAND SCHOOL DISTRICT PROPERTY:

LOT 1, SHORT PLAT NO. 595, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON.

MD&D INVESTMENTS, LLC. PROPERTY:

PARCEL A:

THAT PORTION OF SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89°09'22" EAST ALONG THE NORTH LINE OF SAID SECTION 34 649.80 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°09'22" EAST 507.54 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2017-023127, RECORDS OF BENTON COUNTY; THENCE THE FOLLOWING 31 COURSES ALONG THE EAST LINE OF SAID PARCEL;

THENCE SOUTH 33°54'20" EAST 179.76 FEET;
THENCE SOUTH 27°38'19" EAST 80.00 FEET;
THENCE SOUTH 16°29'23" EAST 83.44 FEET;
THENCE SOUTH 03°07'43" EAST 77.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 179.00 FEET;
THENCE SOUTHEASTERLY 116.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'37";
THENCE SOUTH 40°17'50" EAST 155.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 471.00 FEET;
THENCE SOUTHEASTERLY 149.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°12'00" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 31°06'39" EAST 148.99 FEET);
THENCE SOUTH 21°55'36" EAST 42.43 FEET;
THENCE SOUTH 22°01'50" EAST 205.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHWESTERLY 33.87 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°37'55" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 16°48'11" WEST 31.34 FEET);
THENCE SOUTH 34°23'11" EAST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 173.00 FEET;
THENCE NORTHEASTERLY 111.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°48'43" (THE LONG CHORD OF SAID CURVE BEARS NORTH 74°01'11" EAST 109.25 FEET);
THENCE SOUTH 87°34'27" EAST 132.44 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHEASTERLY 39.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'27";
THENCE SOUTH 62°06'35" EAST 89.64 FEET;
THENCE SOUTH 76°13'31" EAST 248.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 55.00 FEET;
THENCE NORTHEASTERLY 95.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°27'15" (THE LONG CHORD OF SAID CURVE BEARS NORTH 63°30'07" EAST 83.93 FEET);
THENCE NORTH 01°54'19" EAST 139.23 FEET; THENCE SOUTH 80°20'29" EAST 151.61 FEET; THENCE SOUTH 62°10'48" EAST 145.70 FEET; THENCE SOUTH 00°06'53" WEST 300.90 FEET; THENCE NORTH 89°30'45" WEST 155.72 FEET; THENCE SOUTH 58°00'41" WEST 427.93 FEET; THENCE SOUTH 31°59'17" EAST 294.04 FEET; THENCE NORTH 58°00'41" EAST 250.06 FEET; THENCE NORTH 68°56'25" EAST 161.19 FEET; THENCE SOUTH 00°06'46" WEST 347.63 FEET; THENCE SOUTH 49°42'13" EAST 205.84 FEET; THENCE SOUTH 86°22'15" EAST 156.14 FEET; THENCE SOUTH 31°59'19" EAST 192.52 FEET; THENCE SOUTH 45°35'07" EAST 140.43 FEET; THENCE SOUTH 45°52'40" EAST 144.22 FEET;
THENCE SOUTH 40°37'06" EAST 20.94 FEET;
THENCE LEAVING SAID EAST BOUNDARY SOUTH 77°55'41" WEST 919.16 FEET;
THENCE SOUTH 88°15'10" WEST 318.36 FEET;
THENCE NORTH 89°32'23" WEST 60.90 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL DESCRIBED AS PARCEL #134983000001004 IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2012-016993, RECORDS OF BENTON COUNTY;
THENCE SOUTH 00°31'00" WEST 8.00 FEET ALONG SAID NORTH LINE;
THENCE NORTH 89°51'27" WEST 1985.27 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SECTION 34;
THENCE NORTH 00°45'17" EAST 29.94 FEET ALONG SAID WEST LINE TO THE WEST QUARTER CORNER OF SAID SECTION 34;
THENCE NORTH 00°45'17" EAST 2362.09 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 89°14'50" EAST 650.73 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF;
THENCE NORTH 00°35'46" EAST 336.41 FEET ALONG THE EAST LINE OF SAID NORTH HALF TO THE TRUE POINT OF BEGINNING.

EXCEPT LOTS 1, 2, 3, & 4 OF SHORT PLAT 595, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 595, RECORDS OF BENTON COUNTY
AND EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE EASTERLY OF QUEENSGATE DRIVE AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2018-017828, AND LYING NORTHERLY OF THE NORTH BOUNDARY OF THE PLAT OF WESTCLIFFE HEIGHTS II, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 608, RECORDS OF BENTON COUNTY, WASHINGTON.

AND EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89°09'22" EAST 1157.34 FEET ALONG THE NORTH LINE OF SAID SECTION 34 TO THE NORTHWEST CORNER OF PARCEL A OF RECORD SURVEY 4140, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2010-026670, RECORDS OF BENTON COUNTY, WASHINGTON;
THENCE THE FOLLOWING 8 COURSES ALONG THE WEST BOUNDARY OF SAID PARCEL A; THENCE SOUTH 33°54'20" EAST 179.76 FEET;
THENCE SOUTH 27°38'19" EAST 80.00 FEET;
THENCE SOUTH 16°29'23" EAST 83.44 FEET;
THENCE SOUTH 03°07'43" EAST 77.55 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 179.00 FEET;
THENCE SOUTHEASTERLY 116.15 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°10'37";
THENCE SOUTH 40°17'50" EAST 155.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 471.00 FEET;
THENCE SOUTHEASTERLY 149.61 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°12'00" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 31°06'39" EAST 148.99 FEET)
THENCE SOUTH 21°55'36" EAST 42.43 FEET;
THENCE THE FOLLOWING FOUR COURSES ALONG THE EAST BOUNDARY OF PARCEL 2, RECORD SURVEY 5031, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2018-018513, RECORDS OF BENTON COUNTY, WASHINGTON;
(CONT.)

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 01 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Bronda Chilton by Mary Boatright, Deputy
COUNTY AUDITOR

MD&D INVESTMENTS, LLC. PROPERTY: (CONT.)

THENCE SOUTH 22°01'50" EAST 205.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET;
THENCE SOUTHWESTERLY 33.87 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF SAID NEW PARCEL 2 THROUGH A CENTRAL ANGLE OF 77°37'55" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 16°48'12" WEST 31.34 FEET),
THENCE SOUTH 34°23'11" EAST 54.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 173.00 FEET;
THENCE NORTHEASTERLY 20.01 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF SAID NEW PARCEL 2 THROUGH A CENTRAL ANGLE OF 06°37'39" (THE LONG CHORD OF SAID CURVE BEARS NORTH 58°55'39" EAST 20.00 FEET),
THENCE LEAVING THE BOUNDARY OF SAID NEW PARCEL 2 SOUTH 32°20'23" EAST 229.32 FEET TO THE NORTH LINE OF LOT 4 OF SHORT PLAT 595, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 595, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 68°29'19" EAST 50.00 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1268.96 FEET; THENCE SOUTHEASTERLY 58.22 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EAST LINE OF SAID LOT 4 THROUGH A CENTRAL ANGLE OF 02°37'43" (THE LONG CHORD OF SAID CURVE BEARS SOUTH 29°32'11" EAST 58.21 FEET) TO THE WESTERLY RIGHT OF WAY MARGIN OF QUEENSGATE DRIVE, AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2018-017828, RECORDS OF BENTON COUNTY, AND THE TERMINUS OF SAID DESCRIBED LINE.

PARCEL B:

REAL PROPERTY SITUATED IN BENTON COUNTY, WASHINGTON BEING THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE W.M.

PARCEL C:

LOT 2, SHORT PLAT NO. 595, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON.

PARCEL D:

LOT 3, SHORT PLAT NO. 595, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON.

PARCEL E:

LOT 4, SHORT PLAT NO. 595, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER RECORDING NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION CONVEYED TO CITY OF RICHLAND BY QUIT CLAIM DEED, RECORDED JUNE 20, 2018, UNDER RECORDING NO. 2018-017826, DESCRIBED AS FOLLOWS:

REAL PROPERTY LOCATED IN EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, BEING A PORTION OF LOT 4 OF SHORT PLAT 595 AS RECORDED WITH THE BENTON COUNTY, UNDER AUDITOR'S FILE NUMBER 771566, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 1,852.34 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 46°20'40" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 541.43 FEET, WITH A DELTA ANGLE OF 62°00'235", A CHORD BEARING OF SOUTH 12°38'03" EAST, AND A CHORD LENGTH OF 515.36 FEET; THENCE SOUTH 18°23'15" WEST A DISTANCE OF 97.63 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1200.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 744.36 FEET, WITH A DELTA ANGLE OF 35°32'26", A CHORD BEARING OF SOUTH 00°37'02" WEST, AND A CHORD LENGTH OF 732.48 FEET TO THE NORTHEASTERLY MARGIN OF SAID LOT 4 AND THE TRUE POINT OF BEGINNING; THENCE NORTH 31°59'19" WEST ALONG THE NORTHEASTERLY MARGIN OF SAID LOT 4 A DISTANCE OF 78.30 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,268.81 FEET; THENCE ALONG SAID CURVE AND NORTHEASTERLY MARGIN OF SAID LOT 4, HAVING AN ARC LENGTH OF 24.12 FEET, WITH A DELTA ANGLE OF 01°05'22", A CHORD BEARING OF NORTH 31°26'38" WEST, AND A CHORD LENGTH OF 24.12 FEET TO A POINT OF NON-TANGENT REVERSE CURVATURE TURNING TO THE LEFT, HAVING A RADIUS OF 1,230.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 77°28'00" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 417.66 FEET, WITH A DELTA ANGLE OF 19°27'19", A CHORD BEARING OF SOUTH 22°15'39" EAST, AND A CHORD LENGTH OF 415.65 FEET TO A POINT ON A LINE BEING A 10.00 FOOT OFFSET TO THE NORTHEAST OF THE SOUTHWESTERLY MARGIN OF SAID LOT 4; THENCE SOUTH 31°59'19" EAST ALONG SAID OFFSET LINE A DISTANCE OF 272.34 FEET; THENCE NORTH 58°00'41" EAST A DISTANCE OF 60.00 FEET TO A POINT ON A LINE BEING A 10.00 FOOT OFFSET TO THE SOUTHWEST OF THE NORTHEASTERLY MARGIN OF SAID LOT 4; THENCE NORTH 31°59'19" WEST ALONG SAID OFFSET LINE A DISTANCE OF 95.01 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 23.119 FEET, WITH A DELTA ANGLE OF 53°07'55", A CHORD BEARING OF NORTH 05°25'21" WEST, AND A CHORD LENGTH OF 22.36 FEET TO THE NORTHEASTERLY MARGIN OF SAID LOT 4; THENCE NORTH 31°59'19" WEST A DISTANCE OF 64.01 FEET ALONG THE NORTHEASTERLY MARGIN OF SAID LOT 4 TO A POINT ON THE ARC OF A NON-TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 04°52'46" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 23.19 FEET, WITH A DELTA ANGLE OF 53°07'55", A CHORD BEARING OF NORTH 58°33'17" WEST, AND A CHORD LENGTH OF 22.36 FEET TO A POINT ON A LINE BEING A 10.00 FOOT OFFSET TO THE SOUTHWEST OF THE NORTHEASTERLY MARGIN OF SAID LOT 4; THENCE ALONG SAID OFFSET LINE THE FOLLOWING COURSES;

THENCE NORTH 31°59'19" WEST A DISTANCE OF 73.32 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,170.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 153.09 FEET, WITH A DELTA ANGLE OF 07°29'50", A CHORD BEARING OF NORTH 28°14'24" WEST, AND A CHORD LENGTH OF 152.98 FEET TO THE NORTHEASTERLY MARGIN OF SAID LOT 4;
THENCE NORTH 31°59'19" WEST ALONG THE NORTHEASTERLY MARGIN OF SAID LOT 4 A DISTANCE OF 154.60 FEET TO THE SAID TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED BY QUIT CLAIM DEED RECORDED JULY 12, 2018, UNDER RECORDING NO. 2018-020341, DESCRIBED AS FOLLOWS:

REAL PROPERTY LOCATED IN SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:
(CONT.)

RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

MD&D INVESTMENTS, LLC. PROPERTY: (CONT.)

REAL PROPERTY LOCATED IN SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF LOT 4 OF THAT SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON, BEING NORTH 31°59'19" WEST ALONG SAID NORTHEASTERLY LIEN A DISTANCE OF 458.72 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 4, SAID COMMENCEMENT POINT IS ALSO MARKED BY A 5/8 INCH REBAR WITH ORANGE PLASTIC CAP STAMPED: "LS 41028" IN TURN MARKING THE SOUTHWEST CORNER OF LOT 11 OF WESTCLIFFE HEIGHTS II, RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 UNDER AUDITOR'S FILE NO. 2018-015773, BEING SOUTH 11°25'32" WEST A DISTANCE OF 1845.21 FEET FROM A WASHINGTON STATE RECLAMATION SERVICE 3" BRASS CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 34, AND BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 58°00'41" WEST A DISTANCE OF 10.00 FEET TO A LINE BEING A 10.00 FOOT SOUTHWESTERLY OFFSET OF THE LINE COMMON TO SAID LOT 4AND SAID LOT 11 AND ALSO BEING THE NORTHEASTERLY MARGIN OF THE PROPOSED 60.00 FOOT RIGHT OF WAY FOR QUEENSGATE DRIVE/BERMUDA ROAD; THENCE NORTH 31°59'19" WEST ALONG SAID OFFSET LINE AND NORTHEASTERLY RIGHT OF WAY MARGIN A DISTANCE OF 95.01 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, LEAVING SAID OFFSET LINE AND CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY MARGIN, HAVING AN ARC LENGTH OF 23.19 FEET, WITH A DELTA ANGLE OF 53°07'55", A CHORD BEARING OF NORTH 05°25'21" WEST, AND A CHORD LENGTH OF 22.36 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 4 AND THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 31°59'19" EAST ALONG SAID COMMON LINE BETWEEN LOT 4 AND LOT 11 A DISTANCE OF 115.01 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED BY QUIT CLAIM DEED RECORDED JULY 12, 2018, UNDER RECORDING NO. 2018-020342, DESCRIBED AS FOLLOWS:

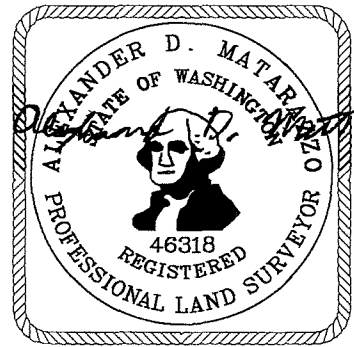
REAL PROPERTY LOCATED IN SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF LOT 4 OF THAT SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 UNDER AUDITOR'S FILE NO. 771566, RECORDS OF BENTON COUNTY, WASHINGTON, BEING SOUTH 31°59'19" EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 363.86 FEET FROM THE END POINT OF THE CURVE ALSO DELINEATING SAID LOT 4, SAID COMMENCEMENT POINT IS ALSO MARKED BY A 5/8 INCH REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318" IN TURN MARKING THE NORTHWEST CORNER OF LOT 1 OF WESTCLIFFE HEIGHTS II, RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 UNDER AUDITOR'S FILE NO. 2018-015773, BEING SOUTH 18°29'09" WEST A DISTANCE OF 1644.09 FEET FROM A WASHINGTON STATE RECLAMATION SERVICE 3" BRASS CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 34, AND BEING THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 31°59'19" EAST ALONG THE LINE COMMON BETWEEN SAID LOT 4 AND SAID LOT 1 A DISTANCE OF 115.01 FEET THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHEASTERLY MARGIN OF THE PROPOSED 60.00 FOOT RIGHT OF WAY FOR QUEENSGATE DRIVE/BERMUDA ROAD AND ALSO BEING A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 04°52'46" EAST; THENCE ALONG SAID CURVE COINCIDING WITH THE NORTHEASTERLY MARGIN OF SAID RIGHT OF WAY, HAVING AN ARC LENGTH OF 23.19 FEET, WITH A DELTA ANGLE OF 53°07'55", A CHORD BEARING OF NORTH 58° 33'17" WEST, AND A CHORD LENGTH OF 22.36 FEET TO A LINE BEING A 10.00 FOOT SOUTHWESTERLY OFFSET OF SAID COMMON LINE BETWEEN LOT 4AND LOT 1; THENCE NORTH 31° 59'19" WEST ALONG SAID OFFSET LINE AND CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY MARGIN A DISTANCE OF 73.32 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,170.00 FEET; THENCE ALONG SAID CURVE, LEAVING SAID OFFSET LINE AND CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY MARGIN, HAVING AN ARC LENGTH OF 21.70 FEET, WITH A DELTA ANGLE OF 01°03'45", A CHORD BEARING OF NORTH 31° 27'27" WEST, AND A CHORD LENGTH OF 21.69 FEET; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY MARGIN NORTH 58° 00'41" EAST A DISTANCE OF 9.80 FEET TO THE TRUE POINT OF BEGINNING.

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
(R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
(R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
(R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
(R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
(R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
(R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
(R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
(R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
(R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
(R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN

- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
(D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
(D3) STATUTORY WARRANTY DEED (AFN 774082)
(D4) STATUTORY WARRANTY DEED (AFN 781372)



10/12/2022

 PBS Engineering and Environmental Inc. 400 Bradley Blvd, Ste 106 Richland, WA 99352 509.942.1600 pbsusa.com	CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000
	SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022
	CALC BY: ROP	DRAWN BY: DWW	SCALE: NA
	SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
	CITY: RICHLAND	COUNTY: BENTON	SHEET 6 OF 9

RECORD OF SURVEY
FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND
A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9
NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN
THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

LEGAL DESCRIPTION FOR TRANSFER PORTIONS FROM MD&D INVESTMENTS, LLC
TO RICHLAND SCHOOL DISTRICT

REAL PROPERTY LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 2158.03 FEET; THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE A DISTANCE OF 1179.51 FEET TO THE SOUTHERLY BOUNDARY OF LOT 1 OF SHORT PLAT FOR MILO BAUDER RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595, FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 771566, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING COURSES:
THENCE SOUTH 69°51'52" EAST A DISTANCE OF 214.55 FEET;
THENCE SOUTH 89°44'14" EAST A DISTANCE OF 200.23 FEET;
THENCE SOUTH 00°04'46" WEST A DISTANCE OF 114.94 FEET;
THENCE SOUTH 89°52'50" EAST A DISTANCE OF 19.90 FEET;
THENCE NORTH 00°08'24" EAST A DISTANCE OF 114.90 FEET;
THENCE SOUTH 89°52'00" EAST A DISTANCE OF 455.20 FEET;
THENCE NORTH 82°21'13" EAST A DISTANCE OF 42.18 FEET;
THENCE SOUTH 31°58'33" EAST LEAVING SAID BOUNDARY A DISTANCE OF 240.23 FEET;
THENCE SOUTH 84°36'56" WEST A DISTANCE OF 64.90 FEET;
THENCE SOUTH 87°23'59" WEST A DISTANCE OF 356.09 FEET;
THENCE NORTH 89°51'29" WEST A DISTANCE OF 561.33 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 627.07 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 89°22'28" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 182.43 FEET, WITH A DELTA ANGLE OF 16°40'08", A CHORD BEARING OF NORTH 08°57'36" WEST, AND A CHORD LENGTH OF 181.79 FEET;
THENCE NORTH 17°17'40" WEST A DISTANCE OF 120.83 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 208,078 SQUARE FEET, 4.78 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

TOGETHER WITH THE FOLLOWING:

REAL PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 1612.05 FEET; THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE A DISTANCE OF 1758.96 FEET TO THE SOUTHERLY BOUNDARY OF LOT 2 OF SHORT PLAT FOR MILO BAUDER RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 771566, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING COURSES:
THENCE SOUTH 57°34'37" WEST A DISTANCE OF 4.22 FEET;
THENCE SOUTH 09°16'14" WEST A DISTANCE OF 105.78 FEET;
THENCE NORTH 80°30'44" WEST A DISTANCE OF 150.04 FEET;
THENCE SOUTH 68°28'26" WEST A DISTANCE OF 214.80 FEET;
THENCE NORTH 21°27'30" WEST A DISTANCE OF 59.37 FEET;
THENCE NORTH 72°42'20" EAST LEAVING SAID BOUNDARY A DISTANCE OF 332.83 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 173.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 73.19 FEET, WITH A DELTA ANGLE OF 24°14'09", A CHORD BEARING OF NORTH 84°49'25" EAST, AND A CHORD LENGTH OF 72.64 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 24,170 SQUARE FEET, 0.55 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
- (R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
- (R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
- (R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
- (R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
- (R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
- (R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
- (R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
- (R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
- (R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
- (R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN

- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
- (D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
- (D3) STATUTORY WARRANTY DEED (AFN 774082)
- (D4) STATUTORY WARRANTY DEED (AFN 781372)

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 01 OF SURVEYS AT PAGE 5724 AT

THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Brenda Chilton by Merry Boadright deputy
COUNTY AUDITOR

LEGAL DESCRIPTION FOR TRANSFER PORTIONS FROM RICHLAND SCHOOL
DISTRICT TO MD&D INVESTMENTS, LLC

A PORTION OF LOT 1 OF THE SHORT PLAT FOR MILO BAUDER RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 771566, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 1612.05 FEET; THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE A DISTANCE OF 1758.96 FEET TO THE NORTHERLY BOUNDARY OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING COURSES:
THENCE NORTH 57°34'37" EAST A DISTANCE OF 113.44 FEET;
THENCE SOUTH 31°59'03" EAST A DISTANCE OF 849.63 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 540.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 25°35'44" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 20.08 FEET, WITH A DELTA ANGLE OF 02°07'50", A CHORD BEARING OF SOUTH 63°20'21" WEST, AND A CHORD LENGTH OF 20.08 FEET;
THENCE NORTH 32°00'28" WEST A DISTANCE OF 129.62 FEET;
THENCE SOUTH 60°32'16" WEST A DISTANCE OF 86.98 FEET;
THENCE SOUTH 82°21'13" WEST A DISTANCE OF 51.77 FEET;
THENCE NORTH 31°58'33" WEST LEAVING SAID BOUNDARY A DISTANCE OF 97.05 FEET;
THENCE NORTH 31°59'19" WEST A DISTANCE OF 450.05 FEET;
THENCE NORTH 58°00'41" EAST A DISTANCE OF 105.01 FEET;
THENCE NORTH 31°59'19" WEST A DISTANCE OF 10.42 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 173.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 154.22 FEET, WITH A DELTA ANGLE OF 51°04'12", A CHORD BEARING OF NORTH 57°31'25" WEST, AND A CHORD LENGTH OF 149.16 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 99,760 SQUARE FEET, 2.29 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

TOGETHER WITH THE FOLLOWING:

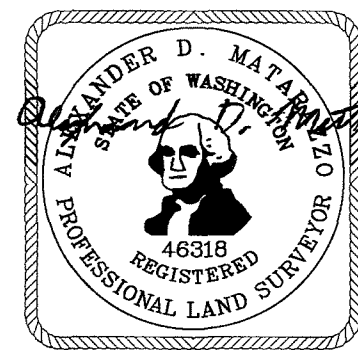
A PORTION OF LOT 1 OF THE SHORT PLAT FOR MILO BAUDER RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 771566, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 2158.03 FEET; THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE OF SECTION 34 A DISTANCE OF 1179.51 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 1 THE FOLLOWING COURSES:
THENCE NORTH 69°51'52" WEST A DISTANCE OF 250.66 FEET;
THENCE SOUTH 20°04'32" WEST A DISTANCE OF 114.90 FEET;
THENCE NORTH 69°30'12" WEST A DISTANCE OF 62.75 FEET;
THENCE NORTH 20°03'15" EAST A DISTANCE OF 472.64 FEET;
THENCE NORTH 62°08'09" WEST A DISTANCE OF 113.26 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 310.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 61°20'09" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 19.77 FEET, WITH A DELTA ANGLE OF 03°39'17", A CHORD BEARING OF NORTH 30°29'30" EAST, AND A CHORD LENGTH OF 19.77 FEET;
THENCE SOUTH 62°02'39" EAST A DISTANCE OF 115.13 FEET;
THENCE NORTH 55°16'50" EAST A DISTANCE OF 149.96 FEET;
THENCE NORTH 68°23'03" EAST A DISTANCE OF 175.62 FEET;
THENCE SOUTH 21°27'30" EAST A DISTANCE OF 190.87 FEET;
THENCE SOUTH 72°42'20" WEST LEAVING SAID BOUNDARY A DISTANCE OF 291.24 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.27 FEET, WITH A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 27°42'20" WEST, AND A CHORD LENGTH OF 35.36 FEET;
THENCE SOUTH 17°17'40" EAST A DISTANCE OF 329.82 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 127,047 SQUARE FEET, 2.92 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.



10/12/2022



PBS Engineering and
Environmental Inc.

400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022
CALC BY: ROP	DRAWN BY: DWW	SCALE: NA
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET <u>7</u> OF <u>9</u>

RECORD OF SURVEY

FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

ADJUSTED LEGAL DESCRIPTIONS

MD&D INVESTMENTS, LLC. PROPERTIES:

ADJUSTED PARCEL 1:

REAL PROPERTY LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER, THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 2699.45 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34 MARKED BY A 1/2 INCH REBAR WITH NO CAP; THENCE SOUTH 00°45'21" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 30.02 FEET TO THE NORTHWEST CORNER OF PARCEL 4 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122; THENCE SOUTH 89°51'29" EAST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 4 A DISTANCE OF 438.49 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH BOUNDARY THE FOLLOWING COURSES:

THENCE SOUTH 89°51'29" EAST A DISTANCE OF 1,546.65 FEET; THENCE NORTH 00°30'58" EAST A DISTANCE OF 8.00 FEET; THENCE SOUTH 89°32'25" EAST A DISTANCE OF 60.90 FEET; THENCE NORTH 88°15'08" EAST A DISTANCE OF 318.36 FEET; THENCE NORTH 77°55'39" EAST A DISTANCE OF 393.74 FEET; THENCE NORTH 31°58'33" WEST LEAVING SAID NORTH BOUNDARY A DISTANCE OF 761.35 FEET; THENCE NORTH 31°59'17" EAST A DISTANCE OF 161.35 FEET TO THE SOUTHEASTERLY CORNER OF A 60 FOOT RIGHT OF WAY FOR QUEENSGATE DRIVE, ESTABLISHED PER QUIT CLAIM DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-017826; THENCE SOUTH 58°00'41" WEST ALONG THE SOUTH LINE OF SAID RIGHT OF WAY A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID RIGHT OF WAY; THENCE SOUTH 31°59'17" EAST LEAVING SAID RIGHT OF WAY A DISTANCE OF 69.05 FEET; THENCE SOUTH 58°00'41" WEST A DISTANCE OF 174.02 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 84.05 FEET; THENCE SOUTH 31°58'33" EAST A DISTANCE OF 136.79 FEET; THENCE SOUTH 58°01'27" WEST A DISTANCE OF 105.01 FEET; THENCE SOUTH 31°58'33" EAST A DISTANCE OF 200.50 FEET; THENCE SOUTH 84°36'56" WEST A DISTANCE OF 64.90 FEET; THENCE SOUTH 87°23'59" WEST A DISTANCE OF 356.09 FEET; THENCE NORTH 89°51'29" WEST A DISTANCE OF 561.33 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 627.07 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 89°22'28" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 182.43 FEET, WITH A DELTA ANGLE OF 16°40'08", A CHORD BEARING OF NORTH 08°57'36" WEST, AND A CHORD LENGTH OF 181.79 FEET; THENCE NORTH 17°17'40" WEST A DISTANCE OF 106.61 FEET; THENCE SOUTH 72°42'20" WEST A DISTANCE OF 214.55 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 517.06 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 363.25 FEET, WITH A DELTA ANGLE OF 40°15'08", A CHORD BEARING OF SOUTH 52°34'46" WEST, AND A CHORD LENGTH OF 355.83 FEET; THENCE NORTH 89°51'29" WEST A DISTANCE OF 120.31 FEET; THENCE NORTH 63°28'49" WEST A DISTANCE OF 54.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 676.07 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 63°28'49" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 35.21 FEET, WITH A DELTA ANGLE OF 02°59'02", A CHORD BEARING OF SOUTH 25°01'40" WEST, AND A CHORD LENGTH OF 35.20 FEET; THENCE NORTH 66°27'51" WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 89°51'29" WEST A DISTANCE OF 60.21 FEET; THENCE SOUTH 00°08'31" WEST A DISTANCE OF 105.01 FEET; THENCE NORTH 89°51'29" WEST A DISTANCE OF 2.51 FEET; THENCE SOUTH 00°08'31" WEST A DISTANCE OF 159.02 FEET TO THE NORTH BOUNDARY OF SAID PARCEL 4 AND THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 848,106 SQUARE FEET, 19.47 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

ADJUSTED PARCEL 2:

REAL PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 2699.45 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34 MARKED BY A 1/2 INCH REBAR WITH NO CAP; THENCE SOUTH 00°45'21" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 30.02 FEET TO THE NORTHWEST CORNER OF PARCEL 4 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122; THENCE SOUTH 89°51'29" EAST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 4 A DISTANCE OF 438.49 FEET; THENCE NORTH 00°08'31" EAST LEAVING SAID NORTH BOUNDARY A DISTANCE OF 159.02 FEET; THENCE SOUTH 89°51'29" EAST A DISTANCE OF 2.51 FEET; THENCE NORTH 00°08'31" EAST A DISTANCE OF 105.01 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°51'29" EAST A DISTANCE OF 60.21 FEET; THENCE SOUTH 66°27'51" EAST A DISTANCE OF 20.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 676.07 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 66°27'51" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 35.21 FEET, WITH A DELTA ANGLE OF 02°59'02", A CHORD BEARING OF NORTH 25°01'40" EAST, AND A CHORD LENGTH OF 35.20 FEET; THENCE SOUTH 63°28'49" EAST A DISTANCE OF 54.01 FEET; THENCE SOUTH 89°51'29" EAST A DISTANCE OF 120.31 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 517.06 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 57°32'48" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 363.25 FEET, WITH A DELTA ANGLE OF 40°15'08", A CHORD BEARING OF NORTH 52°34'46" EAST, AND A CHORD LENGTH OF 355.83 FEET; THENCE NORTH 72°42'20" EAST A DISTANCE OF 214.55 FEET; THENCE NORTH 17°17'40" WEST A DISTANCE OF 344.04 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.27 FEET, WITH A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 27°42'20" EAST, AND A CHORD LENGTH OF 35.36 FEET; THENCE NORTH 72°42'20" EAST A DISTANCE OF 624.07 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 173.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 227.40 FEET, WITH A DELTA ANGLE OF 75°18'21", A CHORD BEARING OF SOUTH 69°38'29" EAST, AND A CHORD LENGTH OF 211.39 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 10.42 FEET; THENCE SOUTH 58°00'41" WEST A DISTANCE OF 105.01 FEET; THENCE SOUTH 31°59'19" EAST A DISTANCE OF 450.05 FEET; THENCE SOUTH 31°58'33" EAST A DISTANCE OF 136.78 FEET; THENCE NORTH 58°01'27" EAST A DISTANCE OF 105.01 FEET; THENCE NORTH 31°58'33" WEST A DISTANCE OF 136.79 FEET; THENCE NORTH 31°59'19" WEST A DISTANCE OF 84.05 FEET; THENCE NORTH 58°00'41" EAST A DISTANCE OF 174.02 FEET; THENCE NORTH 31°59'17" WEST A DISTANCE OF 69.05 FEET; THENCE NORTH 31°59'19" WEST A DISTANCE OF 272.34 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,230.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 417.94 FEET, WITH A DELTA ANGLE OF 19°28'07", A CHORD BEARING OF NORTH 22°15'16" WEST, AND A CHORD LENGTH OF 415.93 FEET TO THE SOUTHERLY MOST CORNER OF NEW PARCEL II OF SURVEY NO. 5521 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5521 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-030634 BEING A POINT ON A CURVATURE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,268.96 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 59°19'17" EAST; THENCE ALONG SAID CURVE AND SAID SOUTHERLY BOUNDARY, HAVING AN ARC LENGTH OF 58.78 FEET, WITH A DELTA ANGLE OF 02°39'15", A CHORD BEARING OF NORTH 29°21'06" WEST, AND A CHORD LENGTH OF 58.78 FEET; THENCE SOUTH 68°24'08" WEST A DISTANCE OF 50.01 FEET; THENCE NORTH 32°20'10" WEST ALONG THE WESTERLY BOUNDARY OF SAID NEW PARCEL II A DISTANCE OF 170.68 FEET; THENCE SOUTH 72°42'20" WEST LEAVING SAID WESTERLY BOUNDARY A DISTANCE OF 719.81 FEET; THENCE NORTH 03°11'32" WEST A DISTANCE OF 16.34 FEET; THENCE SOUTH 86°48'28" WEST A DISTANCE OF 54.01 FEET; THENCE SOUTH 72°42'20" WEST A DISTANCE OF 444.07 FEET; THENCE SOUTH 00°45'17" WEST A DISTANCE OF 94.91 FEET; THENCE NORTH 89°14'43" WEST A DISTANCE OF 169.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 227.03 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 89°58'43" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 1.62 FEET, WITH A DELTA ANGLE OF 00°24'34", A CHORD BEARING OF SOUTH 00°13'34" EAST, AND A CHORD LENGTH OF 1.62 FEET; THENCE SOUTH 89°34'09" WEST A DISTANCE OF 14.86 FEET; THENCE SOUTH 53°36'29" WEST A DISTANCE OF 76.46 FEET; THENCE SOUTH 34°29'01" EAST A DISTANCE OF 172.90 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,260.14 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 34°29'01" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 7.00 FEET, WITH A DELTA ANGLE OF 00°19'05", A CHORD BEARING OF NORTH 55°40'32" EAST, AND A CHORD LENGTH OF 7.00 FEET; THENCE SOUTH 34°09'56" EAST A DISTANCE OF 120.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,140.13 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 34°09'56" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 217.81 FEET, WITH A DELTA ANGLE OF 10°56'46", A CHORD BEARING OF SOUTH 50°21'42" WEST, AND A CHORD LENGTH OF 217.48 FEET; THENCE SOUTH 45°06'41" EAST A DISTANCE OF 80.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,060.12 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 45°06'41" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 7.63 FEET, WITH A DELTA ANGLE OF 00°24'45", A CHORD BEARING OF NORTH 45°05'41" EAST, AND A CHORD LENGTH OF 7.63 FEET; THENCE SOUTH 44°41'56" EAST A DISTANCE OF 174.02 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 886.10 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 44°41'56" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 18.24 FEET, WITH A DELTA ANGLE OF 01°10'47", A CHORD BEARING OF NORTH 45°53'27" EAST, AND A CHORD LENGTH OF 18.24 FEET; THENCE SOUTH 43°31'09" EAST A DISTANCE OF 105.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 781.09 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 43°31'09" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 349.22 FEET, WITH A DELTA ANGLE OF 25°37'00", A CHORD BEARING OF SOUTH 33°40'21" WEST, AND A CHORD LENGTH OF 346.32 FEET; THENCE SOUTH 89°51'29" EAST A DISTANCE OF 31.49 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 1,236,153 SQUARE FEET, 28.38 ACRES MORE OR LESS.

(SEE CONTINUED)

ADJUSTED PARCEL 2:

(CONTINUED)

TOGETHER WITH;

REAL PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 2599.03 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34 MARKED BY A 3" BRASS CAP; THENCE SOUTH 00°06'46" WEST A DISTANCE OF 1,333.89 FEET TO THE NORTHEAST CORNER OF LOT 6 OF THE PLAT OF WESTCLIFFE HEIGHTS II RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-015773; THENCE NORTH 89°30'45" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PLAT OF WESTCLIFFE HEIGHTS II A DISTANCE OF 155.72 FEET; THENCE SOUTH 58°00'41" WEST A DISTANCE OF 427.93 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 31°59'19" WEST A DISTANCE OF 130.96 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF QUEENSGATE DRIVE ESTABLISHED PER QUIT CLAIM DEED RECORDED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-01826 BEING A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,170.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 65°30'31" EAST; THENCE ALONG SAID CURVE AND RIGHT OF WAY MARGIN, HAVING AN ARC LENGTH OF 131.40 FEET, WITH A DELTA ANGLE OF 06°26'05", A CHORD BEARING OF SOUTH 27°42'32" EAST, AND A CHORD LENGTH OF 131.33 FEET TO THE NORTHWEST CORNER OF ADJUSTED LOT 1 OF SURVEY NO. 5036 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5036 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-019538; THENCE NORTH 58°00'41" EAST ALONG THE NORTHERLY BOUNDARY OF SAID ADJUSTED LOT 1 A DISTANCE OF 9.80 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 803 SQUARE FEET, 0.02 ACRES, MORE OR LESS.

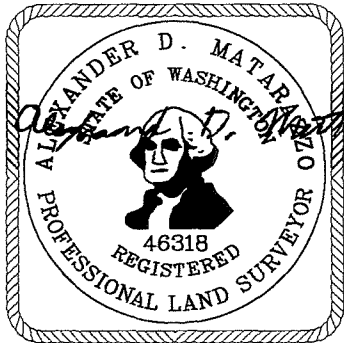
WITH A COMBINED TOTAL AREA OF 1,236,956 SQUARE FEET, 28.40 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
- (R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
- (R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
- (R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
- (R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
- (R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
- (R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
- (R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
- (R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
- (R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
- (R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN

- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
- (D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
- (D3) STATUTORY WARRANTY DEED (AFN 774082)
- (D4) STATUTORY WARRANTY DEED (AFN 781372)



10/12/2022

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 01 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Brenda Chilton by Mary Boudright, deputy
COUNTY AUDITOR



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000	
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: NA	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET 8 OF 9	

RECORD OF SURVEY
FOR BOUNDARY LINE ADJUSTMENT

LOCATED IN THE NW 1/4, A PORTION OF THE SW 1/4 OF THE NE 1/4 AND
A PORTION OF THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 9
NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, LOCATED IN
THE CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

ADJUSTED LEGAL DESCRIPTIONS

MD&D INVESTMENTS, LLC. PROPERTIES:

ADJUSTED PARCEL 3:

REAL PROPERTY LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP;
THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 887.49 FEET TO THE TRUE POINT OF BEGINNING.

THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE A DISTANCE OF 104.98 FEET;
THENCE NORTH 00°48'16" EAST A DISTANCE OF 35.17 FEET;
THENCE SOUTH 89°14'43" EAST A DISTANCE OF 54.01 FEET;
THENCE SOUTH 89°09'47" EAST A DISTANCE OF 698.33 FEET;
THENCE SOUTH 74°58'55" EAST A DISTANCE OF 199.70 FEET;
THENCE SOUTH 46°50'00" EAST A DISTANCE OF 42.12 FEET;
THENCE SOUTH 17°17'40" EAST A DISTANCE OF 130.01 FEET;
THENCE NORTH 72°42'20" EAST A DISTANCE OF 10.82 FEET;
THENCE SOUTH 17°17'40" EAST A DISTANCE OF 198.02 FEET;
THENCE SOUTH 72°42'20" WEST A DISTANCE OF 166.85 FEET;
THENCE NORTH 03°11'32" WEST A DISTANCE OF 16.34 FEET;
THENCE SOUTH 86°48'28" WEST A DISTANCE OF 54.01 FEET;
THENCE SOUTH 72°42'20" WEST A DISTANCE OF 444.07 FEET;
THENCE SOUTH 00°45'17" WEST A DISTANCE OF 94.91 FEET;
THENCE NORTH 89°14'43" WEST A DISTANCE OF 169.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 227.03 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 89°58'43" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 1.62 FEET, WITH A DELTA ANGLE OF 00°24'34", A CHORD BEARING OF SOUTH 00°13'34" EAST, AND A CHORD LENGTH OF 1.62 FEET;
THENCE SOUTH 89°34'09" WEST A DISTANCE OF 14.86 FEET;
THENCE SOUTH 53°36'29" WEST A DISTANCE OF 76.46 FEET;
THENCE SOUTH 34°29'01" EAST A DISTANCE OF 172.90 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,260.14 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 34°29'01" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 7.00 FEET, WITH A DELTA ANGLE OF 00°19'05", A CHORD BEARING OF NORTH 55°40'32" EAST, AND A CHORD LENGTH OF 7.00 FEET;
THENCE SOUTH 34°09'56" EAST A DISTANCE OF 120.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1,140.13 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 34°09'56" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 217.81 FEET, WITH A DELTA ANGLE OF 10°56'46", A CHORD BEARING OF SOUTH 50°21'42" WEST, AND A CHORD LENGTH OF 217.48 FEET;
THENCE SOUTH 45°06'41" EAST A DISTANCE OF 80.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1,060.12 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 45°06'41" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 7.63 FEET, WITH A DELTA ANGLE OF 00°24'45", A CHORD BEARING OF NORTH 45°05'41" EAST, AND A CHORD LENGTH OF 7.63 FEET;
THENCE SOUTH 44°41'56" EAST A DISTANCE OF 174.02 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 886.10 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 44°41'56" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 18.24 FEET, WITH A DELTA ANGLE OF 01°10'47", A CHORD BEARING OF NORTH 45°53'27" EAST, AND A CHORD LENGTH OF 18.24 FEET;
THENCE SOUTH 43°31'09" EAST A DISTANCE OF 105.01 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 781.09 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 43°31'09" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 349.22 FEET, WITH A DELTA ANGLE OF 25°37'00", A CHORD BEARING OF SOUTH 33°40'21" WEST, AND A CHORD LENGTH OF 346.32 FEET;
THENCE SOUTH 89°51'29" EAST A DISTANCE OF 31.49 FEET;
THENCE SOUTH 00°08'31" WEST A DISTANCE OF 105.01 FEET;
THENCE NORTH 89°51'29" WEST A DISTANCE OF 2.51 FEET;
THENCE SOUTH 00°08'31" WEST A DISTANCE OF 159.02 FEET TO THE NORTHERLY BOUNDARY OF PARCEL 4 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122;
THENCE NORTH 89°51'29" WEST ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 438.49 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 4 BEING ALSO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER SAID SECTION 34;
THENCE NORTH 00°45'21" EAST ALONG SAID WEST LINE A DISTANCE OF 30.02 FEET TO THE WEST QUARTER CORNER OF SECTION 34, MARKED BY A 1/2 INCH REBAR WITH NO CAP;
THENCE NORTH 00°45'17" EAST ALONG SAID WEST LINE OF THE NORTHWEST QUARTER A DISTANCE OF 1,811.96 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 1,160,860 SQUARE FEET, 26.65 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

ADJUSTED PARCEL 4:

REAL PROPERTY LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP;
THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SAID SECTION 34 A DISTANCE OF 887.49 FEET;
THENCE SOUTH 89°14'43" EAST LEAVING SAID WEST LINE A DISTANCE OF 104.98 FEET;
THENCE NORTH 00°48'16" EAST A DISTANCE OF 35.17 FEET;
THENCE SOUTH 89°14'43" EAST A DISTANCE OF 54.01 FEET;
THENCE SOUTH 89°09'47" EAST A DISTANCE OF 698.33 FEET;
THENCE SOUTH 74°58'55" EAST A DISTANCE OF 199.70 FEET;
THENCE SOUTH 46°50'00" EAST A DISTANCE OF 42.12 FEET;
THENCE SOUTH 17°17'40" EAST A DISTANCE OF 130.01 FEET;
THENCE NORTH 72°42'20" EAST A DISTANCE OF 10.82 FEET;
THENCE SOUTH 17°17'40" EAST A DISTANCE OF 198.02 FEET;
THENCE NORTH 72°42'20" EAST A DISTANCE OF 552.96 FEET TO THE EASTERLY BOUNDARY OF NEW PARCEL IV OF SURVEY NO. 5521 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5521 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-030634;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING COURSES:

THENCE NORTH 32°20'10" WEST A DISTANCE OF 58.63 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 173.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 27°39'19" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 20.16 FEET, WITH A DELTA ANGLE OF 06°40'38", A CHORD BEARING OF SOUTH 59°00'22" WEST, AND A CHORD LENGTH OF 20.15 FEET;
THENCE NORTH 34°16'51" WEST A DISTANCE OF 54.02 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 34°21'45" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 33.94 FEET, WITH A DELTA ANGLE OF 77°47'46", A CHORD BEARING OF NORTH 16°44'23" EAST, AND A CHORD LENGTH OF 31.40 FEET;
THENCE NORTH 22°02'34" WEST A DISTANCE OF 205.67 FEET;
THENCE NORTH 21°59'37" WEST A DISTANCE OF 42.39 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 471.00 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 67°55'51" WEST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 149.38 FEET, WITH A DELTA ANGLE OF 18°10'17", A CHORD BEARING OF NORTH 31°09'18" WEST, AND A CHORD LENGTH OF 148.75 FEET;
THENCE NORTH 40°10'17" WEST A DISTANCE OF 156.06 FEET;
TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 179.00 FEET; THE RADIUS POINT OF WHICH BEARS NORTH 49°40'40" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 116.02 FEET, WITH A DELTA ANGLE OF 37°08'14", A CHORD BEARING OF NORTH 21°45'13" WEST, AND A CHORD LENGTH OF 114.00 FEET;
THENCE NORTH 03°04'35" WEST A DISTANCE OF 77.62 FEET;
THENCE NORTH 16°32'19" WEST A DISTANCE OF 83.41 FEET;
THENCE NORTH 27°38'46" WEST A DISTANCE OF 79.89 FEET;
THENCE NORTH 33°55'58" WEST A DISTANCE OF 179.99 FEET TO THE NORTH LINE OF SAID SECTION 34;
THENCE NORTH 89°09'47" WEST ALONG SAID NORTH LINE A DISTANCE OF 1,157.16 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 1,356,132 SQUARE FEET, 31.13 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

ADJUSTED PARCEL 5:

REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP; THENCE SOUTH 89°09'47" EAST ALONG THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 2599.03 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 34 MARKED BY A 3" BRASS CAP; THENCE SOUTH 00°06'46" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1617.82 FEET TO THE SOUTHERLY BOUNDARY OF LOT 7 OF THE PLAT OF WESTCLIFFE HEIGHTS II RECORDED IN VOLUME 15 OF PLATS AT PAGE 608 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-015773 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTHWESTERLY PLAT BOUNDARY OF SAID WESTCLIFFE HEIGHTS II THE FOLLOWING COURSES:

THENCE SOUTH 00°06'46" WEST A DISTANCE OF 347.63 FEET;
THENCE SOUTH 49°42'13" EAST A DISTANCE OF 205.84 FEET;
THENCE SOUTH 86°22'15" EAST A DISTANCE OF 156.14 FEET;
THENCE SOUTH 31°59'19" EAST A DISTANCE OF 192.52 FEET;
THENCE SOUTH 45°35'07" EAST A DISTANCE OF 140.43 FEET;
THENCE SOUTH 45°52'40" EAST A DISTANCE OF 144.22 FEET;
THENCE SOUTH 40°37'06" EAST A DISTANCE OF 21.41 FEET TO THE NORTHEAST CORNER OF PARCEL 3 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122;
THENCE SOUTH 77°55'39" WEST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 3 A DISTANCE OF 525.70 FEET;
THENCE NORTH 31°58'33" WEST LEAVING SAID NORTHERLY BOUNDARY A DISTANCE OF 761.35 FEET;
THENCE NORTH 31°59'17" WEST A DISTANCE OF 161.35 FEET TO THE SOUTHERLY BOUNDARY OF ADJUSTED LOT 11 OF SURVEY NO. 5036 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5036 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2018-019538; THENCE NORTH 58°00'41" EAST ALONG SAID SOUTHERLY BOUNDARY AND CONTINUING ALONG THE SOUTHERLY BOUNDARY OF SAID WESTCLIFFE HEIGHTS II A DISTANCE OF 260.06 FEET;
THENCE NORTH 68°46'25" EAST CONTINUING ALONG SAID SOUTHERLY BOUNDARY OF WESTCLIFFE HEIGHTS II A DISTANCE OF 161.19 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 364,972 SQUARE FEET, 8.38 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

RICHLAND SCHOOL DISTRICT PROPERTY:

ADJUSTED PARCEL 6:

REAL PROPERTY LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, MARKED BY A 5/8 INCH IRON REBAR WITH NO CAP;
THENCE SOUTH 00°45'17" WEST ALONG THE WEST LINE OF SECTION 34 A DISTANCE OF 2699.45 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34 MARKED BY A 1/2 INCH REBAR WITH NO CAP; THENCE SOUTH 00°45'21" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 A DISTANCE OF 30.02 FEET TO THE NORTHWEST CORNER OF PARCEL 4 OF SURVEY NO. 5494 RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5494 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 2021-021122; THENCE SOUTH 89°51'29" EAST ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 4 A DISTANCE OF 438.49 FEET;
THENCE NORTH 00°08'31" EAST LEAVING SAID NORTH BOUNDARY A DISTANCE OF 159.02 FEET;
THENCE SOUTH 89°51'29" EAST A DISTANCE OF 2.51 FEET;
THENCE NORTH 00°08'31" EAST A DISTANCE OF 105.01 FEET;
THENCE SOUTH 89°51'29" EAST A DISTANCE OF 60.21 FEET;
THENCE SOUTH 86°27'51" EAST A DISTANCE OF 20.00 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 676.07 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 66°27'51" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 35.21 FEET, WITH A DELTA ANGLE OF 02°59'02", A CHORD BEARING OF NORTH 25°01'40" EAST, AND A CHORD LENGTH OF 35.20 FEET;
THENCE SOUTH 63°28'49" EAST A DISTANCE OF 54.01 FEET;
THENCE SOUTH 89°51'29" EAST A DISTANCE OF 120.31 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 517.06 FEET; THE RADIUS POINT OF WHICH BEARS SOUTH 57°32'48" EAST; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 363.25 FEET, WITH A DELTA ANGLE OF 40°15'08", A CHORD BEARING OF NORTH 52°34'46" EAST, AND A CHORD LENGTH OF 355.83 FEET;
THENCE NORTH 72°42'20" EAST A DISTANCE OF 214.55 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 17°17'40" EAST A DISTANCE OF 106.61 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 627.07 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 182.43 FEET, WITH A DELTA ANGLE OF 16°40'08", A CHORD BEARING OF SOUTH 08°57'36" EAST, AND A CHORD LENGTH OF 181.79 FEET;
THENCE SOUTH 89°51'29" EAST A DISTANCE OF 561.33 FEET;
THENCE NORTH 87°23'59" EAST A DISTANCE OF 356.09 FEET;
THENCE NORTH 84°36'56" EAST A DISTANCE OF 64.90 FEET;
THENCE NORTH 31°58'33" WEST A DISTANCE OF 337.28 FEET;
THENCE NORTH 31°59'19" WEST A DISTANCE OF 450.05 FEET;
THENCE NORTH 58°00'41" EAST A DISTANCE OF 105.01 FEET;
THENCE NORTH 31°59'19" WEST A DISTANCE OF 10.42 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 173.02 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 227.40 FEET, WITH A DELTA ANGLE OF 75°18'21", A CHORD BEARING OF NORTH 69°38'29" WEST, AND A CHORD LENGTH OF 211.39 FEET;
THENCE SOUTH 72°42'20" WEST A DISTANCE OF 624.07 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 39.27 FEET, WITH A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF SOUTH 27°42'20" WEST, AND A CHORD LENGTH OF 35.36 FEET;
THENCE SOUTH 17°17'40" EAST A DISTANCE OF 344.04 FEET TO THE TRUE POINT OF BEGINNING.

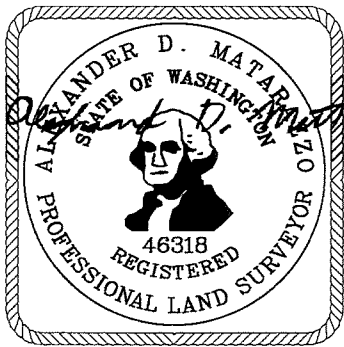
HAVING AN AREA OF 638,424 SQUARE FEET, 14.66 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

SURVEY / DEED REFERENCES

- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
(R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
(R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
(R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
(R5) SHORT PLAT NO. 3241 (AFN 2010-007065) BY YAMASHITA
(R6) SURVEY NO. 4140 (AFN 2010-026670) BY MATARAZZO
(R7) SURVEY NO. 5031 (AFN 2018-018513) BY BAALMAN
(R8) FINAL PLAT OF WESTCLIFFE HEIGHTS II (AFN 2018-015773) BY MATARAZZO
(R9) SURVEY NO. 5036 (AFN 2018-019538) BY MATARAZZO
(R10) SURVEY NO. 5494 (AFN 2021-021122) BY MATARAZZO
(R11) SURVEY NO. 5521 (AFN 2021-030634) BY BAALMAN

- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
(D2) STATUTORY WARRANTY DEED (AFN 2021-022771)
(D3) STATUTORY WARRANTY DEED (AFN 774082)
(D4) STATUTORY WARRANTY DEED (AFN 781372)



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY OF October, 2022 AT 2:45 P.M. IN VOLUME 01 OF SURVEYS AT PAGE 5724 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Brenda Chilton by Merry Boatright deputy
COUNTY AUDITOR



PBS Engineering and
Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000	
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: NA	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET 9 OF 9	



Exhibit 5

SEPA Checklist

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

***A. Background* [HELP]**

1. Name of proposed project, if applicable:
Peach Tree Estates Phase 1
2. Name of applicant:
MD&D Investments LLC
3. Address and phone number of applicant and contact person:
63615 E Jacobs Rd. Benton City, WA 99320, Alex Rietmann, 509-627-6249

4. Date checklist prepared:

September 28th, 2022

5. Agency requesting checklist:

City of Richland

6. Proposed timing or schedule (including phasing, if applicable):

Preliminary Plat - Fall 2022, Site Grading - Winter of 2022/Spring 2023, Phase 1 of Project infrastructure and homes Spring/Summer 2023.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Phase 1 will be the first of a 5 part multiphase development project. Phases outside of Phase 1 will require a comprehensive plan amendment and rezone to accommodate future development plans.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Phase 1 Environmental & Phase 2 soil analysis for organochloride pesticides, lead, arsenic. Geotechnical Investigation of site. Topographic and boundary survey of the property.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

Applicant has a Boundary Line adjustment that has been submitted to the City of Richland on the subject property site.

10. List any government approvals or permits that will be needed for your proposal, if known.

Rezone of property from AG to R-2S, Preliminary Plat approval, grading permits, infrastructure permits, boundary line adjustments, and building permits through City of Richland.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Proposed 19.5 Acre plat with 101 single family residential homes. The development will include newly constructed access to Queensgate/Bermuda Drive and will construct new residential streets and utilities in accordance with City of Richland standards and specifications. The project is also requesting a rezone from AG designation to R-2S.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Located in Section 34 township 9 north, range 28 east, W.M. City of Richland, Benton County, Washington. 2100 N. Bermuda Road, Richland, WA 99352

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

Hilly

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

The steepest approximate slope within the project limits is 7%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

See attached Geotechnical report for the site prepared by PBS dated August 20th, 2021. In summary the soils are characterized as Sandy Silt with Silty Sand, Sand with Silt, Gravel and Cobbles.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. The site has no immediate indications of unstable soils and has been primarily under agricultural production for several years until recently when the trees were removed from the project site.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. The site will be graded to create residential lots and graded to build infrastructure that will serve those lots from the existing Queensgate extension to Bermuda. All fill will be from material excavated on site, import of materials for grading is not anticipated.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Potential erosion, both wind blown and runoff, are possible as a result of construction and will be managed with a temporary erosion control plan approved by the City of Richland.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 40-45% of the site will be covered with impervious surfaces after the project completion and full build out of homes.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During construction, erosion control measures will be implemented such as person-operated altering devices and silt fencing. After construction, the majority of the disturbed surfaces on the site will be grass and landscaping consistent with single family homes.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. During construction there will be exhaust emissions from construction equipment as well as dust. After project completion there would be normal air emissions resulting from a residential neighborhood setting.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No off site sources of emissions will affect this proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: During construction, emissions will be limited to working hours and dust will be controlled by person-operated watering devices.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is a seasonal irrigation pond operated by Badger Mountain Irrigation District located 500 feet northeast of the property .

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions proposed with this project.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposed site does not lie within a 100-year floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposed project does not involve any discharge of waste materials to surface waters.

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn for drinking water purposes. Source of water for the site will be from City of Richland municipal water. Water will not be discharged to the groundwater with this proposal.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None, sanitary sewer will be discharged to the City of Richland municipal system.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water runoff will be collected within the roadway prism and disposed of via surface/subsurface methods consistent with the City of Richland standards for storm water disposal. Previous residential projects in the region have provided municipal storm water pipe extensions in which to connect any overflow volumes from the development to existing ponds located south of the site.

2) Could waste materials enter ground or surface waters? If so, generally describe.

It is not anticipated that this will occur since waste materials are not allowed to be discharged to City owned and maintained storm systems.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed project would seek to alter the existing ground surface which would change current existing ground runoff that is currently impacting properties to the south of the site. The proposed project would seek to detain storm water runoff on-site in excess of the pre-developed rate.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The storm water disposal methods will be in compliance with City of Richland standards as well as the Washington State Department of Ecology Eastern Washington Stormwater Manual.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

Existing orchard that was on the project site has been removed, and the site is currently vacant.

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☒ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Remaining grass and brush will be removed where grading will take place.

c. List threatened and endangered species known to be on or near the site.

There are no threatened or endangered species known to be on or near the site to the applicant's knowledge.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The single family residential lots will be landscaped with grass and trees.

e. List all noxious weeds and invasive species known to be on or near the site.

There are no noxious weeds or invasive species known to be on or near the site to the applicant's knowledge.

5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. hawk, songbirds, ground squirrel

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

There are no threatened or endangered species known to be on or near the site to the applicant's knowledge.

c. Is the site part of a migration route? If so, explain.

Yes, Richland is within the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any:

No measures are being proposed to preserve or enhance wildlife.

e. List any invasive animal species known to be on or near the site.

There are no invasive animal species known to be on or near the site to the applicant's knowledge.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The project will require electricity and natural gas in order to serve the proposed homes energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This project has no impact to adjacent properties potential solar needs.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The proposed homes will be constructed in accordance with all applicable building codes as recognized by the City of Richland.

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no identified potential health hazards with this proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.

There are no known or possible contamination at the site from present or past uses to the applicant's knowledge.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no existing hazardous conditions or pipelines on the project site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

- 4) Describe special emergency services that might be required.

Emergency services would be consistent with those required in a residential neighborhood to include, fire department, police department, ambulance/medical services.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None proposed.

b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

There are no known sources of noise in the area that will directly affect this proposal. The project is near existing agricultural uses and will experience seasonal noises due to the maintenance and production of agricultural products.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short term basis there will be noise associated with infrastructure construction, hours of operation will be limited to those allowed by the City of Richland RMC 9.16. The proposed project will increase the traffic in the area consistent with single family residential neighborhoods on a long-term basis.

- 3) Proposed measures to reduce or control noise impacts, if any:

Construction hours will be limited to working hours defined by the City of Richland Section 9.16(b)9 ; 7AM - 9PM

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Currently the site is vacant. Land uses to the south are single family residential (Siena Hills & Hidden Hills) to the north is vacant. To the east is single family residential (Westcliffe Heights). Property to the west is under agricultural use.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project site was previously used as an orchard, but has already been taken out of production and is vacant.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The proposal does not anticipate any adverse impacts on agricultural ground, and does not anticipate that current agricultural practices will effect the development.

- c. Describe any structures on the site.

There are no structures on the project site.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

Agricultural (AG) - Project is requesting a rezone to R-2S.

- f. What is the current comprehensive plan designation of the site?

Badger Mountain Subarea Plan - Medium Density Residential.

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

The preliminary plat would allow for the development of single family housing with approximately 258 residents.

- j. Approximately how many people would the completed project displace?

None

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The site is to be built in accordance with City of Richland residential zoning and comprehensive plan requirements.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

101 single family homes are being proposed (Middle Income Housing).

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units would be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

Housing impacts will be controlled by the City of Richland zoning code for a R-2S designation.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any building would be limited by the R-2S zoning code at 30 feet. The principal exterior building materials could vary but would most likely be either wood/composite siding or stucco.

- b. What views in the immediate vicinity would be altered or obstructed?

No views in the immediate vicinity would be altered or obstructed by this project.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Aesthetics would be controlled by the City of Richland zoning code for R-2S.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light may be produced by residential traffic to and from the finished site as well as from individual dwelling units at evening and nighttime hours. Impacts will be minimal. Glare may be produced by traffic to and from the site but will remain minimal.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No significant light or glare impacts are anticipated from the single family residential development.

- c. What existing off-site sources of light or glare may affect your proposal?

There are no off-site sources of light or glare that will affect the project proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any:

The project does not anticipate any significant light or glare impacts. If homes contain outdoor light fixtures, they will be installed faced downwards to limit light pollution into neighboring environments.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

The site is located approximately 1.8 miles to Crested Hills Park, and 1.2 miles to Trailhead Park which connects to multiple miles of trails in the Badger Mountain Centennial Preserve.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The site will not displace any existing recreational uses. The site is currently agricultural lands which will be removed for development.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Trail opportunities would be provided/improved in the area with the completion of a connecting trail along Queensgate/Bermuda with any roadway improvements.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

According to the Washington Department of Archaeology & Historic Preservation WISAARD Maps, the project site does not contain any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in preservation registers.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not to the applicants knowledge, no professional archeological studies have been completed to date on the project.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

PBS Engineering and Environmental Staff evaluated the WISAARD maps for this area. Predictive modeling identifies the area as a moderate risk level.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The project would seek to establish an Inadvertent Discovery Plan (IDP), if any human or skeletal remains are found, all construction activities will be halted and remains will be secured, protected and reported to the county medical examiner/coroner and local law enforcement.

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

See attached preliminary plat map. The site would seek to develop new city streets within the project limits and would improve Queensgate/Bermuda from a City core road standard to a full build street.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not serviced by public transit. The nearest stop is 2.1 miles to the north at the intersection of Keene Rd and Shockley Rd.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project would have the ability to provide on-street parking as well as driveway at each individual home.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The site would seek to develop new city streets within the project limits and would improve Queensgate/Bermuda from a City core road standard to a full build street.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Phase 1 will likely generate 1,018 trips on a typical weekday, including 75 during the AM peak hour and 100 trips during the PM peak hour. ITE Trip Generation Manual was used for estimation of traffic generated by single family residential development.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

Project will be responsible to construct new City streets within the development and improve adjacent existing roadways.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This project will result in the need for fire protection, police protection, schools, and other public services associated with housing development.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

The plat will be subject to impact fees implemented by the City and school district. Properties created by the project would be subject to local taxes and levies imparted by the local jurisdiction.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utilities to include water, sewer, refuse service, and electricity will be provided by the City of Richland. Irrigation will be provided by Badger Mountain Irrigation District, the natural gas provider in the area is Cascade Natural Gas, and telephone is provided by CenturyLink and Charter Communications. New sanitary sewer, water, and irrigation mains, as well as dry utilities will need to be extended into the project in order to service the lots.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Digitally signed by Jason Mattox
Date: 2022.09.28 16:00:41-07'00' 
Name of signee Jason Mattox, PE
Position and Agency/Organization Principal Civil Engineer / PBS Engineering and Environmental
Date Submitted: 9/28/2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



Exhibit 6

Public Notice and Affidavits



CITY OF RICHLAND

NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (S2022-105, Z2022-106 & EA2022-132)

Notice is hereby given that MD&D Investments, LLC has filed preliminary plat and rezone applications to: 1) subdivide a 19+ acre site into 101 lots (Preliminary Plat of Peach Tree Estates), and 2) rezone the site to R-2S (Medium-Density Residential-Small) reflecting the City's Comprehensive Plan. The project site is located approximately 600-feet south of the intersection of Queensgate Drive and Legacy Lane (APN 1-34982000005006). The proposed plat will have an average lot size of 5,706 square feet.

The Richland Hearings Examiner will conduct a virtual public hearing and review of the application at 6:00 p.m., Thursday, March 23, 2023. All interested parties are invited to participate in the virtual public hearing by visiting the City of Richland website (www.ci.richland.wa.us).

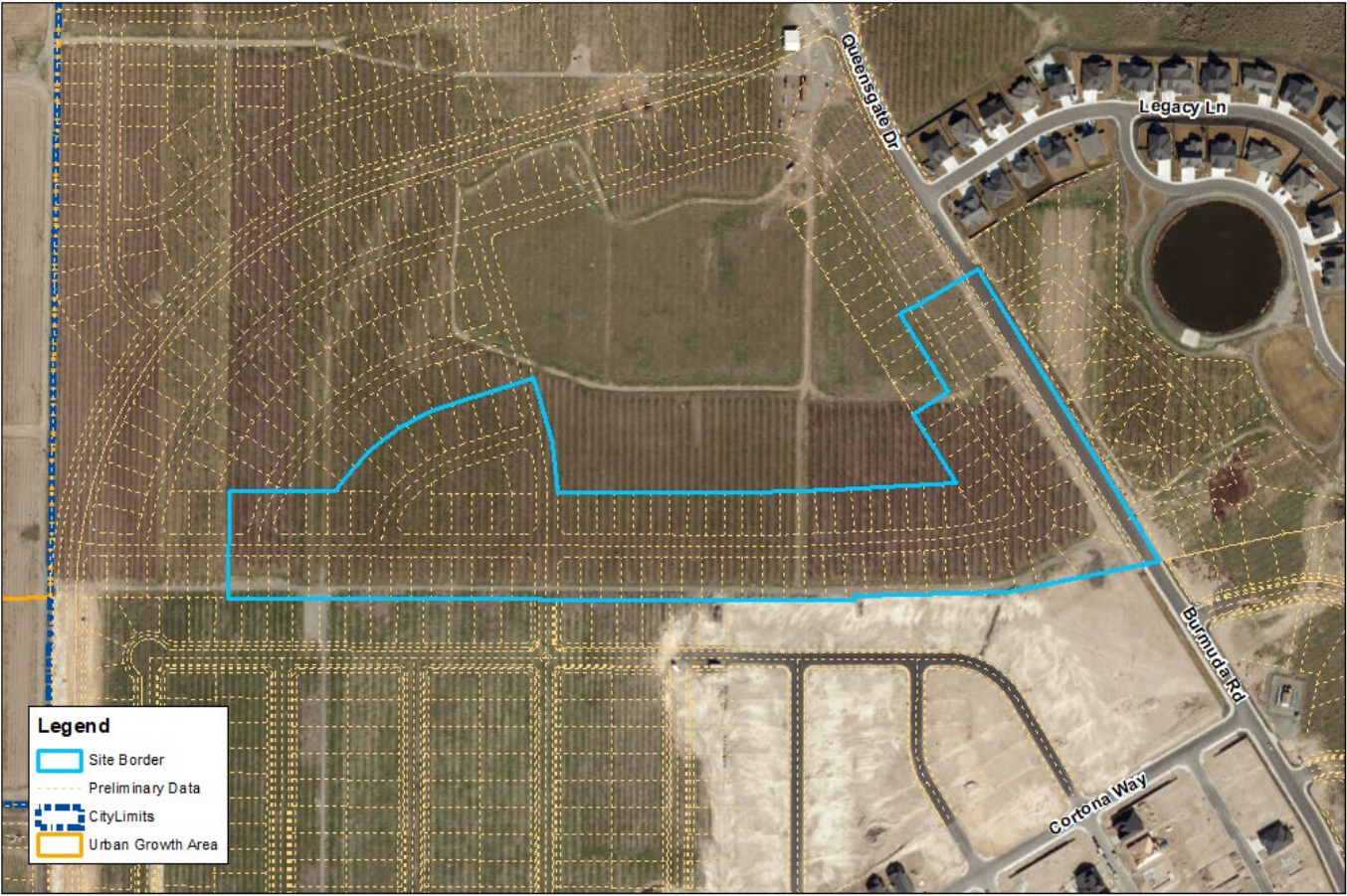
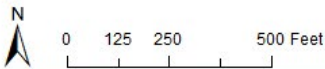
Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to mstevens@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., **Wednesday, March 22nd**. However, written comments must be received no later than 5:00 p.m. on Wednesday, March 15, 2022 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity
Map

Item: Peach Tree Estates
Applicant: Alex Rietmann
File #: S2022-105 & Z2022-106

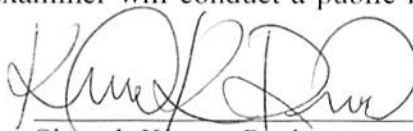


AFFIDAVIT OF MAILING

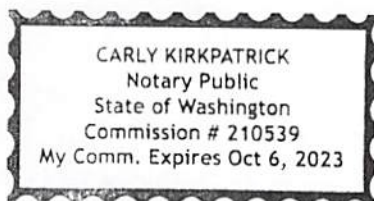
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Kirsten Recker, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 24th day of February, 2023, I mailed a copy of the attached NOTICE OF PUBLIC HEARING (S2022-105 & Z2022-106) to the attached list of individuals via regular USPS on the date indicated above. The Richland Hearing Examiner will conduct a public hearing and review of the application on Thursday, March 23, 2023.


Signed: Kirsten Recker

SIGNED AND SWORN to before me this 9th day of March, 2023 by Kirsten Recker.




Notary Public in and for the State of Washington,


Print Name

Residing at Benton County

My appointment expires: Oct. 6, 2023

AFFIDAVIT OF MAILING - 1
Address list attached.

1 RICHLAND SCHOOL DISTRICT #400
615 SNOW AVE

2 RICHLAND, WA 99352-3851

3 MD&D INVESTMENTS LLC
63615 E JACOBS RD NE
4 BENTON CITY, WA 99320

5 MD&D INVESTMENTS LLC
6 63615 E JACOBS RD NE
BENTON CITY, WA 99320

7 SHENK MERRILEE
8 1425 SW 340TH ST
9 FEDERAL WAY, WA 98023

10 HEARNE FIONA
2113 LEGACY LN
11 RICHLAND, WA 99352

12 DAUGHTERS KOURTNEY & DAVID L
2101 LEGANCY LN
13 RICHLAND, WA 99352

14 WESTCLIFFE HEIGHTS OWNERS ASSOCIATION
15 PO BOX 8550
BEND, OR 97708

16 RICHLAND PROPERTIES LLC
17 PO BOX 344
18 MERIDIAN, ID 83680

19 RIVERWOOD HOMES WASHINGTON LLC
PO BOX 344
20 MERIDIAN, ID 83680

21 RIVERWOOD HOMES WASHINGTON LLC
PO BOX 344

22 MERIDIAN, ID 83680
23 AFFIDAVIT OF MAILING - 2
Address list attached.

MD&D INVESTMENTS LLC
63615 E JACOBS RD NE
BENTON CITY, WA 99320

RICHLAND PROPERTIES LLC
PO BOX 344
MERIDIAN, ID 83680

KOHLER HEATH LEWIS
2102 LEGALCY LN
RICHLAND, WA 99352

LI ANG & YANFEI
2119 LEGACY LN
RICHLAND, WA 99352

CARTER MICHAEL & JANICE KAY
2107 LEGACY LN
RICHLAND, WA 99352

BADGER MOUNTAIN IRRIG DIST
87525 E REATA RD
KENNEWICK, WA 99338

THE SIENA HILLS HOMEOWNERS ASSOCIATION
PO BOX 344
MERIDIAN, ID 83680

RIVERWOOD HOMES WASHINGTON LLC
PO BOX 344
MERIDIAN, ID 83680

RIVERWOOD HOMES WASHINGTON LLC
PO BOX 344
MERIDIAN, ID 83680

RIVERWOOD HOMES WASHINGTON LLC
PO BOX 344
MERIDIAN, ID 83680

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Matthew Howie**, who, being first duly sworn upon oath deposes and says:

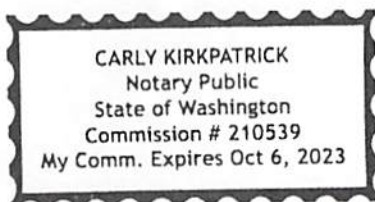
1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 27th day of February, 2023, I posted the attached NOTICE OF PUBLIC HEARING, File Number S2022-105 (Site Plan review for Peach Tree Estates) in the following location:

Temporary northern terminus of Clover Road within the Siena Hills subdivision
Approximately 250 feet north of the northern block wall between Siena Hills
subdivision and the future Peach Tree Estates subdivision on Bermuda Road.

Signed: Matthew Howie

SIGNED AND SWORN to before me this 27th day of February, 2023, by Matthew Howie.



Signature of Notary

Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: 10/6/2023



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	390099	Print Legal Ad-IPL01117960 - IPL0111796	SEPA S2022-105, 2022-106	\$128.80	1	43 L

Attention: Jennifer Anderson

CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-05
RICHLAND, WA 99352

**CITY OF RICHLAND
NOTICE OF APPLICATION,
PUBLIC HEARING AND
OPTIONAL DNS**

Date Notice Issued: March 6, 2023, per WAC 197-11-340(2)

File #: S2022-105, Z2022-106 & EA2022-132

Proponent: MD&D Investments, LLC

Proposal: Preliminary plat and rezone applications to: 1) subdivide a 19+ acre site into 101 lots (Preliminary Plat of Peach Tree Estates), and 2) rezone the site to R-2S (Medium-Density Residential-Small) reflecting the City's Comprehensive Plan.

Location of Proposal(s): The project site is located approximately 600 feet south of the intersection of Queensgate Drive and Legacy Lane (APN 1-34982000005006). The proposed plat will have an average lot size of 5,706 square feet.

Public Comments Due: The deadline for written comments is 6:00 p.m. on Wednesday, March 22, 2023. However, written comments must be received no later than 5:00 p.m. on Wednesday, March 15, 2023 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Contact: Mike Stevens, Planning Manager

625 Swift Boulevard, MS-35

Richland, WA 99352

mstevens@ci.richland.wa.us

Date Published: Wednesday, March 1, 2023

IPL0111796

Mar 1 2023

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Stefani Beard, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 03/01/2023, and ending on 03/01/2023 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

03/01/23

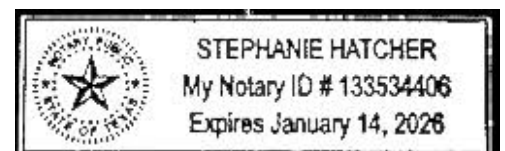
Stefani Beard

(Signature of Legals Clerk)

Sworn to and subscribed before me this 15th day of March in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Exhibit 7

Copies of Agency Comments

Stevens, Mike

From: JoDee Peyton <Jodeer@bfhd.wa.gov>
Sent: Friday, February 24, 2023 1:38 PM
To: Stevens, Mike
Subject: NOA for Peach Tree Estates Preliminary Plat, Rezone and Optional DNS

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

This office has reviewed the above referenced proposal and has no objections provided: Municipal services, such as sewer and water, are provided to all the proposed lots.

Please feel free to give me a call with any questions or concerns. Thank you.

Please feel free to give me a call with any questions or concerns. Thank you.

JoDee A. Peyton, EHS III

Supervisor

Land Use, Sewage and Water Section

Benton-Franklin Health District

7102 W. Okanogan Place

Kennewick, WA 99336

p: 509.460.4318

Pronouns: she/her

www.bfhd.wa.gov jodeer@bfhd.wa.gov



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IMPORTANT: Email coming & going from our agency is not protected, thus client information can not be shared in this format. Please use voicemail or fax for client communication. The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the system manager or the sender immediately and do not disclose the contents to anyone or make copies thereof.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

March 9, 2023

Mike Stevens
Planning Manager
City of Richland
505 Swift Blvd. MS#35
Richland, WA 99352

In future correspondence please refer to:
Project Tracking Code: 2023-03-01547
Property: City of Richland_Peach Tree Estates (S2022-105, Z2022-106 & EA2022-132)
Re: Survey Requested

Dear Mike Stevens:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a moderate to high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending from the end.

Sydney Hanson
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

February 28, 2023

Mike Stevens, Planning Manager
City of Richland – Development Services
625 Swift Blvd., MS-35
Richland, WA 99352

Subject: S2022-105 – Pre-Plat Review - Peach Tree Estates - Review Comments

Dear Mr. Stevens:

This letter provides Kennewick Irrigation District (KID) review comments for the Preliminary Plat of Peach Tree Estates. The proposed Preliminary Plat is a portion of Assessor Parcel Number 134982000005006, and is located at 2100 North Bermuda Drive, Richland. The subject property is located outside of KID's boundaries.

Due to the project's location in relation to the Badger East Lateral Canal, KID would like to inform the City of the following information regarding the effect of the proposed preliminary plat upon the structural integrity, including lateral support, of KID's facilities, other risk exposures, and the safety of the public and irrigation district, and related conditions of approval that KID deems to be necessary as a result:

- 1) *Stormwater systems for the project should be designed to retain, at minimum, a 100-year storm event above the Badger East Lateral Canal and minimize the introduction of water into the soils up-gradient from the canal.*
- 2) *Please provide a sketch or map depicting the location of flows from any proposed retention basins to where the flows would exit the development.*

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

Brett Flippo, PLS, CFedS
Professional Land Surveyor

Stevens, Mike

From: WSDOT Aviation Land Use Inquiries and Application Submittals
<AviationLandUse@WSDOT.WA.GOV>
Sent: Monday, February 27, 2023 2:53 PM
To: Stevens, Mike
Subject: RE: [EXTERNAL] NOA for Peach Tree Estates Preliminary Plat, Rezone and Optional DNS
Attachments: RLD PSC Development FAA 2-27-23.JPG

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Hi M Stevens,

WSDOT reviewed this application on 2/27/23 and found that there are no land use compatibility issues in relation to local airports.

The FAA requires notification for this development. Please use forms 7460-1 and 7460-2 which can be accessed and completed electronically here: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>

Cheers

David Ison, PhD | Aviation Planner
Airport Land Use Compatibility & Emerging Aviation Technologies
Washington State Department of Transportation
isond@wsdot.wa.gov C: 360-890-5258

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Friday, February 24, 2023 10:42 AM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Anderson, Ryan (ECY) <rand461@ecy.wa.gov>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Darrick Dietrich <darrick@basindisposal.com>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodders@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; FormerOrchards@ecy.wa.gov; Gary Graff <gary.graff@ecy.wa.gov>; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hester, Laura <lhester@CI.RICHLAND.WA.US>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; John Lyle <john.lyle@bentoncleanair.org>; Jordon, Joshua <jojordon@CI.RICHLAND.WA.US>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Nancy Lang <langn@bentonpud.org>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce

<borr@CI.RICHLAND.WA.US>; Gonseth, Paul <GonsetP@wsdot.wa.gov>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Robin Priddy <robin.priddy@bentoncleanair.org>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Sean Domagalski <seand@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>; Tyutyunnik, Ruvim <rtutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; Simpson, William (COM) <william.simpson@commerce.wa.gov>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>
Subject: [EXTERNAL] NOA for Peach Tree Estates Preliminary Plat, Rezone and Optional DNS

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

ATTENTION:

Notice is hereby given that MD&D Investments, LLC has filed preliminary plat and rezone applications to: 1) subdivide a 19+ acre site into 101 lots (Preliminary Plat of Peach Tree Estates), and 2) rezone the site to R-2S (Medium-Density Residential-Small) reflecting the City's Comprehensive Plan. The project site is located approximately 600-feet south of the intersection of Queensgate Drive and Legacy Lane (APN 1-34982000005006). The proposed plat will have an average lot size of 5,706 square feet.

The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be found online at the following link: <https://www.ci.richland.wa.us/home/showdocument?id=14571>.

Please review the materials and submit any comments back to me by 5:00 PM, Wednesday, March 16, 2023.

Thank you!



Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

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Exhibit 8

Determination of Non-Significance



File No. EA2022-132

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Preliminary Plat of Peach Tree Estates – subdivide a 19+ acre site into 101 lots.

Proponent: MD&D Investments, LLC
Attn: Alex Rietmann
63615 E Jacobs Rd.
Benton City, WA 99320

Location of Proposal: The project area is located approximately 600-feet south of the intersection of Queensgate Drive and Legacy Lane (APN 1-34982000005006), Richland, WA.

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- () There is no comment for the DNS.
- () This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.
- (**X**) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens
Position/Title: Planning Manager
Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: March 16, 2023

Signature 

LOCATED IN SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

BRASS CAP AT THE INTERSECTION OF GALA WAY AND SICILY LANE, CITY OF RICHLAND
NAVD88 ELEVATION FOR THIS MONUMENT IS 699.05
ALTERNATE BENCHMARK IS A 5/8" IRON ROD IN PIPE AT THE NORTHWEST CORNER OF
SECTION 34, ELEVATION FOR THIS MONUMENT IS 1072.36.

NAD83 WASHINGTON STATE SOUTH ZONE GRID BEARING OF S89°09'47"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST WILLAMETE MERIDIAN. AS MEASURED BETWEEN EXISTING MONUMENTS.

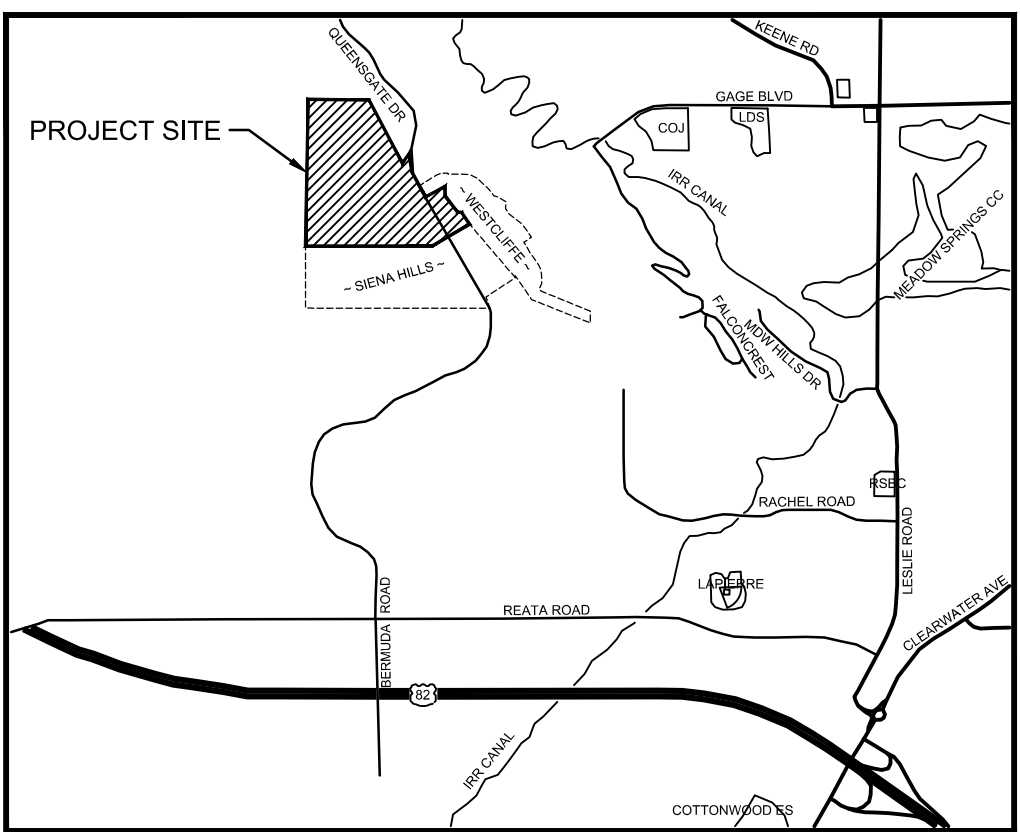
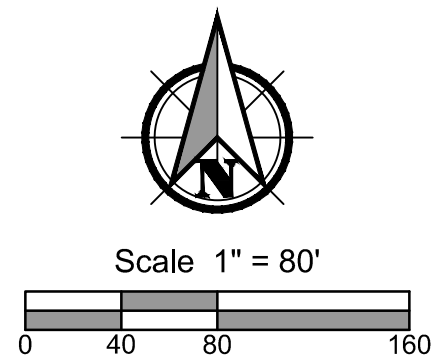
1. QUEENSGATE DRIVE IMPROVEMENTS SHALL BE COMPLETED TO JOIN EXISTING PORTION OF QUEENSGATE DRIVE TO BERMUDA ROAD.
2. ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ABUTTING STREET RIGHT-OF-WAYS

ENGINEER:
PBS ENGINEERING AND ENVIRONMENTAL
CONTACT: JASON MATTOX, PE
400 BRADLEY BLVD, SUITE 106
RICHLAND, WA 99352
(509) 942-1600

SURVEYOR:
PBS ENGINEERING AND ENVIRONMENTAL
CONTACT: ALEX MATARAZZO, PLS
400 BRADLEY BLVD, SUITE 106
RICHLAND, WA 99352
(509) 942-1600

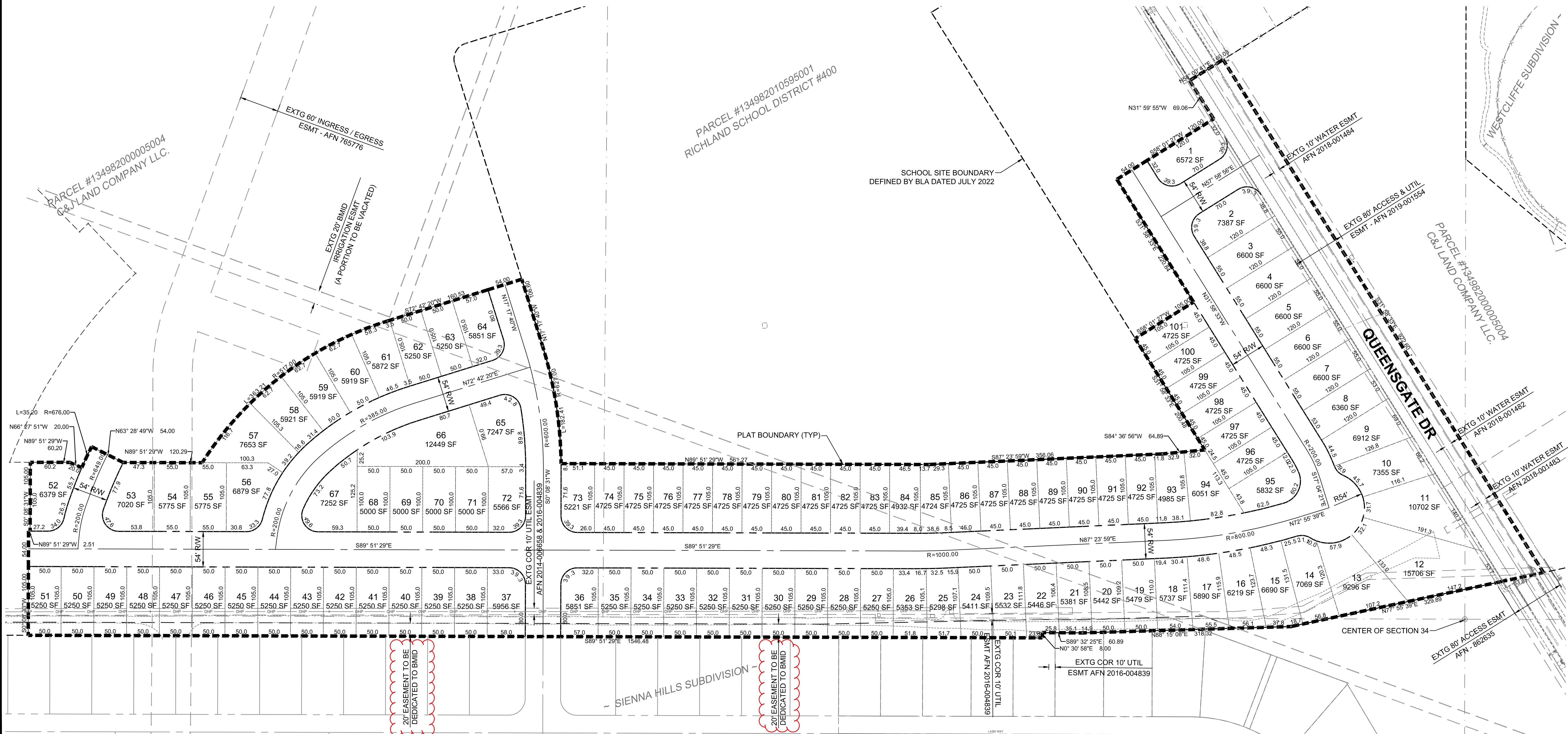
ZONING CLASSIFICATION:
MEDIUM DENSITY RESIDENTIAL SMALL (R-2S)

LAND USE TABLE	
PRE-PLATTED SITE AREA:	19.47 ACRES
R-2S RESIDENTIAL ZONED AREA:	19.47 ACRES
RIGHT OF WAY DEDICATION:	6.08 ACRES
SINGLE FAMILY RESIDENTIAL LOT COUNT:	101 LOTS
MINIMUM LOT AREA:	4,725 SF
MAXIMUM LOT AREA:	15,706 SF
AVERAGE LOT AREA:	5,774 SF



VICINITY MAP
NOT TO SCALE

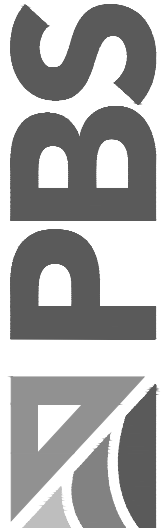
SHEET INDEX	
1.	PRELIMINARY PLAT PLAN
2.	OVERALL SITE PREPLAT EXHIBIT



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PRELIMINARY PLAT PLAN FOR:

PEACH TREE ESTATES

A SITE LOCATED IN RICHLAND, WA.



Know what's **below**.
Call before you dig.



DESIGNED:
MER

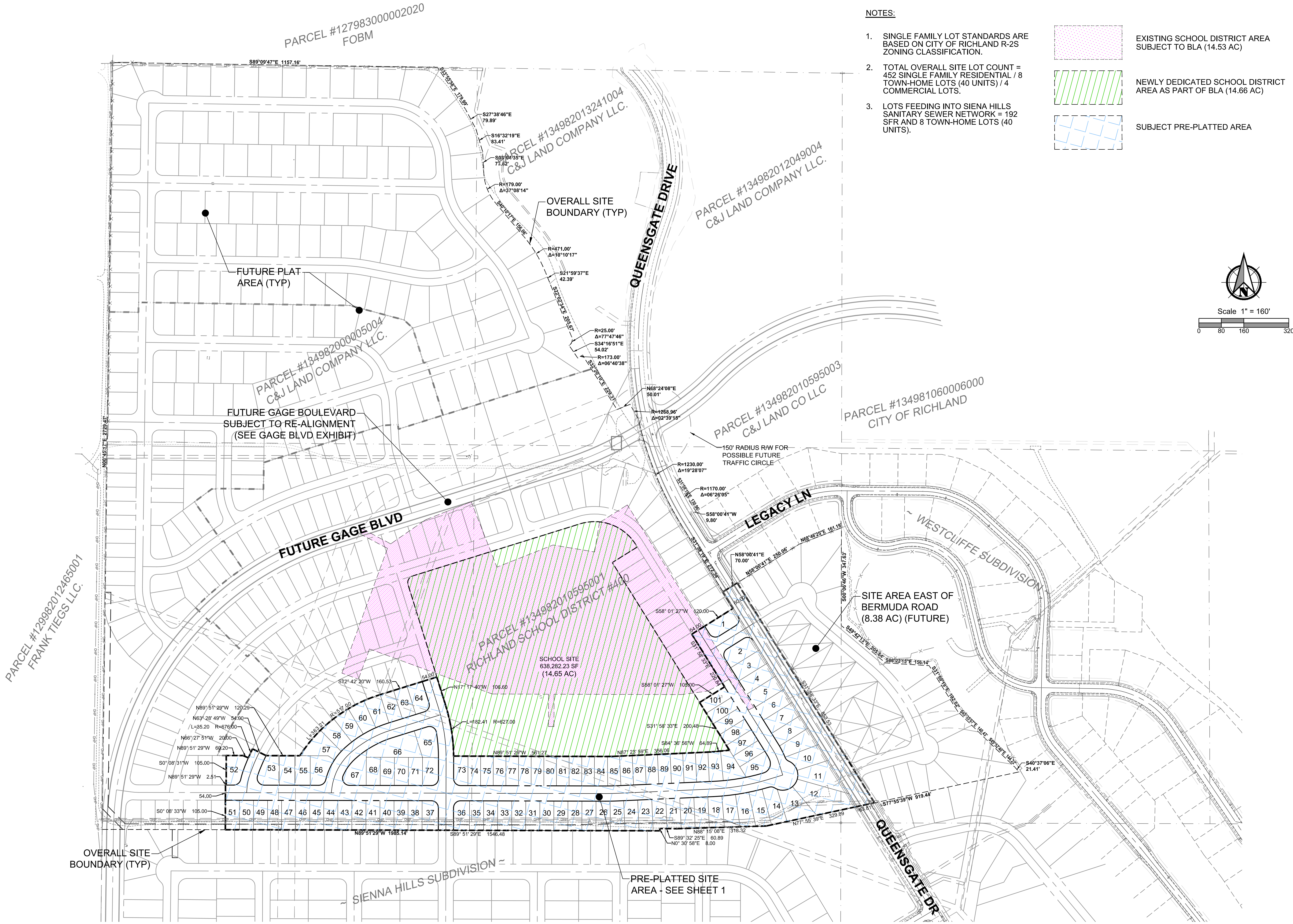
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SHEET 1 OF 2

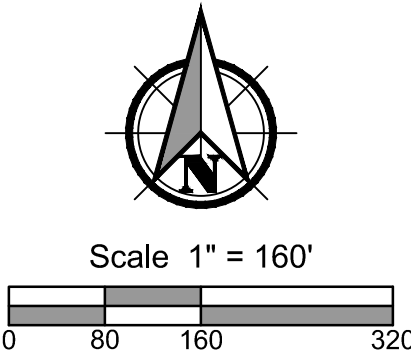
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NOTES:

1. SINGLE FAMILY LOT STANDARDS ARE BASED ON CITY OF RICHLAND R-2S ZONING CLASSIFICATION.
2. TOTAL OVERALL SITE LOT COUNT = 452 SINGLE FAMILY RESIDENTIAL / 8 TOWN-HOME LOTS (40 UNITS) / 4 COMMERCIAL LOTS.
3. LOTS FEEDING INTO SIENA HILLS SANITARY SEWER NETWORK = 192 SFR AND 8 TOWN-HOME LOTS (40 UNITS).

	EXISTING SCHOOL DISTRICT AREA SUBJECT TO BLA (14.53 AC)
	NEWLY DEDICATED SCHOOL DISTRICT AREA AS PART OF BLA (14.66 AC)
	SUBJECT PRE-PLATTED AREA



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OVERALL SITE PREPLAT EXHIBIT FOR:
PEACH TREE ESTATES
A SITE LOCATED IN RICHLAND, WA.



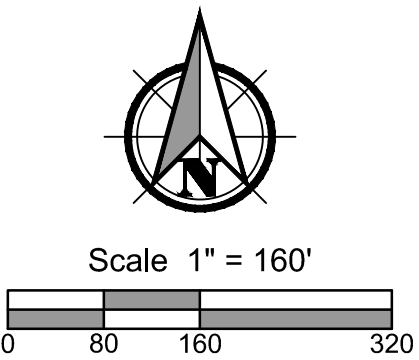
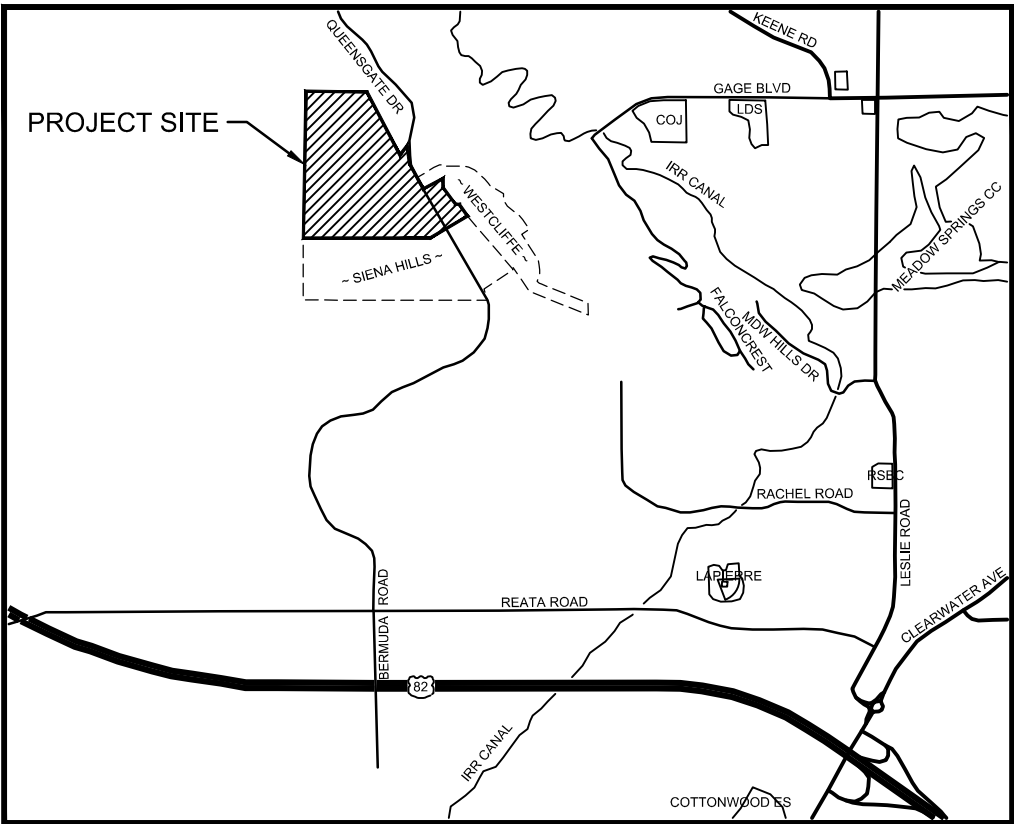
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JAN 2023 66336.000
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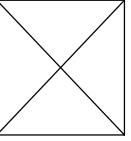
PEACH TREE ESTATES OVERALL SITE PHASING PLAN

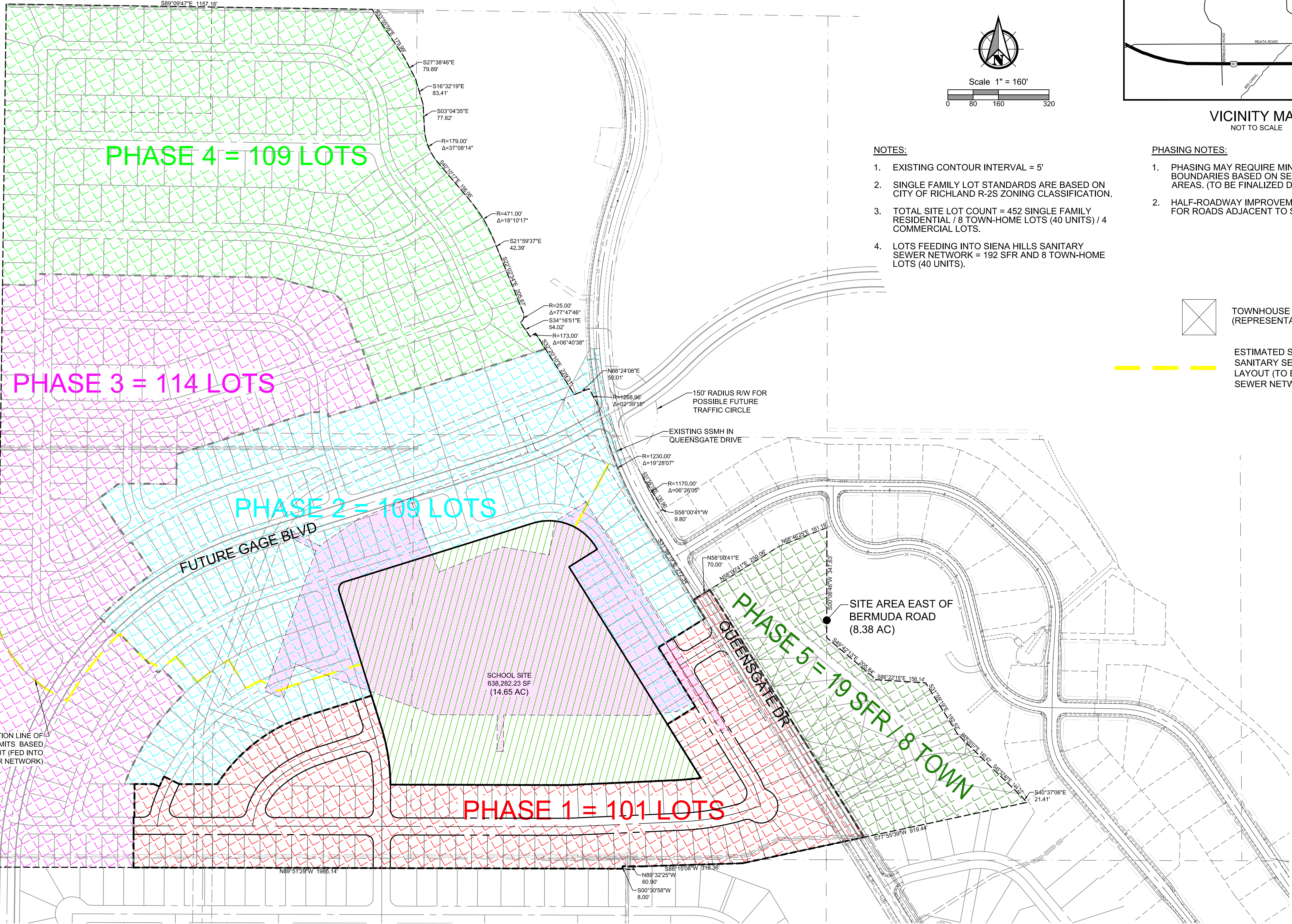
LOCATED IN SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



- PHASING NOTES:**
- PHASING MAY REQUIRE MINOR ADJUSTMENT OF BOUNDARIES BASED ON SERVICEABLE SEWER AREAS. (TO BE FINALIZED DURING DESIGN)
 - HALF-ROADWAY IMPROVEMENTS WILL BE PROPOSED FOR ROADS ADJACENT TO SCHOOL SITE.

- NOTES:**
- EXISTING CONTOUR INTERVAL = 5'
 - SINGLE FAMILY LOT STANDARDS ARE BASED ON CITY OF RICHLAND R-2S ZONING CLASSIFICATION.
 - TOTAL SITE LOT COUNT = 452 SINGLE FAMILY RESIDENTIAL / 8 TOWN-HOME LOTS (40 UNITS) / 4 COMMERCIAL LOTS.
 - LOTS FEEDING INTO SIENA HILLS SANITARY SEWER NETWORK = 192 SFR AND 8 TOWN-HOME LOTS (40 UNITS).

-  TOWNHOUSE LOT
(REPRESENTATIVE OF 5 UNITS)
-  ESTIMATED SEPARATION LINE OF
SANITARY SEWER LIMITS BASED ON LOT
LAYOUT (TO BE FED INTO SIENA HILLS
SEWER NETWORK TO THE SOUTH)



OVERALL SITE PHASING PLAN FOR:
PEACH TREE ESTATES
A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



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MER

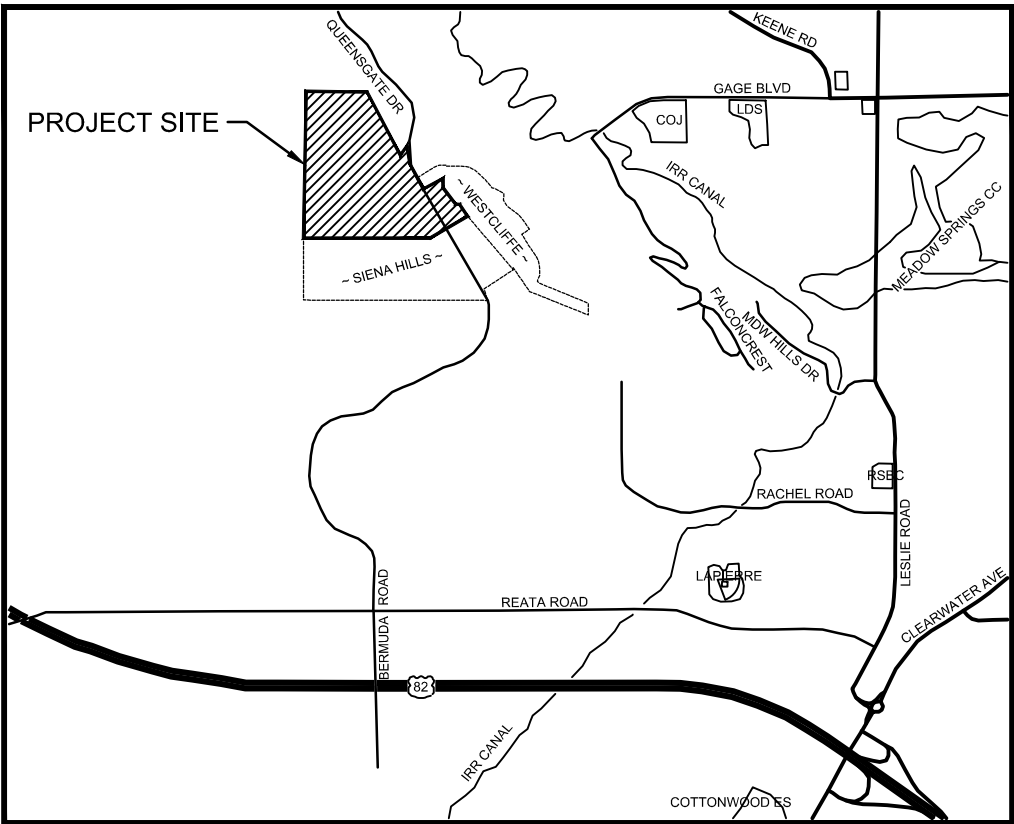
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PEACH TREE ESTATES
PRELIMINARY GAGE BOULEVARD IMPROVEMENTS

LOCATED IN SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M. CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- | | |
|----|--|
| 1. | GAGE BOULEVARD OVERALL PRELIMINARY PLAN AND COVER SHEET |
| 2. | GAGE BOULEVARD PRELIMINARY PLAN AND PROFILE STA: 41+50 TO STA: 51+50 |
| 3. | GAGE BOULEVARD PRELIMINARY PLAN AND PROFILE STA: 51+50 TO STA: 61+50 |
| 4. | GAGE BOULEVARD PRELIMINARY PLAN AND PROFILE STA: 61+50 TO STA: 71+50 |
| 5. | GAGE BOULEVARD PRELIMINARY PLAN AND PROFILE STA: 71+50 TO STA: 82+50 |



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GAGE BOULEVARD OVERALL PRELIMINARY PLAN AND COVER SHEET FOR:
PEACH TREE ESTATES
A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



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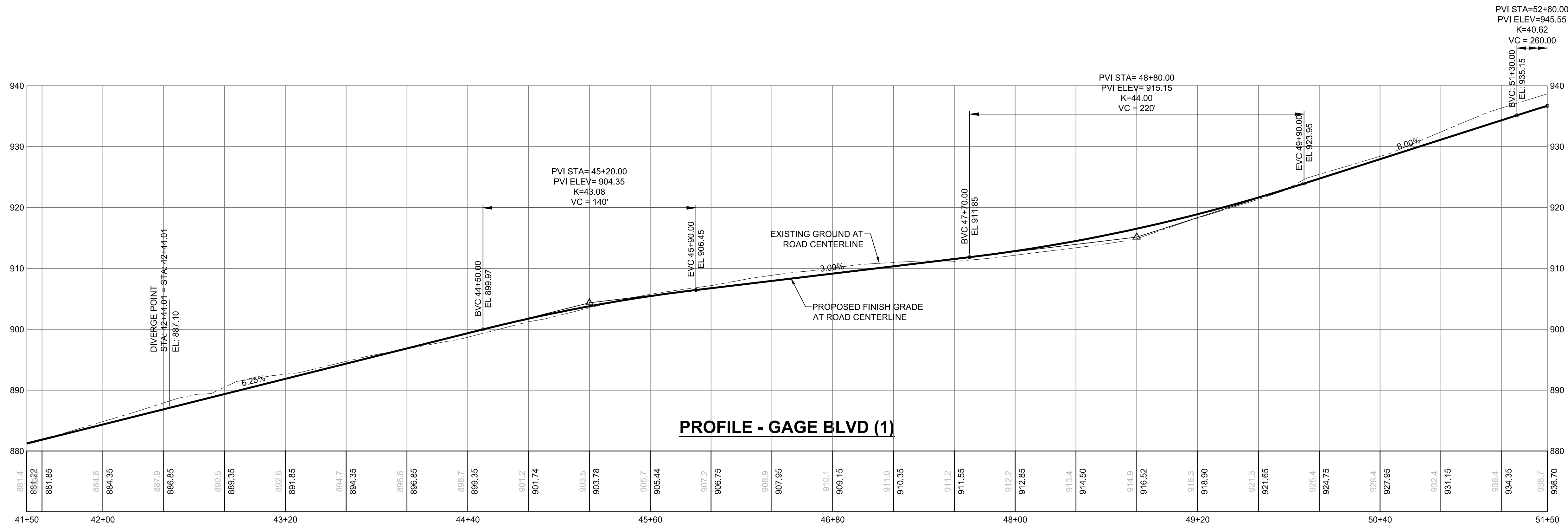
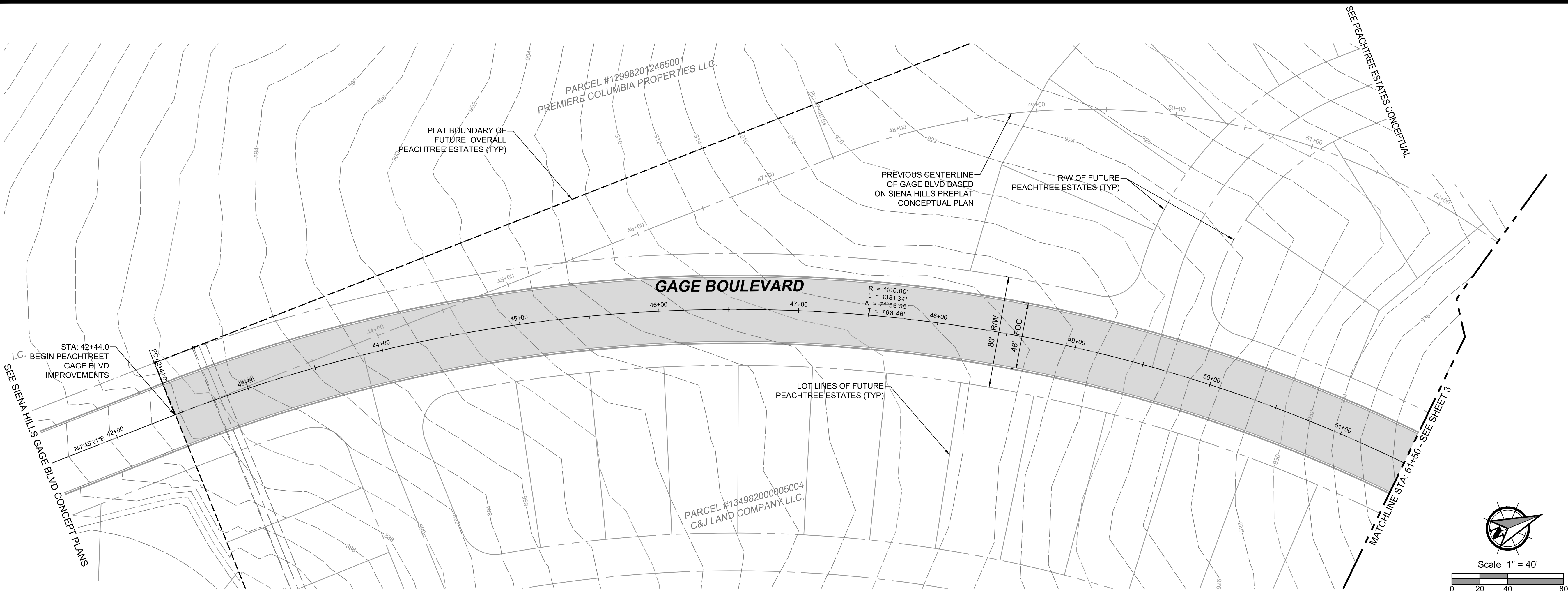
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GAGE BOULEVARD PRELIMINARY PLAN AND PROFILE STA: 41+50 TO STA: 51+50 FOR:

PEACH TREE ESTATES

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



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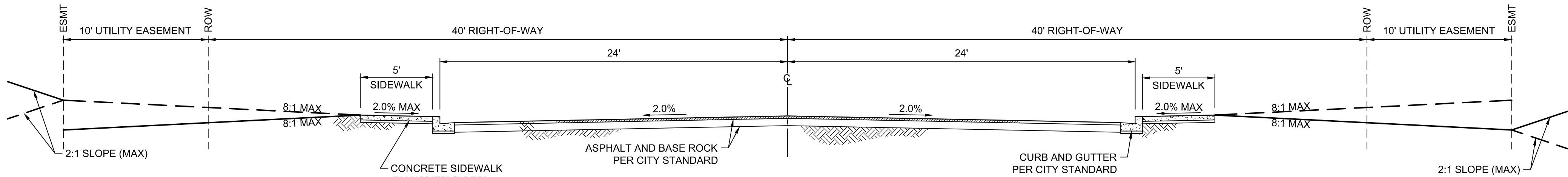
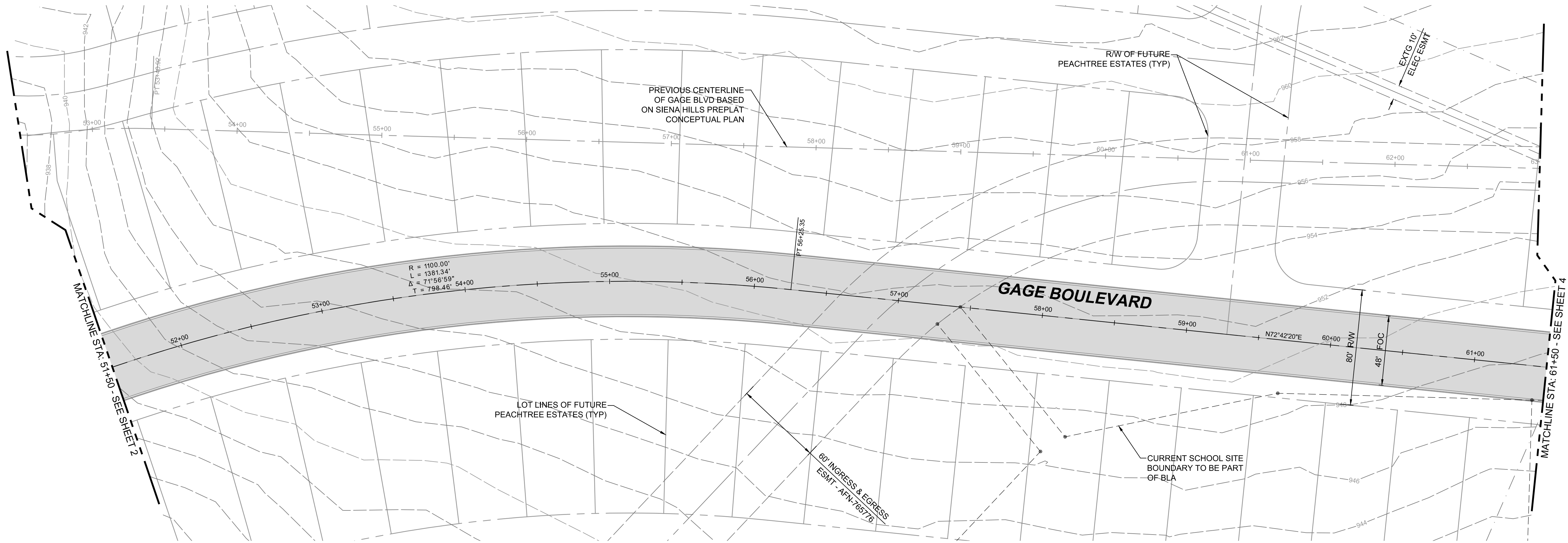
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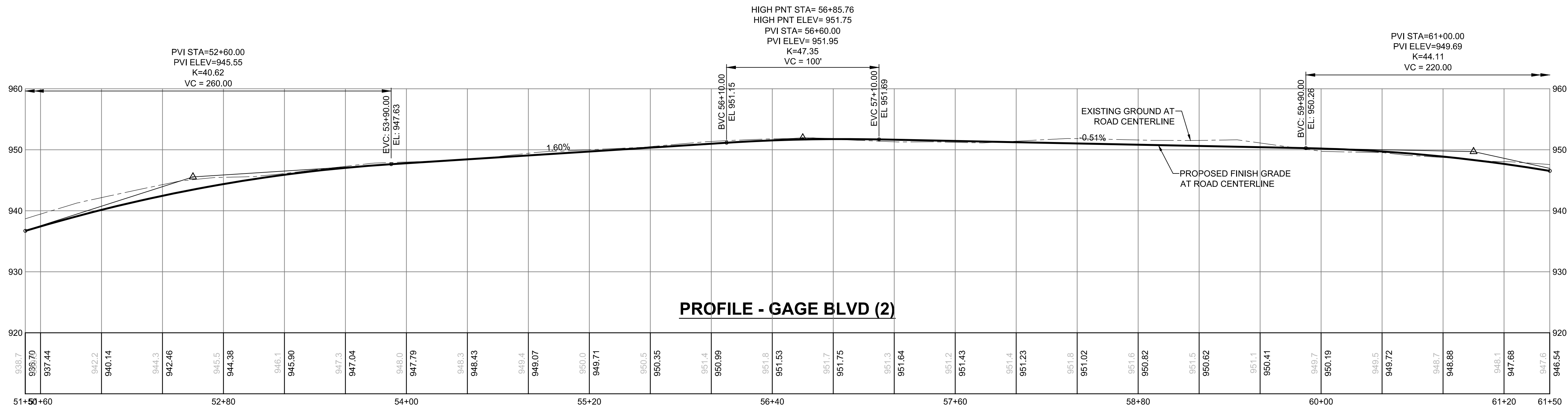
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SHEET 2 OF 5

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48' MODIFIED ARTERIAL ROAD SECTION PER CITY OF RICHLAND DETAIL ST10
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PROFILE - GAGE BLVD (2)

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GAGE BOULEVARD PRELIMINARY PLAN AND PROFILE STA: 51+50 TO STA: 61+50 FOR:

PEACH TREE ESTATES

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



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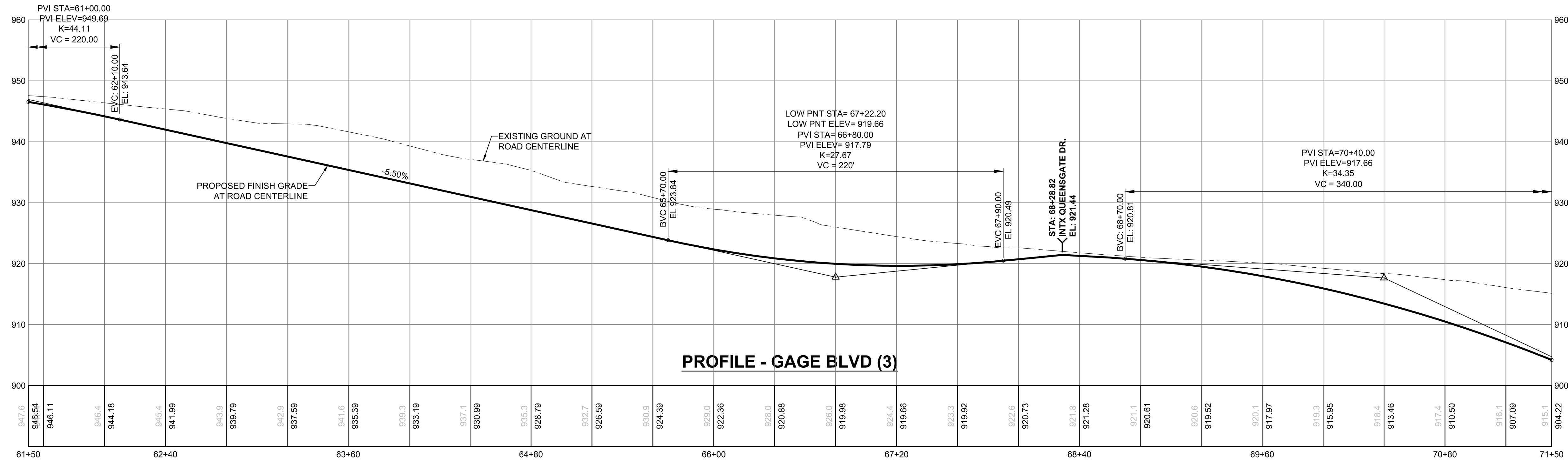
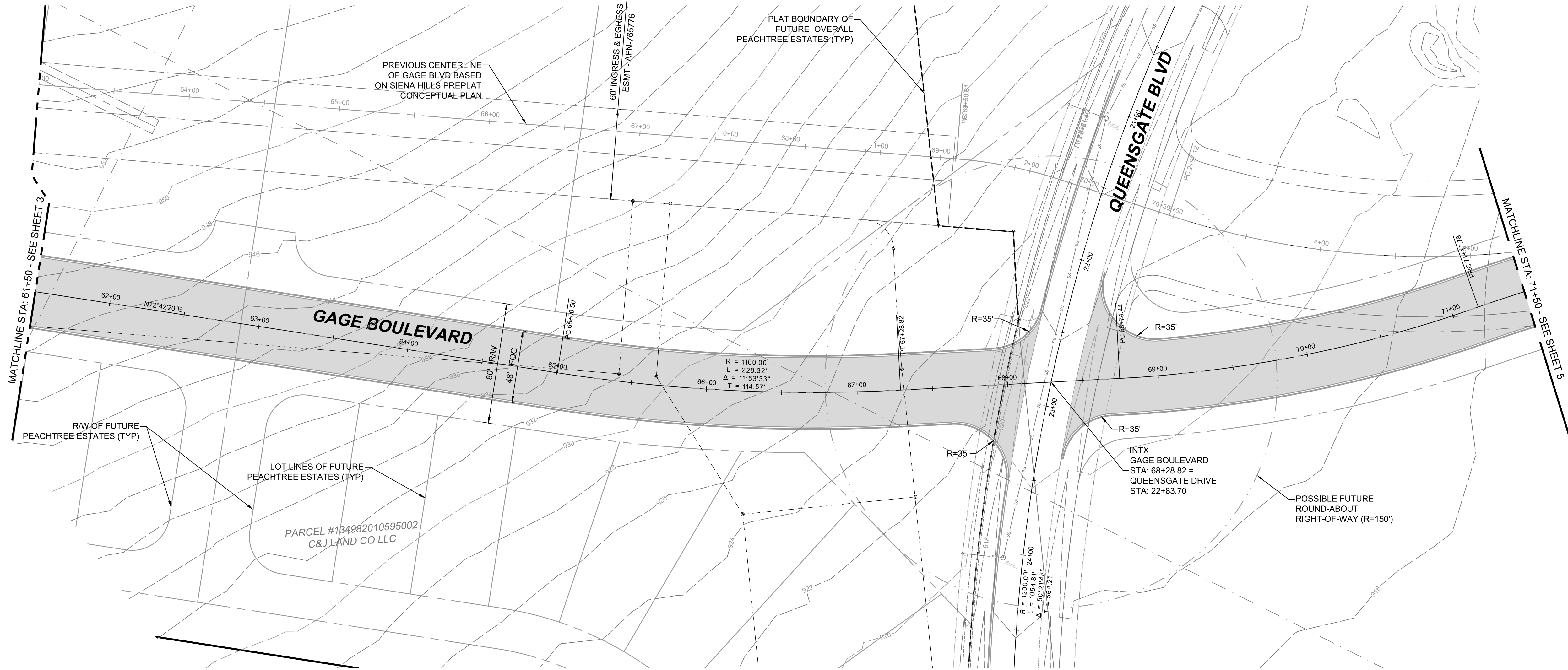
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SHEET 3 OF 5

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GAGE BOULEVARD PRELIMINARY PLAN AND PROFILE STA: 61+50 TO STA: 71+50 FOR:

PEACH TREE ESTATES

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



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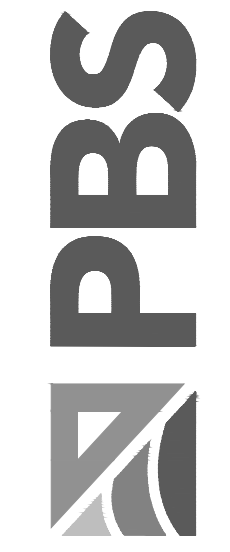
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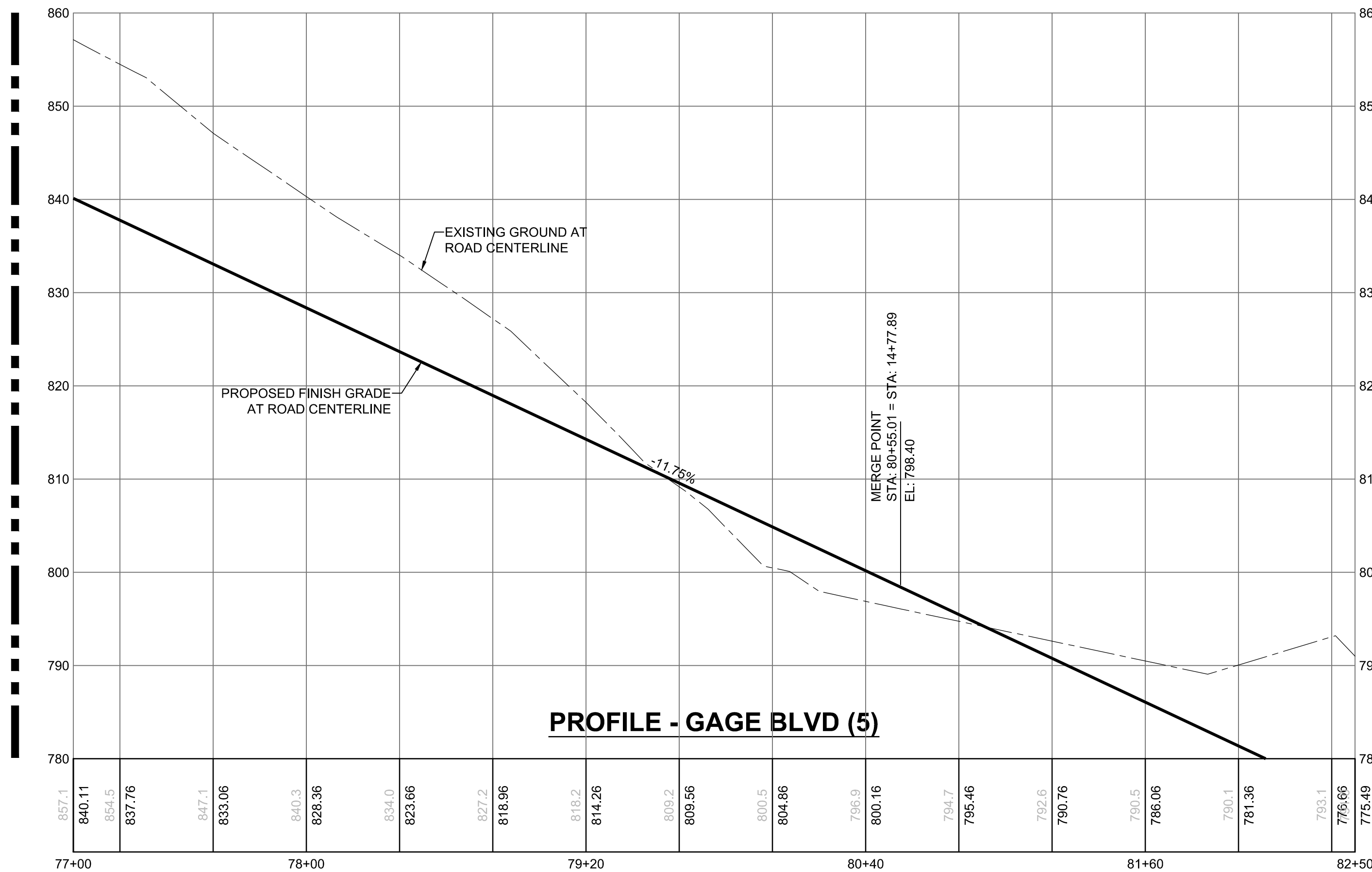
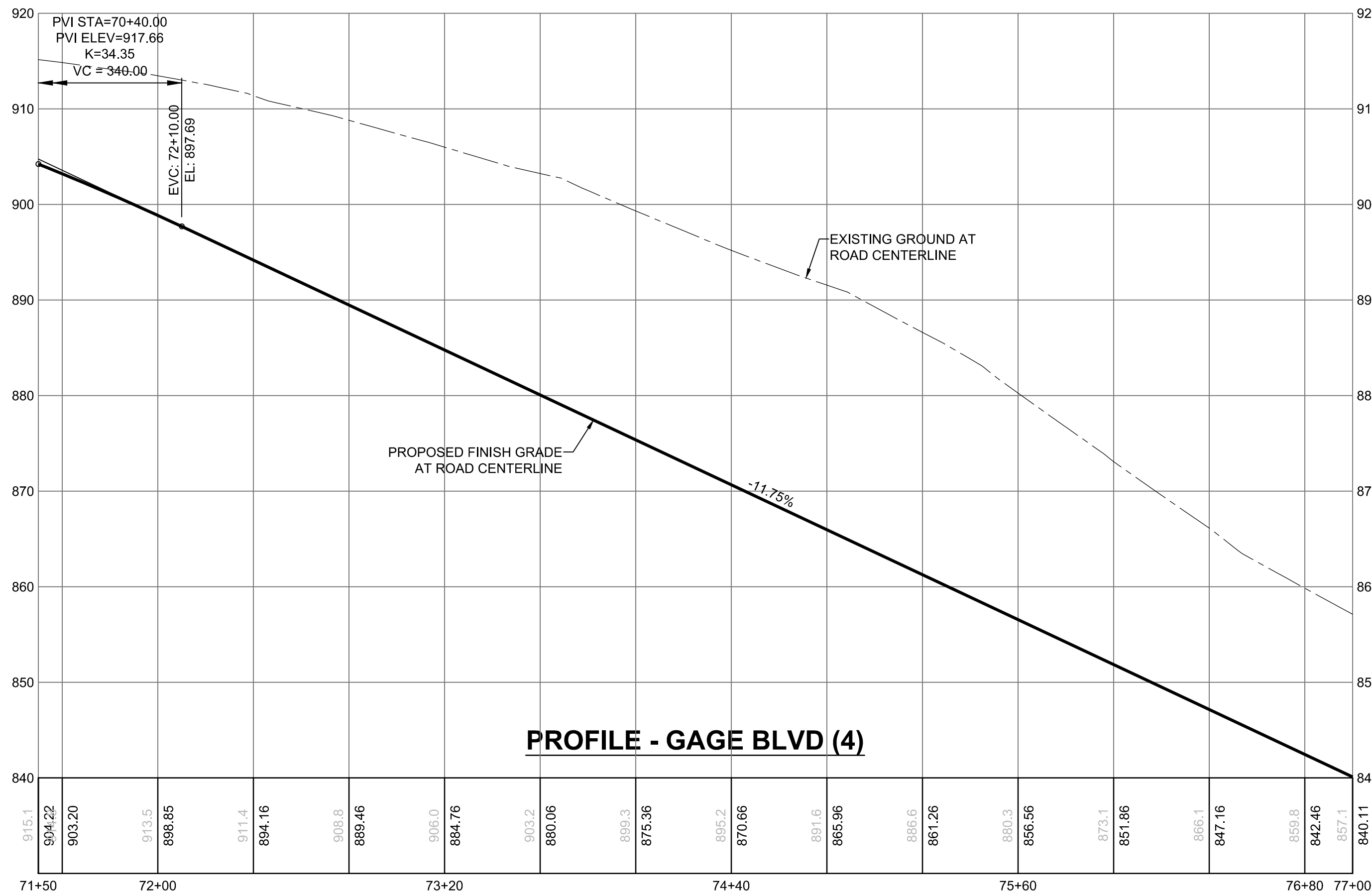
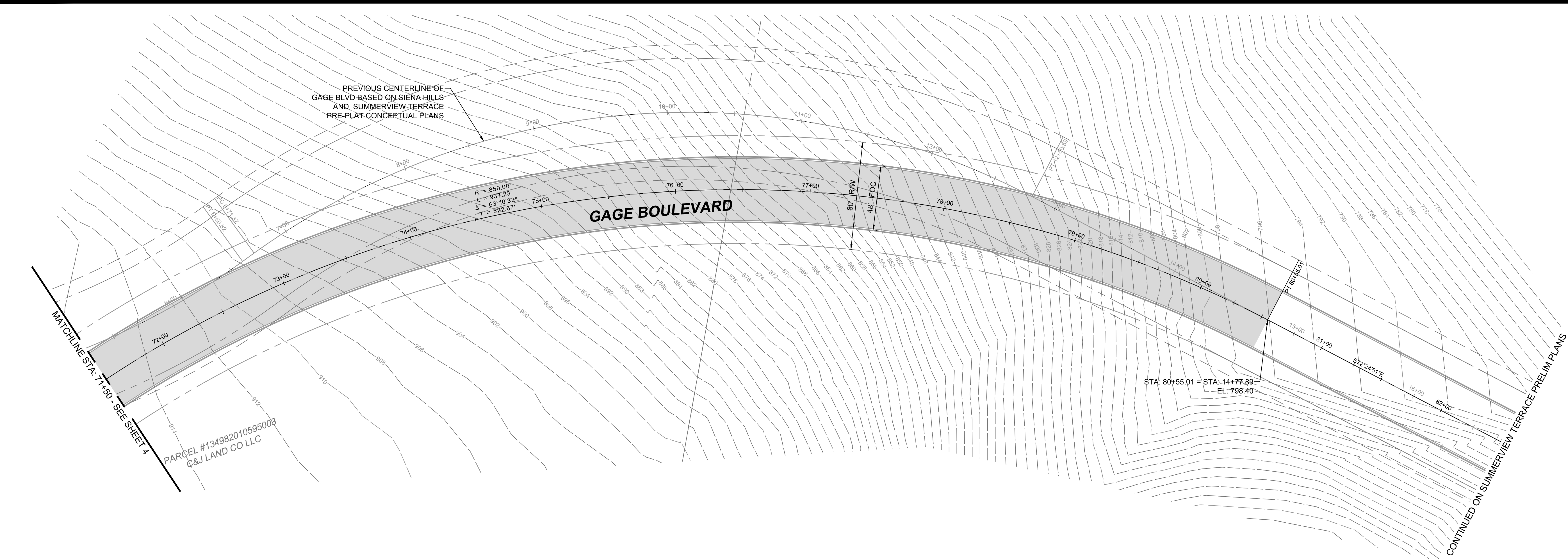
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SHEET 4 OF 5

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GAGE BOULEVARD PRELIMINARY PLAN AND PROFILE STA: 71+50 TO STA: 82+50 FOR:

PEACH TREE ESTATES

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.

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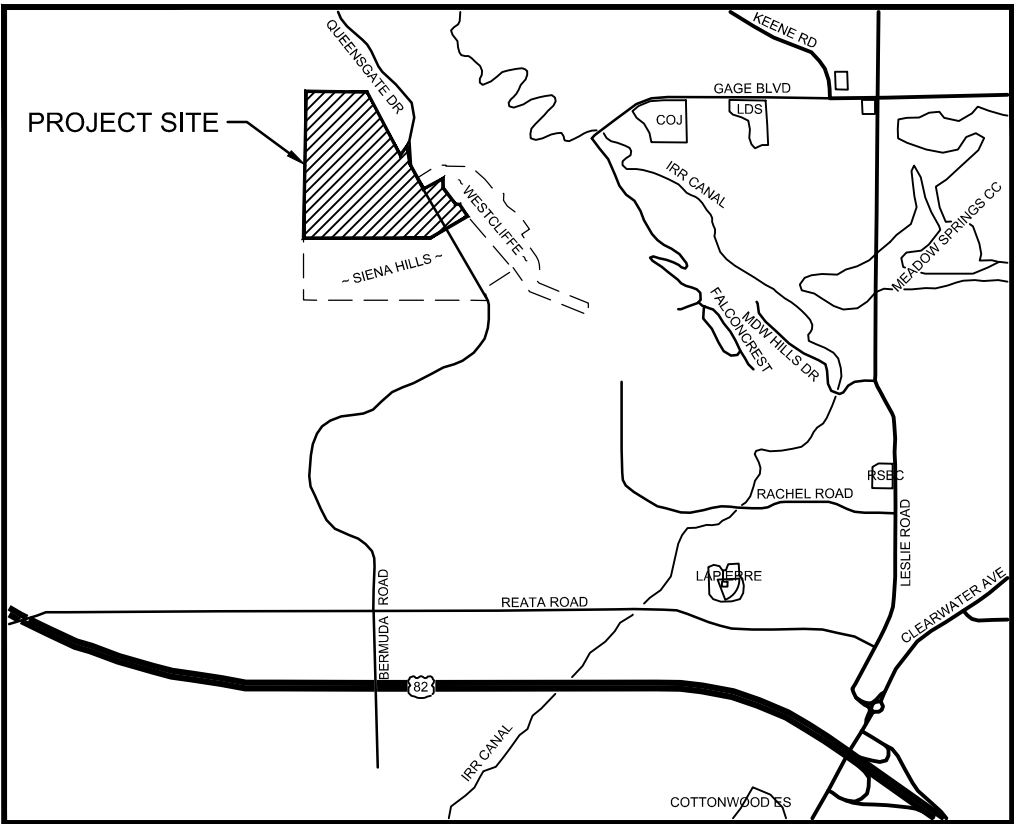
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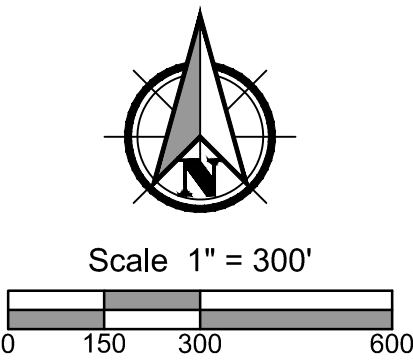
SHEET 5 OF 5

PEACH TREE ESTATES SEWER BASIN ANALYSIS

LOCATED IN SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



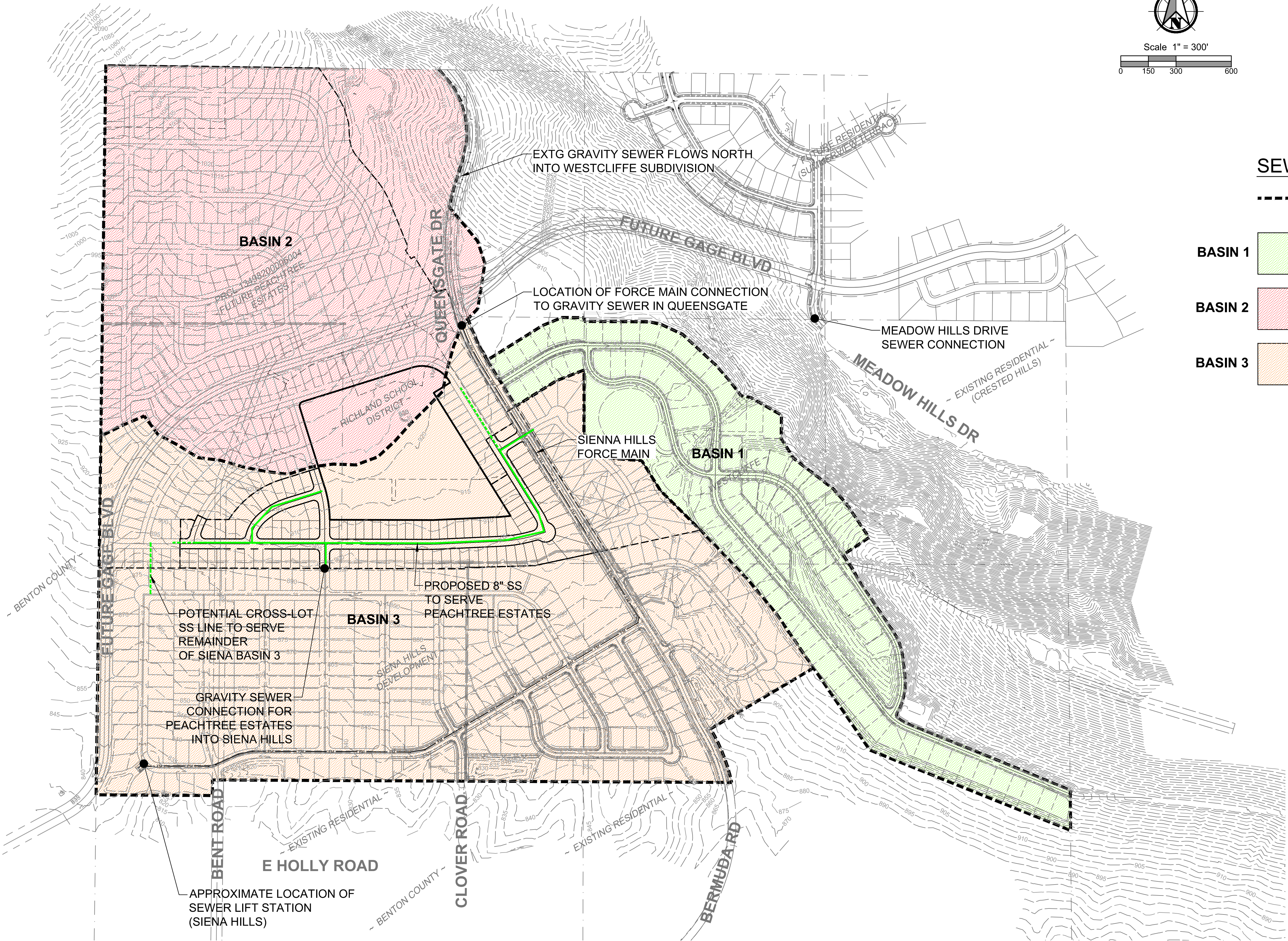
VICINITY MAP
NOT TO SCALE



SEWER BASIN LEGEND

----- APPROXIMATE SEWER BASIN BOUNDARIES BASED ON EXISTING CONTOUR DATA AND PREVIOUS DESIGNS

- BASIN 1** MEADOW HILLS DRIVE CONNECTION (GRAVITY) (WESTCLIFFE HEIGHTS) (45 ACRES)
- BASIN 2** QUEENSGATE DRIVE CONNECTION (GRAVITY) (92 ACRES)
- BASIN 3** QUEENSGATE DRIVE CONNECTION (PUMPED) (PUMP STATION INSTALLED IN SIENNA HILLS) (150 ACRES)



SEWER BASIN AREA ANALYSIS FOR:

PEACH TREE ESTATES

A RESIDENTIAL SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WA.



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CHECKED:
JLM

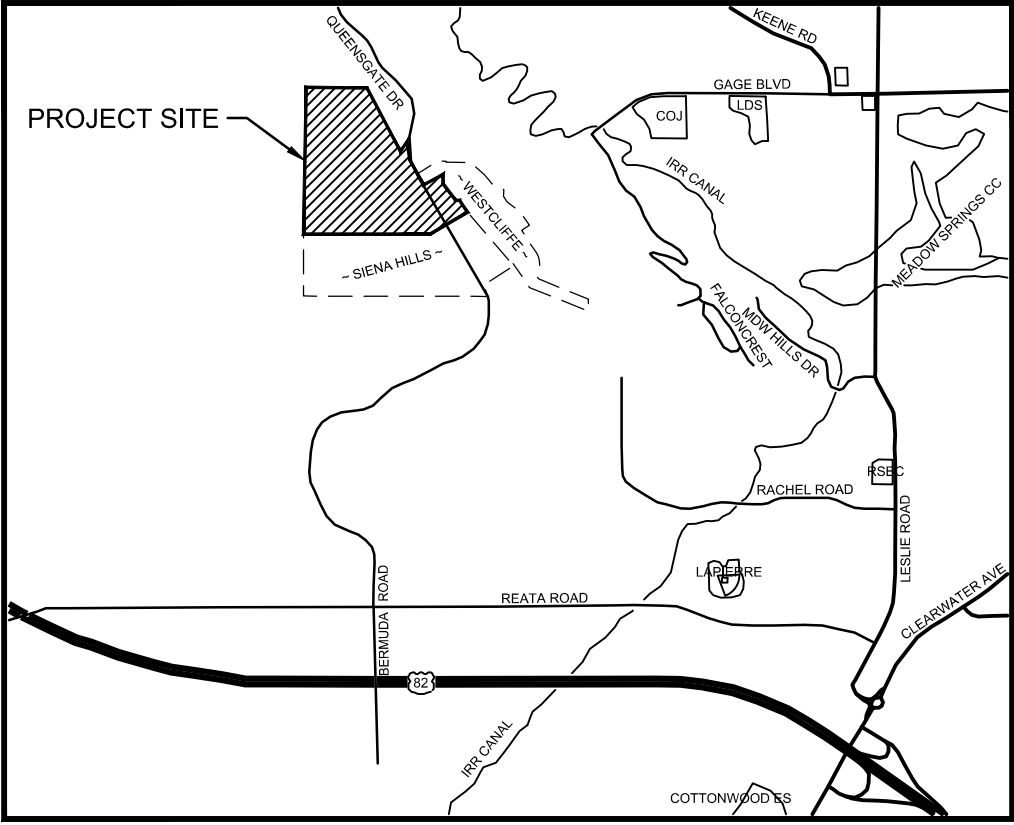
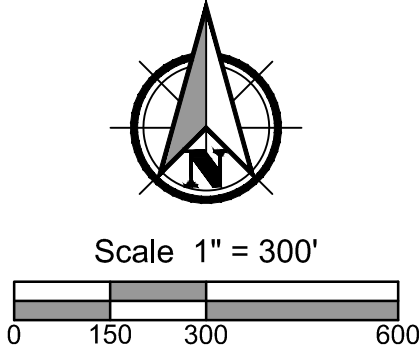
JUL 2022
66336.000

SHEET ID

PEACH TREE ESTATES

WATER SYSTEM ROUTING EXHIBIT

LOCATED IN SECTION 34 TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

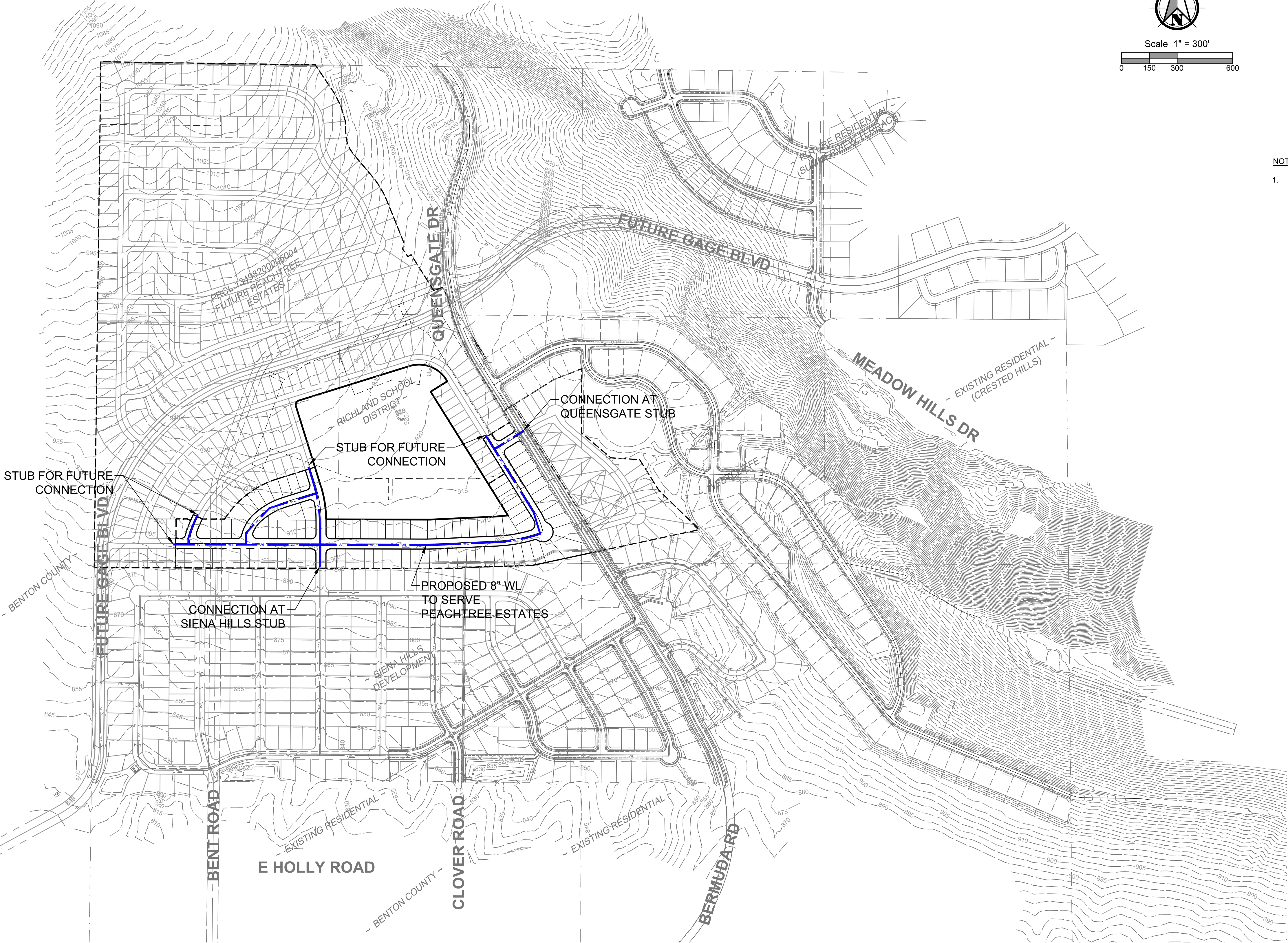


VICINITY MAP

NOT TO SCALE

NOTES:

1. WATERLINE IN PLAT SHALL BE 8" MINIMUM DIAMETER PVC BUILT TO CITY OF RICHLAND STANDARDS.



WATER SYSTEM ROUTING EXHIBIT FOR:

PEACH TREE ESTATES

A RESIDENTIAL SUBDIVISION LOCATED IN THE CITY OF RICHLAND, WA.



Now what's below.
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SHEET **1** OF **1**