



Agenda
Hearing Examiner Meeting
Monday, April 8, 2024
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Hearing Examiner: Gary McLean

Staff Liaison: Planning Manager Stevens

Public Hearing - 6:00 p.m.

Public Hearing Explanation:

New Business - Public Hearing:

1. Z2024-101 - 1251 Bermuda Road, Peach Tree Estates II
- Mike Stevens, Planning Manager
2. S2024-101 – 1251 Bermuda Road, Peach Tree Estates II
- Mike Stevens, Planning Manager
3. SSDP2022-101 - 470 Bradley Boulevard, Riverfront Apartments
- Mike Stevens, Planning Manager

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: 4/8/2024

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

Z2024-101 - 1251 Bermuda Road, Peach Tree Estates II

Department:

Development Services

Recommended Motion:

Staff recommends that the Hearing Examiner conduct an open-record public hearing and then draft a recommendation of approval for future City Council action.

Summary:

Parallel to a Preliminary Plat Application for the development of an approximately 26.3-acre site, with one-hundred and twelve (112) residential lots, Alex Rietmann has submitted a Zoning Map Amendment Application on behalf of MD&D Investments, LLC (owner), petitioning to rezone portions of parcels 134982010595005 and 134982000005007 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 overlying Badger Mountain South Subarea Plan Medium Density Residential (MDR) land use classification.

Attachments:

1. Z2024-101 1251 Bermuda Road Rezone FULL Staff Report



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

GENERAL INFORMATION:

PROPOSAL NAME: Peach Tree Estates II Rezone

LOCATION: 1251 Bermuda Road

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

PROPERTY OWNER: MD&D Investments, LLC

FILE NO.: Z2024-101

DESCRIPTION: Request to rezone portions of Parcels 134982010595005 and 134982000005007 from Agriculture (AG) to R-2S.

PROJECT TYPE: Type IIIA Site-Specific Rezone

HEARING DATE: April 8, 2024

REPORT BY: Kyle Hendricks, Planner

RECOMMENDED ACTION: Approval

Vicinity Map

Item: Peach Tree Estates II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101

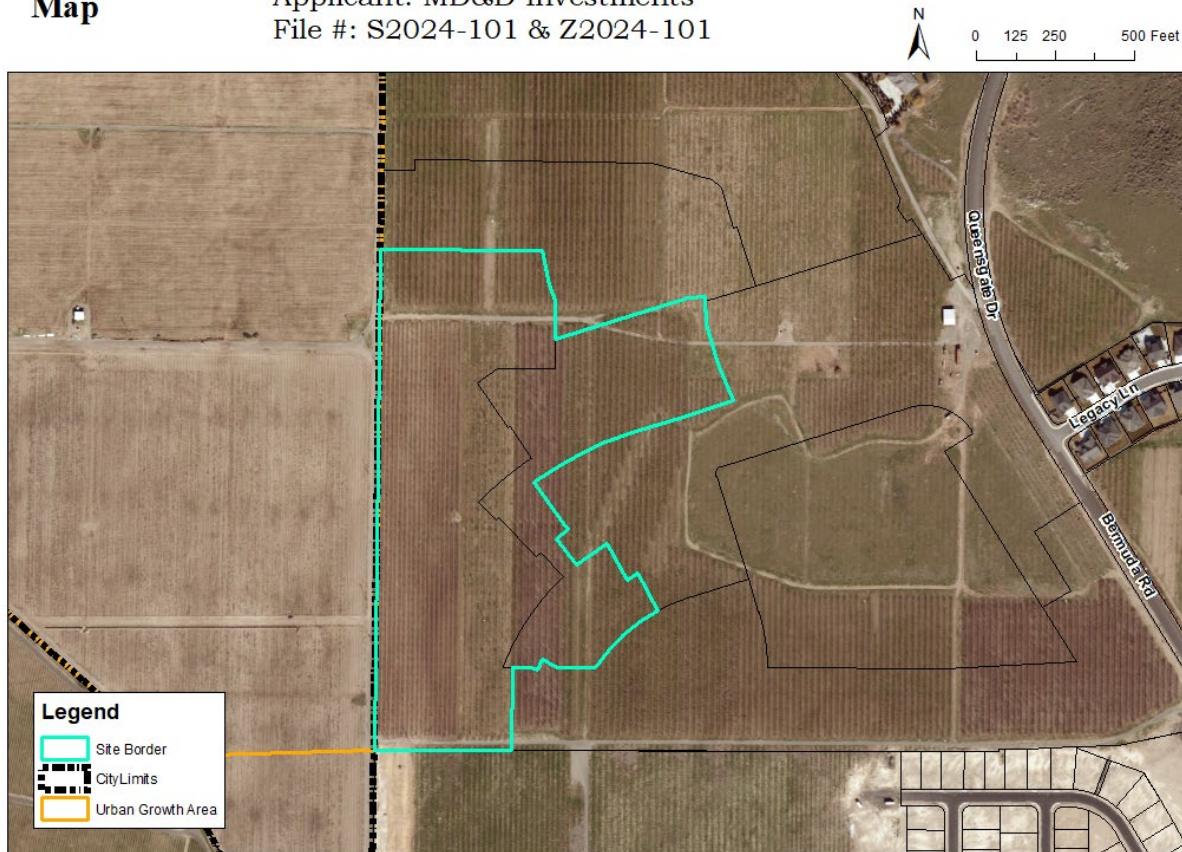


Figure 1 – Vicinity Map

DESCRIPTION OF PROPOSAL

Parallel to a Preliminary Plat Application for the development of an approximately 26.3-acre site, with one-hundred and twelve (112) residential lots, Alex Rietmann has submitted a Zoning Map Amendment Application on behalf of MD&D Investments, LLC (owner), petitioning to rezone portions of parcels 134982010595005 and 134982000005007 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 overlying 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 Agricultural [AG] 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 II is comprised of portions of two (2) parcels totaling approximately 26.3-acres and approximately 1,000 feet to the west of Bermuda Road and immediately southeast of Badger Mountain.

The site slopes down one hundred (100) feet from north to south, across approximately 1,500 horizontal feet from the northern boundary to southern boundary of the site area. The area will be accessed from a connection to Bermuda Road through Peach Tree Estates (S2022-105) and what appears to be other connections to Bermuda Road/Queensgate Drive, added in future

development according to the application materials.

The northeastern boundary is approximately 900-feet from Bermuda Road to the east. The western boundary is immediately adjacent to the City boundary near Badger Mountain. The southern boundary of the site is approximately 600 feet directly west of the northwestern corner of Siena Hills, Phase 3. The eastern boundary is at least 900 feet from Bermuda Road but has varied distances due to the geometry of the boundaries.

CURRENT LAND USE DESIGNATION AND USES :

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

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

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

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

**BMS
Land Use
Map**

Item: Peach Tree Estates II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101

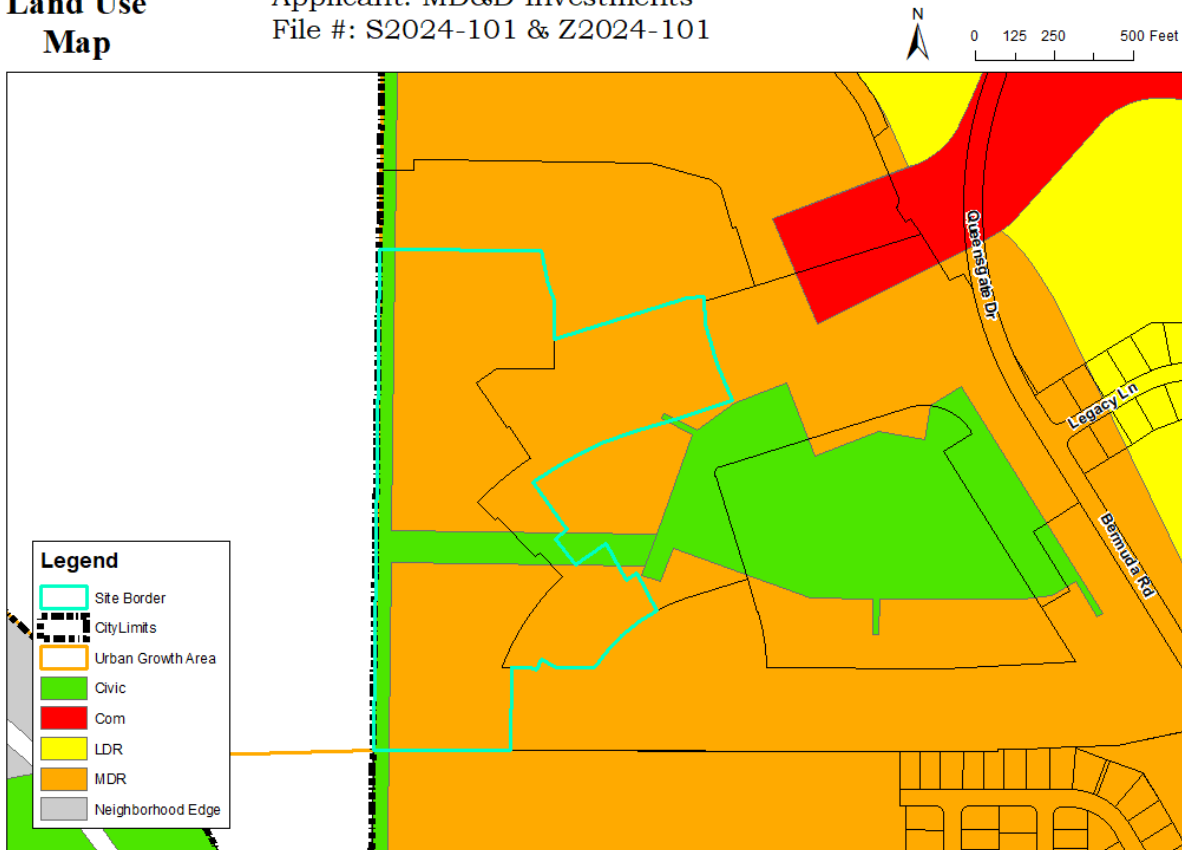


Figure 2 – Badger Mountain South LUDR Land Use Map

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. 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. Take note that the Civic designated land geometry does not match the new shape of the future school site, the boundary of the school site was updated by BLA2022-110, this change in geometry has been reflected in City and County maps, however, this was not reflected in Badger Mountain South land use maps as of the date this report was prepared. 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 and R-2S, Medium-Density Residential Small Lot, as established with Peach Tree Estates I (Z2022-106 & S2022-105)
South: R-2, Medium-Density residential
West: RL-5 Farm, Benton County

Zoning Map

Item: Peach Tree Estates II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101

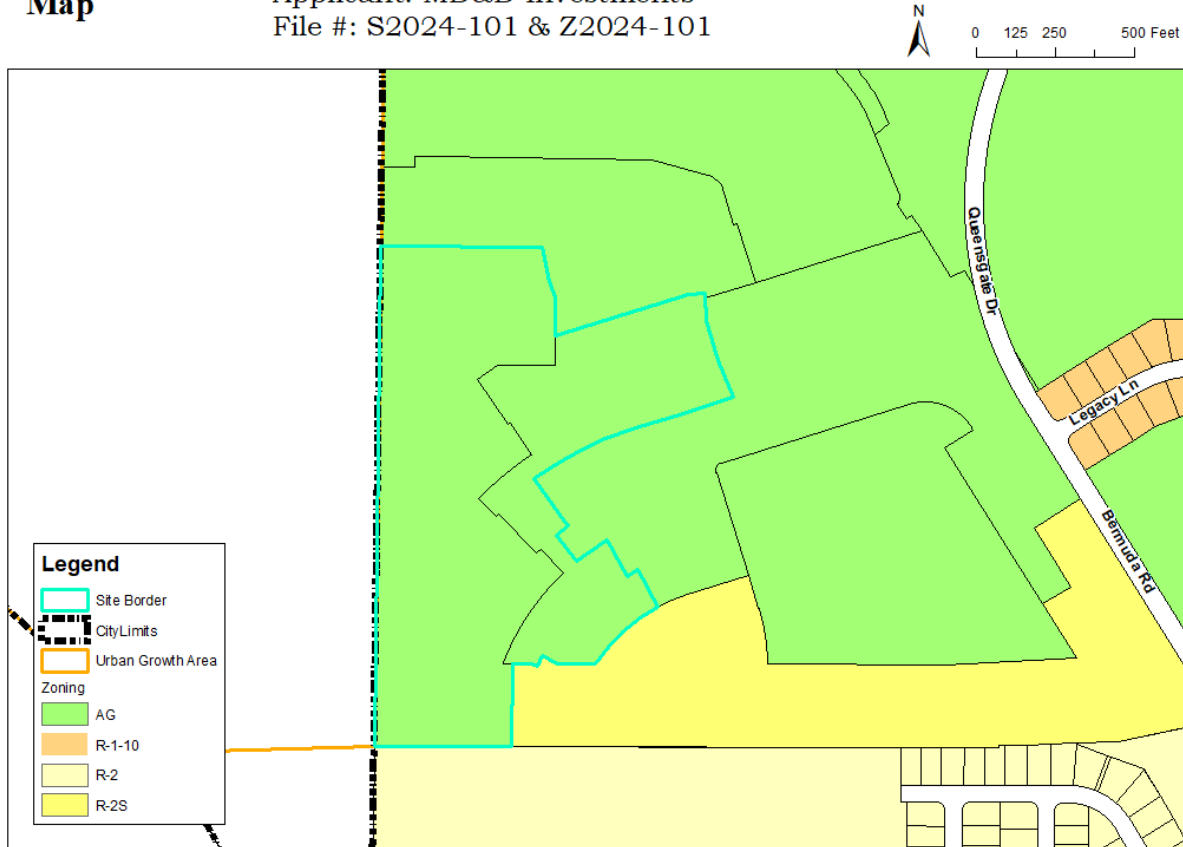


Figure 3 – Zoning Map

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 land has been zoned AG since its annexation into the City in 2010 by Annexation 41-10. 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 26.3 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 area west of the Siena Hills plat and 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 irrigation and electrical power line connections in place, available near the site with adequate capacity to supply the proposed project. Water, sewer, natural gas, and stormwater connections would need to be extended from nearby right-of-way to the site area.

Utility Map

Item: Peach Tree Estates II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101

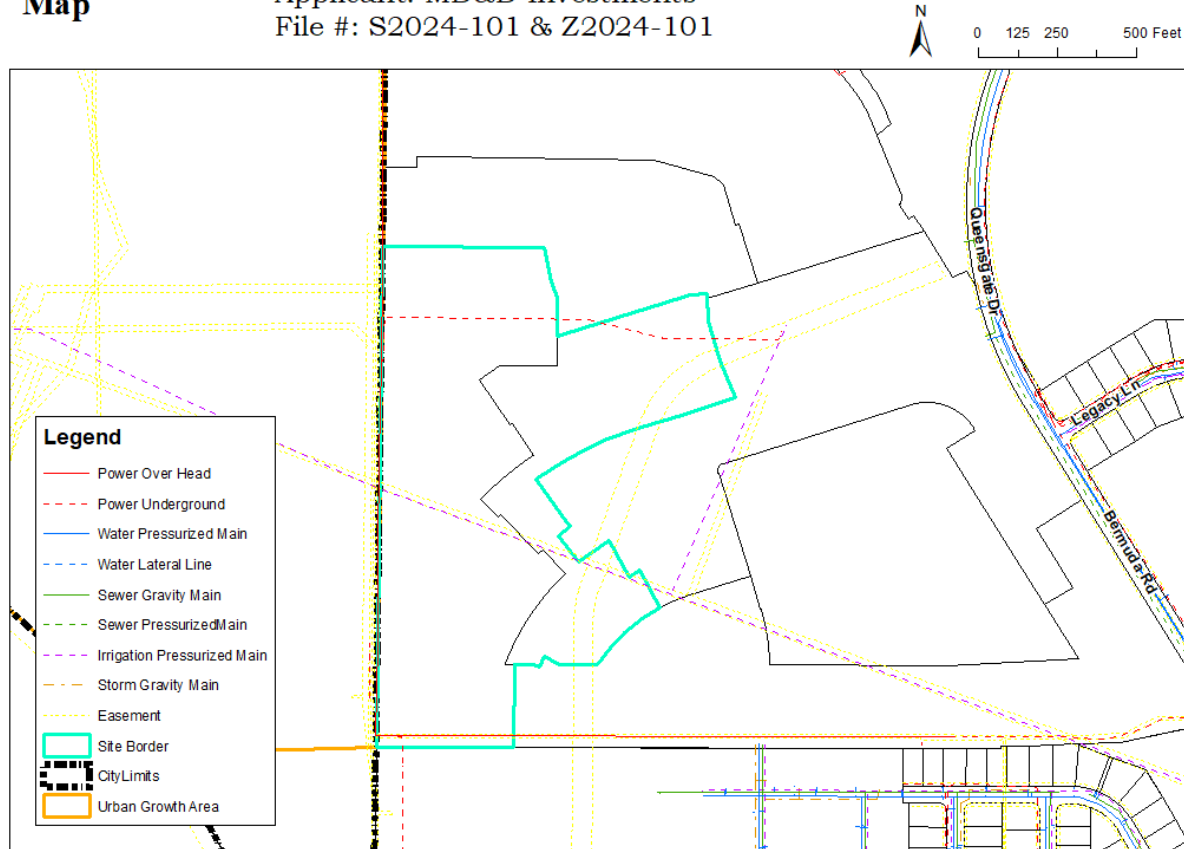


Figure 4 – Utilities Map

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. The application materials indicate that a sewer connection will be made within a SEVA road extending to the Bermuda Road connection. Sewer connections will be made through Peach Tree Estates 2022.

Water

There is a distribution main within the Bermuda Road right-of-way and an ? inch distribution main within the Waterhill Avenue right-of-way within the Sienna Hills development to the south. Water connections will need to be extended; it appears this will be achieved through Peach Tree Estates.

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 Peach Tree Estates I site, and could potentially be available for extension to the north. There is also a 12-inch main line at the terminus of Waterhill Avenue.

Irrigation

There is an existing 26-inch distribution main (with easement) operated by the Badger Mountain Irrigation District bisecting the site area. A portion of the easement will be vacated during development.

TRANSPORTATION & ACCESS

Primary access into the site will come from Bermuda Road and Snowking Street to be constructed with Peach Tree Estates. Bermuda Road is classified by the City as a “Major Collector”.

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 350-feet to the east on Bermuda Road. This area already has a Badger Mountain South Land Use designation of Commercial.

Sidewalks will be installed on local roads. 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 II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101

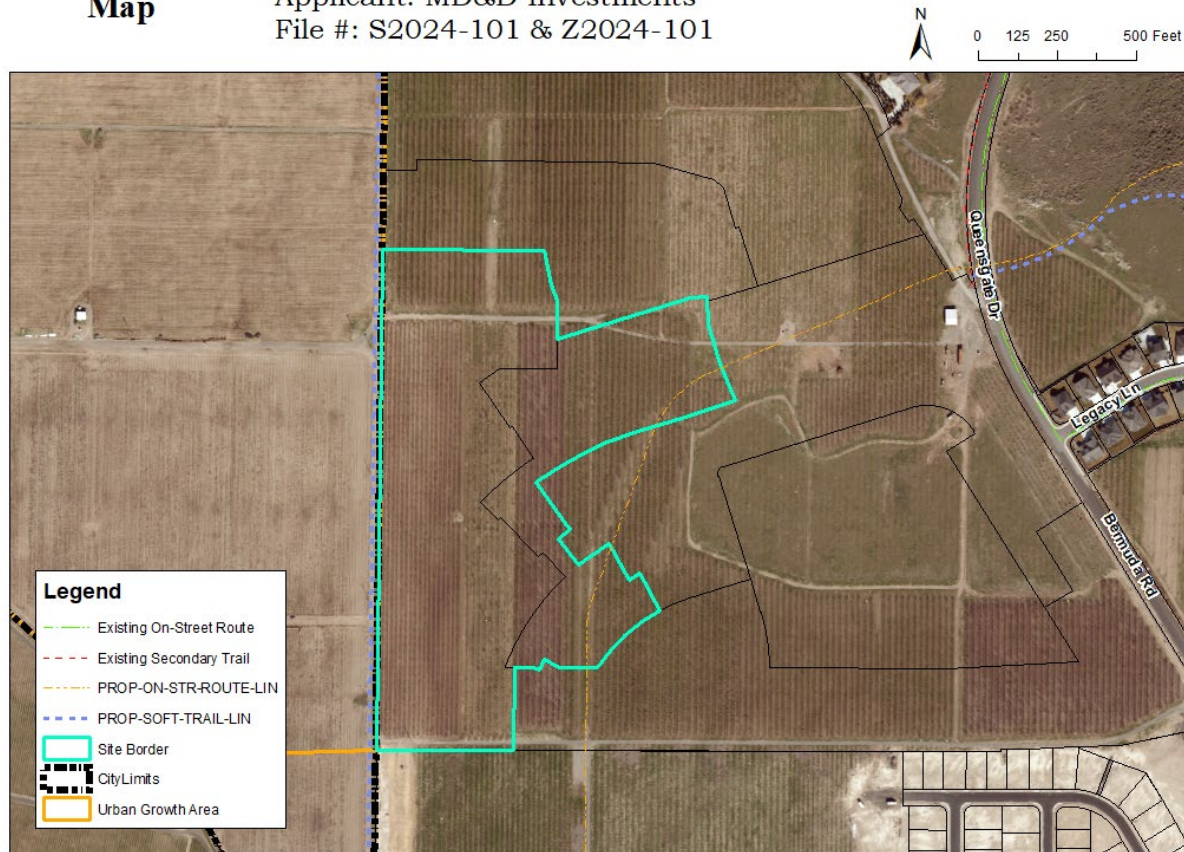


Figure 5 – Transportation Map

EASEMENTS

There are two easements which resemble an “X” shape near the site area. One easement is approximately 20’ wide which runs from Badger Mountain (northwest to southeast orientation) and bisects the site area. This easement would need to be adjusted before structures can be built in this area. The other easement, which runs perpendicular to the previously mentioned easement, roughly follows the proposed Gage Boulevard extension through the plat, shown in the application materials.

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. 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 east 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:	March 12, 2024
Notice of Hearing Posted:	March 12, 2024
Notice of Hearing Published:	March 17, 2024
Public Hearing:	April 8, 2024

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 26.3 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 first with the Siena Hills neighborhood and now extending through Peach Tree Estates and now to this proposed Peach tree Estates II. However, before the existing MDR designation can be effectuated, the Agricultural (AG) zoning must be contemporized to match residential zoning allowed within the 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 pre-existing BMS Land Use designation, 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.

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 has been 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 requests the Hearing Examiner recommend the proposed zoning map amendment to the Richland City Council.

SUGGESTED FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2024-101) 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. The application is to rezone portions of various parcels: Benton County Assessor's Tax Parcel Numbers 134982010595005 and 134982000005007.
3. The lots are currently zoned Agricultural use district (AG).
4. The requested zone change is to change portions of the parcels identified above to R-2S (Medium-Density Residential Small Lot).
5. The subject site was previously disturbed as it was part of a large apple orchard.
6. The site is gently sloped from north to south.
7. The surrounding area is transitioning from agricultural uses to single-family residential.
8. The Badger Mountain South Subarea Plan designates this parcel as Medium Density Residential [MDR] (5.1 -10 dwellings per acre).
9. The current Agricultural (AG) zone does not implement the BMS MDR land use designation.
10. 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.
11. No portion of this proposed rezone is in the Shoreline Management Program's jurisdiction.
12. No portion of this proposed rezone is in a Critical Aquifer Recharge Area (CARA). No other critical areas have been identified.
13. The proposed site is encumbered by existing easements, some to be relocated, some to be relinquished, some to stay in place at time of platting.
14. Recent, recorded land action via Boundary Line Adjustment (BLA2022-101) has recently altered property lines surrounding a future Richland School District site. This is reflected on City maps, but not upon the Badger Mountain South land use areas map as of the date of this report.
15. The application is exempt from the provisions of the State Environmental Policy Act (SEPA), as identified in WAC 197-11-800(6)(c).
16. Notice requirements of RMC 19.30.040 have been met:
 - a. Notice of Hearing Mailed: March 12, 2024
 - b. Notice of Hearing Posted: March 12, 2024
 - c. Notice of Hearing Published: March 17, 2024
17. 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



Exhibit 1

City of Richland
Development Services

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

Zoning Map Amendment 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:

DESCRIPTION OF WORK

Applicant is requesting that portions of parcel 134982000005007 and portions of parcel #134982010595005 be rezoned from Agricultural (AG) designation. The project would be seeking the following Zoning Designation: R-2S.

PROPERTY INFORMATION

Parcel #: 134982010595005 and 134982000005007

Legal Description: That portion of Section 34, Township 9 North, Range 28 East of the Willamette Meridian, Benton County, WA.

Current Zoning: AG

Current Comp Plan: BMS

Requested Zoning: R-2S

Current Use: Vacant

Proposed Use: Residential

Area of Property: 26+ Acres

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

The property has been used as agricultural orchards for a number of years; recently all the orchards have been torn out and the site sits vacant.

Any hardship that may result in the event the rezone is not granted:

The orchards have been torn out with the intention of developing for residential use. If the rezone was not granted, the property would remain undeveloped. The area anticipates an increase in housing supply, which will not be met if the property is not developed.

The manner in which the proposed rezone conforms to patterns in adjacent zones: Property to the south, east, and north has been rezoned for residential, property in the middle of the parcel is zoned agricultural but is owned by Richland School District, and property to the west is zoned residential through Benton County. Rezoning the property will help zoning conformance in nearby areas.
Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones: The rezone will allow an anticipated residential development to be permitted and constructed on site. This will benefit the area by encouraging population growth within the City and provide an affordable housing supply. There are no major anticipated effects of accepting the rezone.
Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title: Granting of the rezone application would be consistent with the goals and policies set in place by the City of Richland for the Badger Mountain South Subarea Plan.
The benefits or detriments accruing to the City which would result from the granting or denial of this special permit: No detriments to the City can be anticipated from granting of this permit.
Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: The proposed rezone of the land represents a higher and better use to the City of Richland than the current designation of Agricultural. It achieves the goals set forth in the City's comprehensive plan goals related to residential development and seeks to achieve long range transportation goals set forth by the City.
Whether the proposed rezone represents spot zoning and whether a larger area should be considered: The proposal does not represent spot zoning. At this time the only area being considered for rezone are the proposed parcels.
Identify impacts on the environment and public safety: There are no detrimental impacts to the environment or public safety that can be identified at this time by rezoning the property consistent with the current City of Richland comprehensive plan.

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.

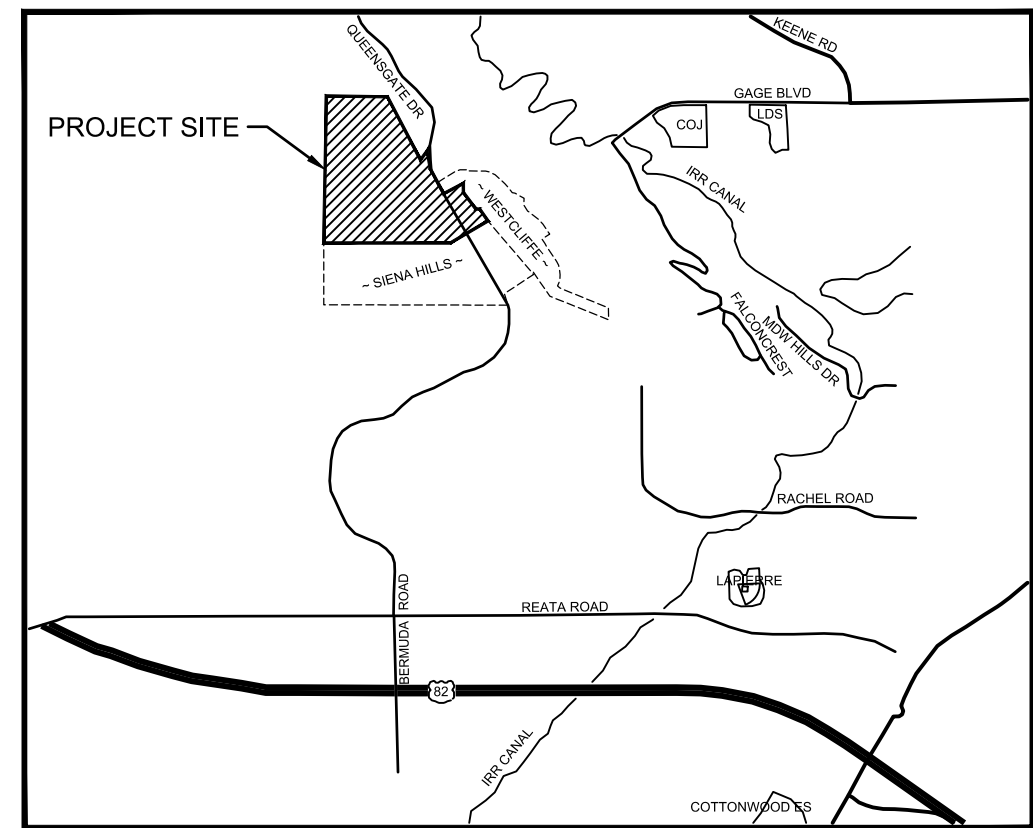
Applicant Printed Name: Alex Rietmann

Applicant Signature: Alex Rietmann Date 7-21-24

PEACHTREE ESTATES II

PRELIMINARY PLAT

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.	PRELIMINARY PLAT PLAN
2.	OVERALL SITE PLAN
3.	OVERALL UTILITY PLAN

SURVEY BENCHMARK:

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.

BASIS OF BEARINGS:

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 WILLAMETTE MERIDIAN, AS MEASURED BETWEEN EXISTING MONUMENTS.

NOTES:

- ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ABUTTING STREET RIGHT-OF-WAYS.

OWNER / DEVELOPER:
MD&D INVESTMENTS LLC.
63615 E. JACOBS ROAD NE
BENTON CITY, WA. 99320

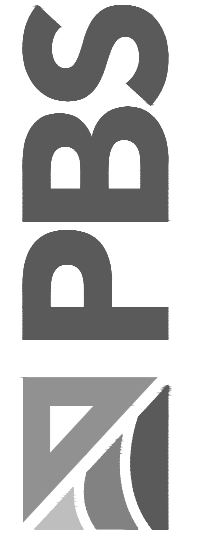
ENGINEER:
PBS ENGINEERING AND ENVIRONMENTAL
CONTACT: JASON MATTOX, PE
400 BRADLEY BLVD, SUITE 106
RICHLAND, WA 99352
(509) 942-1600

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:	26.34 ACRES
R-2S RESIDENTIAL ZONED AREA:	26.34 ACRES
RIGHT OF WAY DEDICATION:	8.57 ACRES
SINGLE FAMILY RESIDENTIAL LOT COUNT (PHASE 2):	49 LOTS
SINGLE FAMILY RESIDENTIAL LOT COUNT (PHASE 3):	63 LOTS
MINIMUM LOT AREA:	4,781 SF
MAXIMUM LOT AREA:	10,399 SF
AVERAGE LOT AREA:	6,131 SF

PBS Engineering and
Environmental Inc.
106
Richland, WA 99352
509.942.1600
pbsusa.com



PRELIMINARY PLAT FOR:
PEACHTREE ESTATES II
A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



Know what's below.
Call before you dig.



DESIGNED:
MRC/ELG
CHECKED:
JLM
FEB 2024
66336.003

SHEET ID

PARCEL #12982012465001
FRANK TIEGS LLC



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.

OVERALL SITE PLAN FOR:



Know what's below.
Call before you dig.



DESIGNED:

MRC/ELG

CHECKED:

JLM

FEB 2024
66336.003

SHEET ID

SHEET 2 OF 3

PBS Engineering and
Environmental Inc.
10000 1st Avenue, Suite 106
Richland, WA 99352
509.942.1600
pbsusa.com

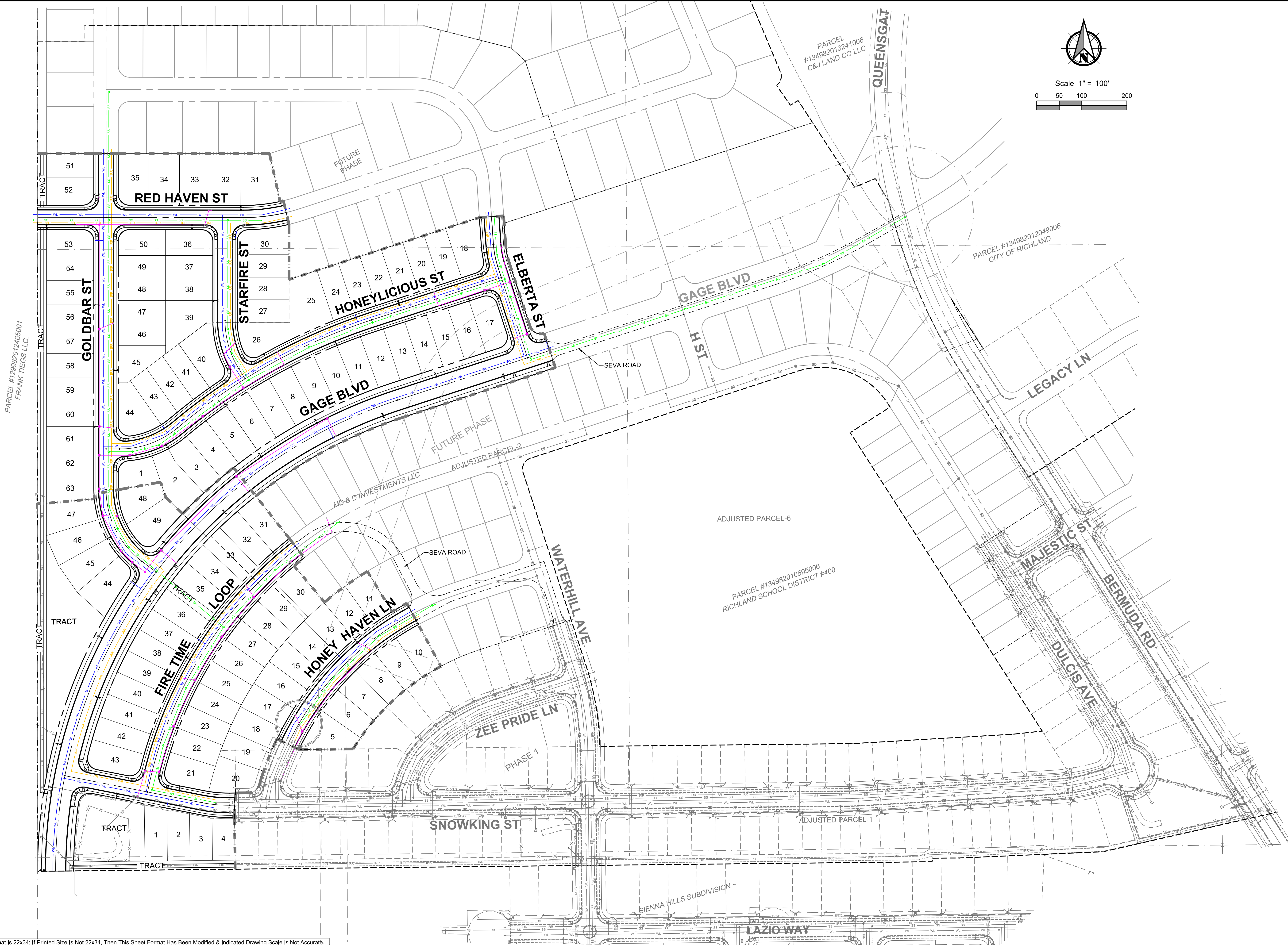


PEACHTREE ESTATES II

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.

File: L:\Projects\66000\66336\66336-003\Civil\CAD\Working\Preplat\66336-003-Preplat-UtilityPlan.dwg Layout Tab: 66336003_30F3 User: James Rausch CAD Plot Date/Time: 2/22/2024 10:00:39 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.



OVERALL UTILITY PLAN FOR:

PEACHTREE ESTATES II

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



Know what's below.
Call before you dig.



DESIGNED:
MRC/ELG

CHECKED:
JLM

FEB 2024
66336.003

SHEET ID

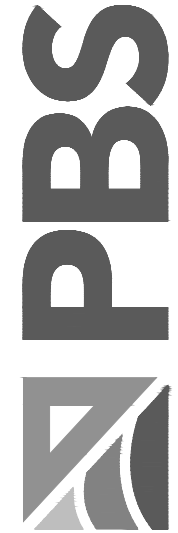
SHEET

3

OF

3

PBS Engineering and
Environmental Inc.
106
Richland, WA 99352
509.942.1600
pbsusa.com



SUBDIVISION

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY
by its agent:



Guarantee/Certificate Number:

472426067

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a corporation, herein called the Company,

GUARANTEES

MD&D Investments LLC AND City of Richland

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

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: January 26, 2024 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): 134982010595005, 134982000005007 and 134982000008000

PARCEL A: (134982010595005)

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 UNE 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°03'8"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;

SCHEDULE A
(continued)

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

SCHEDULE A
(continued)

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

SCHEDULE A

(continued)

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 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 WESTCUFFE 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 WESTCUFFE 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.

PARCEL B: (134982000005007)

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;

SCHEDULE A
(continued)

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 17290 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

SCHEDULE A

(continued)

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 UNE OF THE SOUTHWEST QUARTER SAID SECTION 34;

THENCE NORTH 00°45'21" EAST ALONG SAID WEST UNE 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 UNE OF THE NORTHWEST QUARTER A DISTANCE OF 1,811.96 FEET TO THE POINT OF BEGINNING.

PARCEL C: (134982000008000)

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;

SCHEDULE A
(continued)

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 4239 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.

SCHEDULE A
(continued)

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. 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: 2024
Tax Account No.: [134982010595005](#)
Levy Code: R3
Assessed Value-Land: \$642,000.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$5,945.55
Paid: \$0.00
Unpaid: \$5,945.55
2. 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: 2024
Tax Account No.: [134982000005007](#)
Levy Code: R3
Assessed Value-Land: \$633,250.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$5,869.74
Paid: \$0.00
Unpaid: \$5,869.74
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: 2024
Tax Account No.: [134982000008000](#)
Levy Code: R3
Assessed Value-Land: \$655,650.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$6,076.97
Paid: \$0.00
Unpaid: \$6,076.97
4. Any assessments levied by Badger Mountain Irrigation District for the year 2024, amounts of which are unavailable at this time.
5. 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)

6. 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](#)

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,965,000.00
Dated: December 1, 2022
Trustor/Grantor: MD&D Investments LLC, a Washington limited liability company
Trustee: Cascade Title Company
Beneficiary: Donald F Douglas, an individual
Recording Date: April 20, 2023
Recording No.: [2023-007371](#)
Affects: Said premises and includes other property

Subordination Agreement recorded at [2023-026939](#), referencing the Trust Deed recorded at 2023-007371 and the Trust Deed recorded at 2023-026936.

8. A mortgage to secure an indebtedness as shown below

Amount: \$6,531,225.00
Dated: December 18, 2023
Mortgagor: MD&D Investments LLC
Mortgagee: Community First Bank
Recording Date: December 27, 2023
Recording No.: [2023-026936](#)

Affects: Said premises and other property

Subordination Agreement recorded at [2023-026939](#), referencing the Trust Deed recorded at 2023-007371 and the Trust Deed recorded at 2023-026936.

9. 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.

SCHEDULE B
(continued)

10. 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.
11. 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.
12. 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](#)
13. 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](#)
14. 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](#)
15. 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](#)
16. 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](#)

SCHEDULE B
(continued)

17. 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
18. 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](#)
19. 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](#)
20. 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
21. 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](#)
22. 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
23. 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](#)

SCHEDULE B
(continued)

24. 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](#)
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: November 5, 1993
Recording No.: [93-34114](#)
In favor of: Public Utility District No. 1 of Benton County
26. 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](#)
27. Amended and restated interlocal agreement between Benton County and the City of Richland recorded December 12, 2006 under Auditor's File No. [2006-040708](#).
28. 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](#)
29. 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
30. 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](#)
- Parial Relinquishment of Easement as recorded under Recording No. [2022-004850](#)

SCHEDULE B
(continued)

31. 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](#)

32. 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](#)

33. 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.

34. Terms and Conditions of Ordinance No. 41-10 recorded January 5, 2011 under Auditor's File No. [2011-000610](#).

35. 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](#)

36. 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](#)

37. 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](#)

38. 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](#).

SCHEDULE B
(continued)

39. Terms and Conditions of Ordinance No. 2023-12 recorded June 23, 2023 under Auditor's File No. [2023-012671](#).

40. 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](#)

41. 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](#)

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 Short Plat No. 2049:

Recording No: [94-17574](#)

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 2164:

Recording No: [96-12391](#)

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 Survey 4140
:

Recording No: [2010-026670](#)

SCHEDULE B
(continued)

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 4925:

Recording No: [2017-026905](#)

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 5036
:

Recording No: [2018-019538](#)

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 Short Plat 595:

Recording No: [771566](#)

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 5724:

Recording No: [2022-033094](#)

49. NOTE: We have reviewed the authority documentation for MD&D Investments LLC. Based on our review:

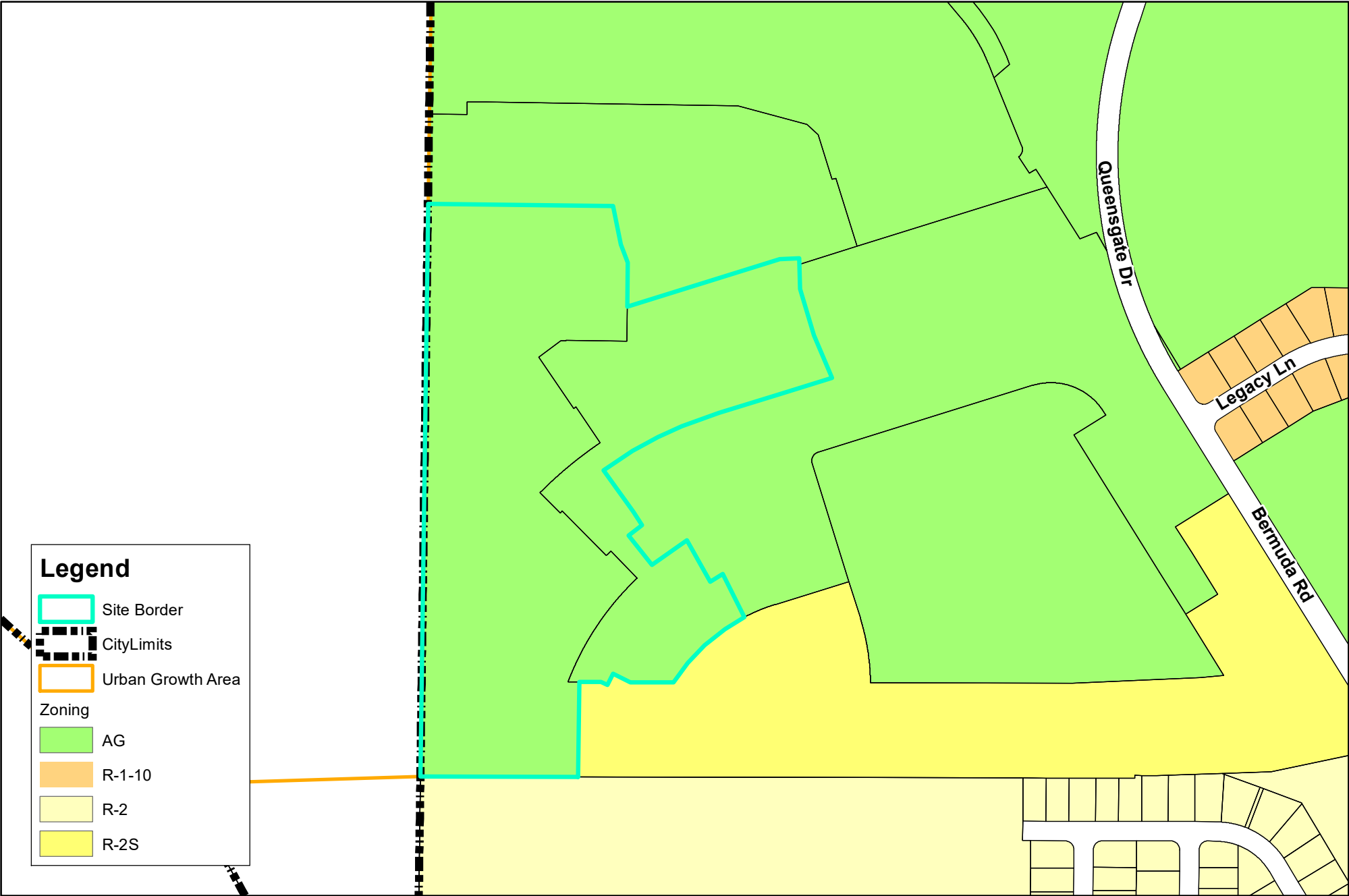
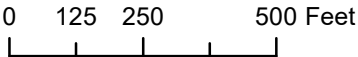
1. David W Douglas and Donald F Douglas must sign as a Member and William A. Monson must sign as Manager of Monson Development Washington LLC as Member of said entity.
2. All signature(s) must be notarized in an appropriate representative capacity.

END OF SCHEDULE B

Zoning Map

Item: Peach Tree Estates II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101

Exhibit 2



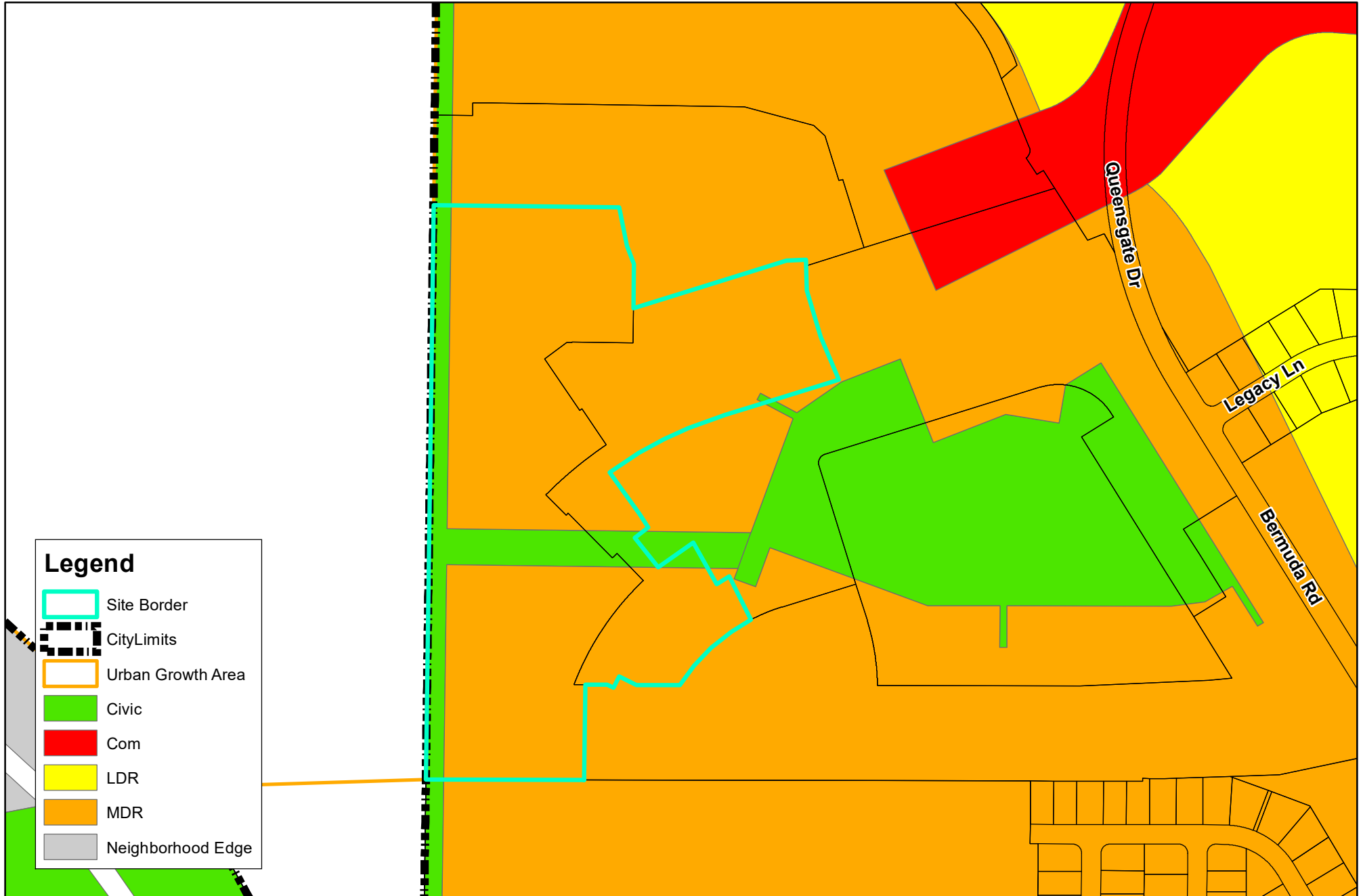
BMS Land Use Map

Item: Peach Tree Estates II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101

Exhibit 3



0 125 250 500 Feet



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.

EXHIBIT 4**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**ORIGINAL PARCEL AREA TABLE**

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

ADJUSTED PARCEL AREA TABLE

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

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.

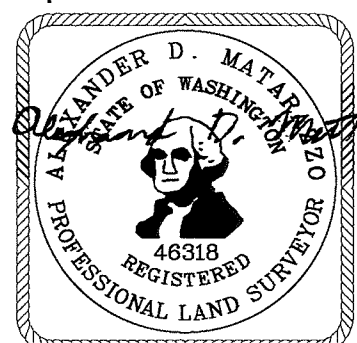
Brenda Chilton, by Merry Boathigh, deputy

COUNTY AUDITOR



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

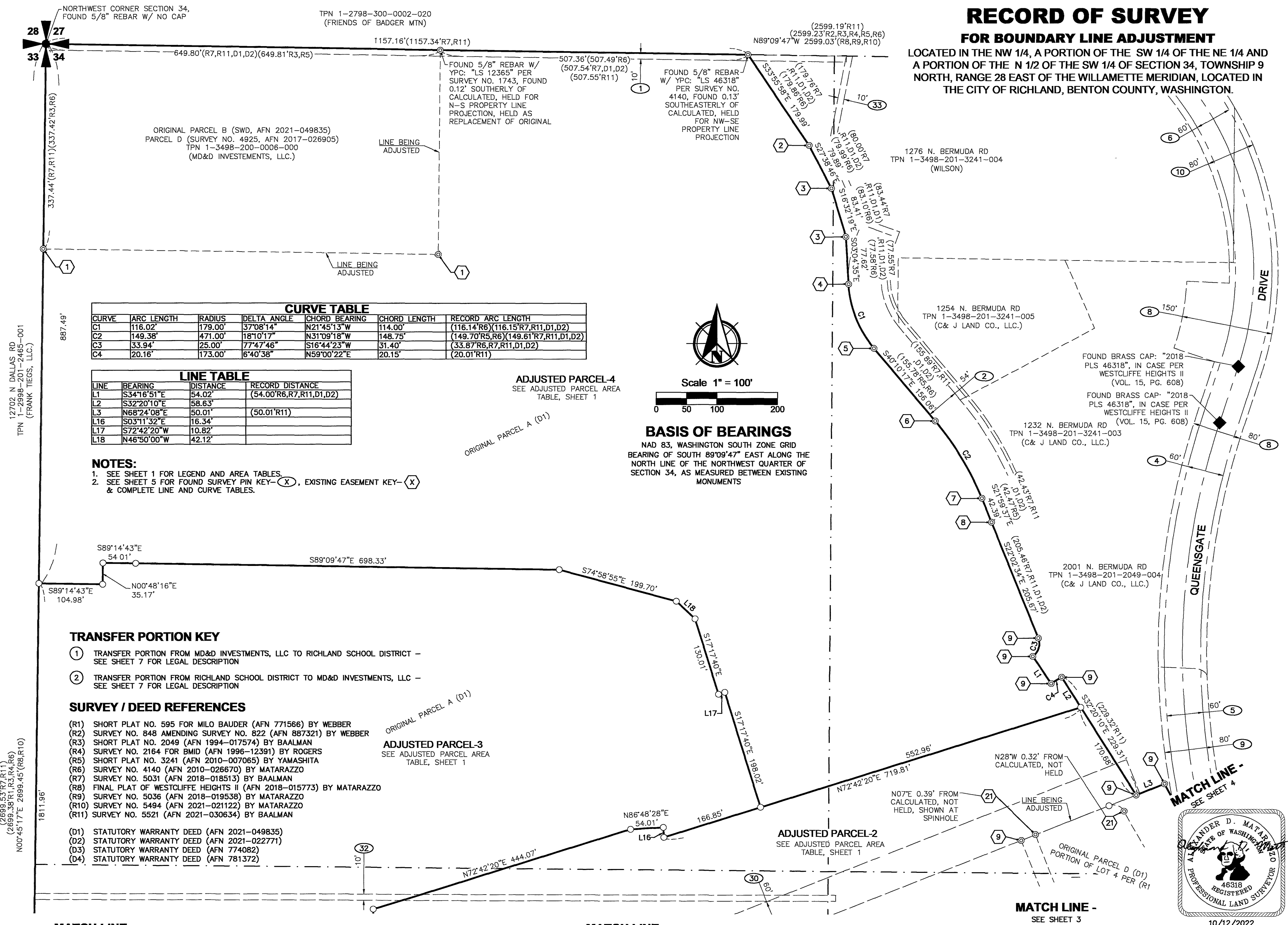
CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000	
SURVEYOR: ALEX D. MATARAZZO		DATE: 10/12/2022	
CALC BY: ROP	DRAWN BY: DWW	SCALE: 1" = 200'	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET 1 OF 9	



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

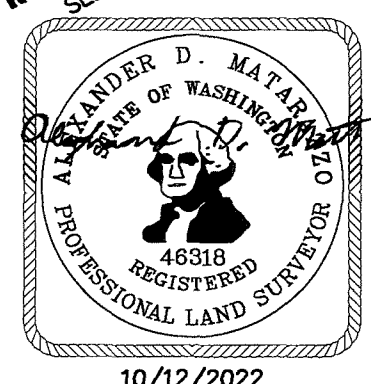
- SURVEY / DEED REFERENCES**
- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
(R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
(R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
(R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
(R5) SHORT PLAT NO. 3241 (AFN 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 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'	



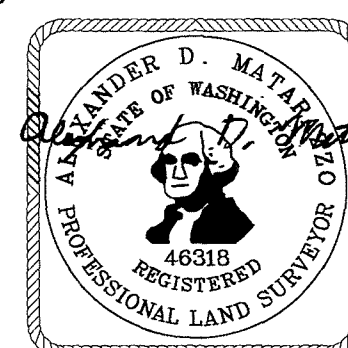
Scale 1" = 100'

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
- (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
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- (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

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 Cheryl Beachnight deputy
COUNTY AUDITOR



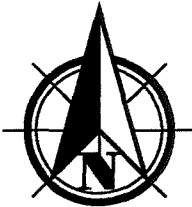
PBS Engineering and
Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

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
- 2. TRANSFER PORTION FROM RICHLAND SCHOOL DISTRICT TO MD&D INVESTMENTS, LLC - SEE SHEET 7 FOR LEGAL DESCRIPTION

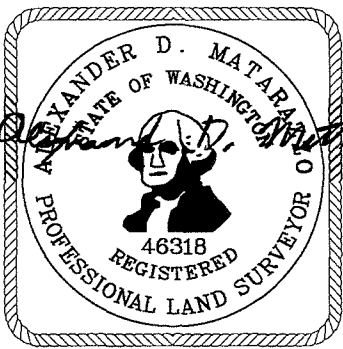
NOTES:

- 1. SEE SHEET 1 FOR LEGEND AND AREA TABLES.
- 2. SEE SHEET 5 FOR FOUND SURVEY PIN KEY-(X), EXISTING EASEMENT KEY-(X) & COMPLETE LINE AND CURVE TABLES.

SURVEY / DEED REFERENCES

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- (D1) STATUTORY WARRANTY DEED (AFN 2021-049835)
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10/12/2022

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Brenda Chilton by Mary Boardright, deputy
COUNTY AUDITOR

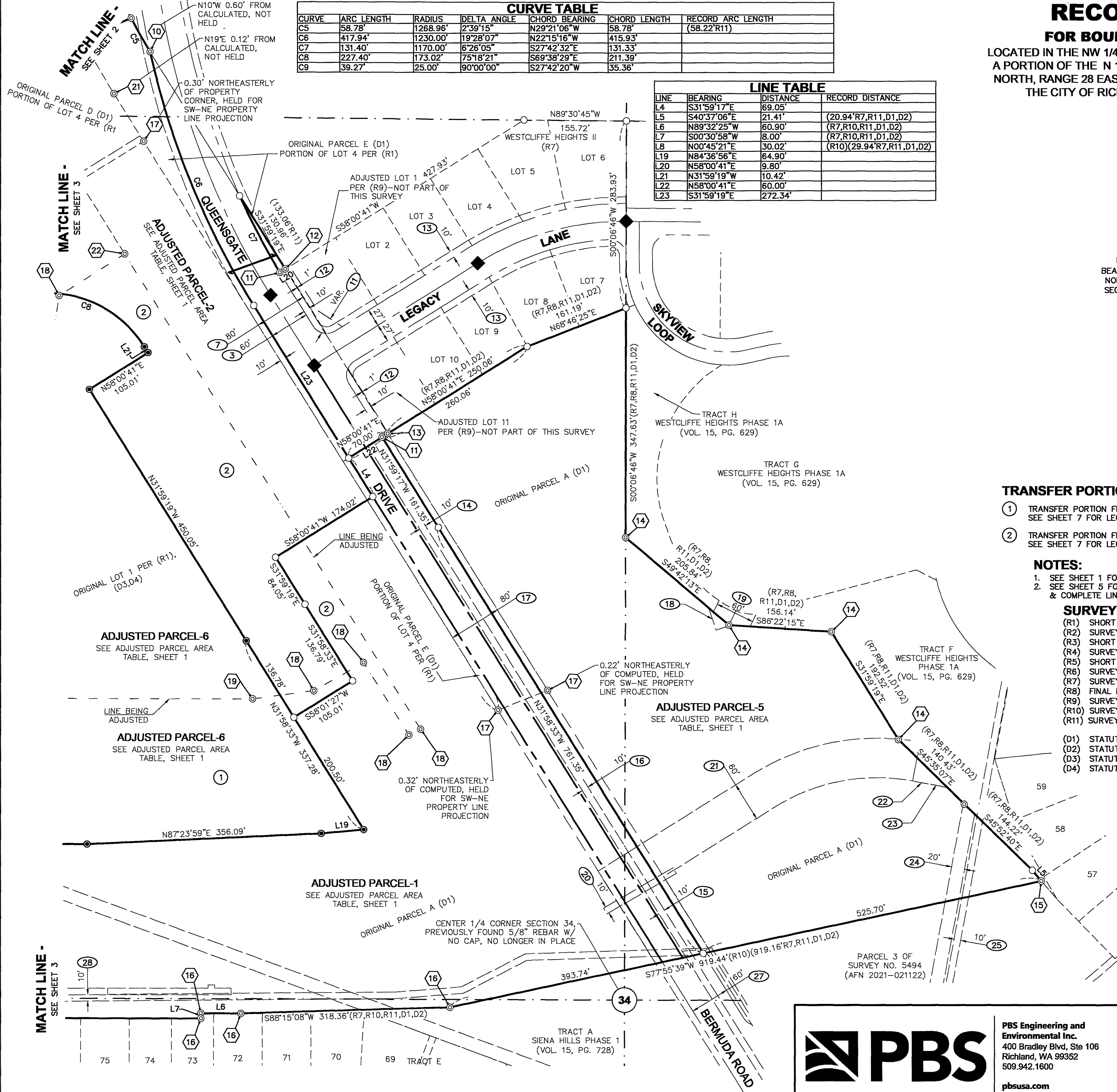


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CLIENT: MONSON DEVELOPMENT WASHINGTON, LLC		PROJECT NO.: 66336.000	
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CALC BY: ROP	DRAWN BY: DWW	SCALE: 1" = 100'	
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST	
CITY: RICHLAND	COUNTY: BENTON	SHEET 4 OF 9	

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD ARC LENGTH
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'	

LINE TABLE			
LINE	BEARING	DISTANCE	RECORD DISTANCE
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)
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'	



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.

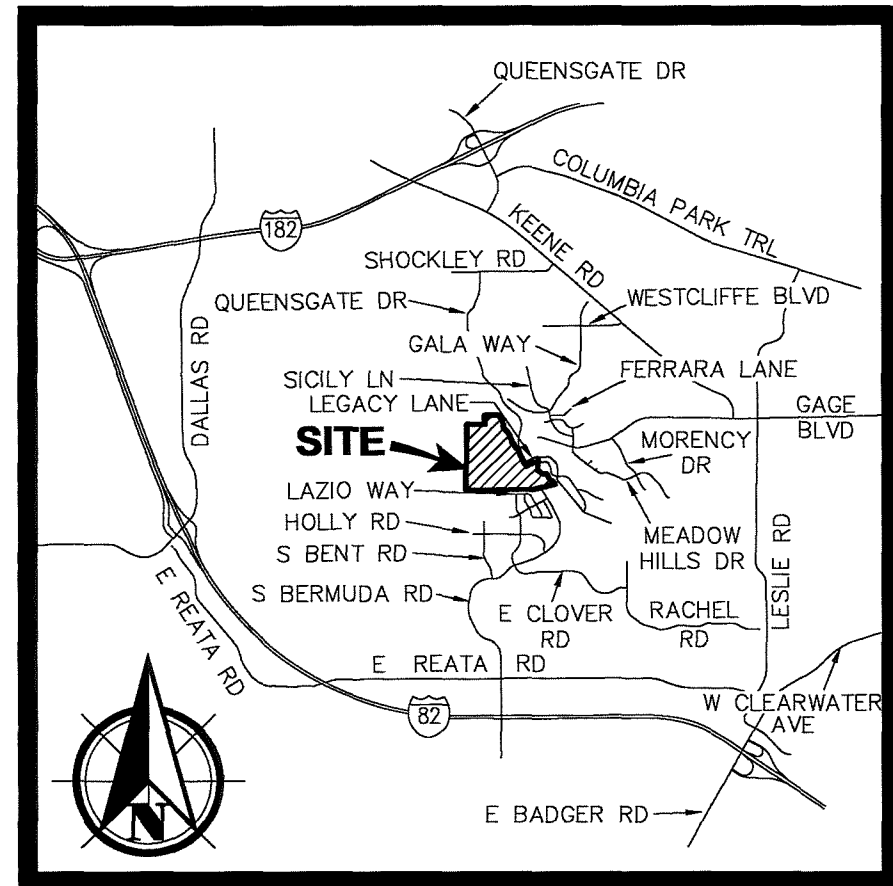
CURVE TABLE

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

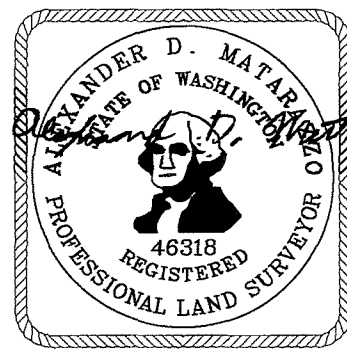
LINE TABLE

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:

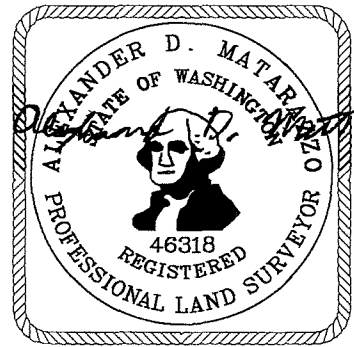
REAL PROPERTY LOCATED IN SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

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:

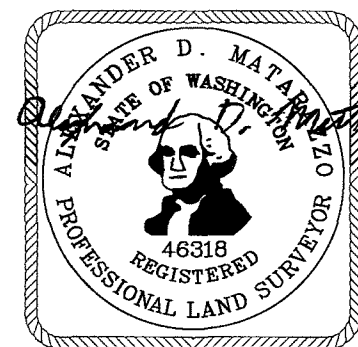
A PORTION OF LOT 1 OF THE SHORT PLAT FOR MILO BAUDER RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 FILED UNDER BENTON COUNTY AUDITOR'S
FILE NUMBER 771566, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE
MERIDIAN, CITY OF RICHLAND, 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.

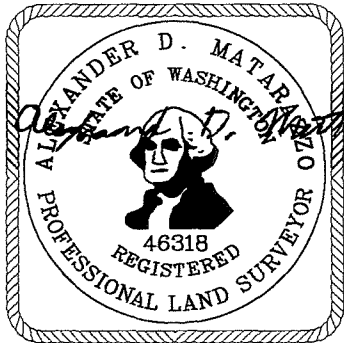
WITH A COMBINED TOTAL AREA OF 1,236,956 SQUARE FEET, 28.40 ACRES, MORE OR LESS.

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.

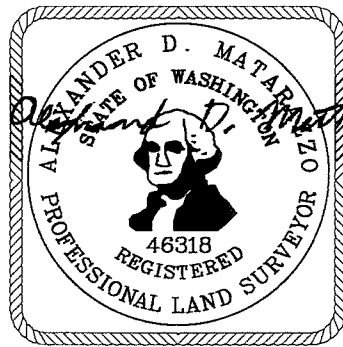
HAVING AN AREA OF 638,424 SQUARE FEET, 14.66 ACRES, MORE OR LESS.

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	



Richland

Exhibit 5

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (Z2024-101, S2024-101 & EA2024-107)

Notice is hereby given that MD&D Investments, LLC has filed rezone and preliminary plat applications to: 1) rezone the site to R-2S (Medium-Density Residential-Small) reflecting the City's Comprehensive Plan, and 2) subdivide a 26+ acre site into 112 lots (Preliminary Plat of Peach Tree Estates II).

Project Site: The project site is located at 1251 Bermuda Road, which is located approximately 1500-feet west of the intersection of Queensgate Drive and Legacy Lane (APNs 1-34982000005007, 1-34982010595005, and 1-34982010595007). The proposed plat will have an average lot size of 6,130 square feet.

Public Hearing: The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, April 8th, 2024 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

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.

Public Comment: 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 be emailed to mstevens@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Sunday, April 7th. However, written comments must be received no later than 5:00 p.m. on Monday, April 1, 2024 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

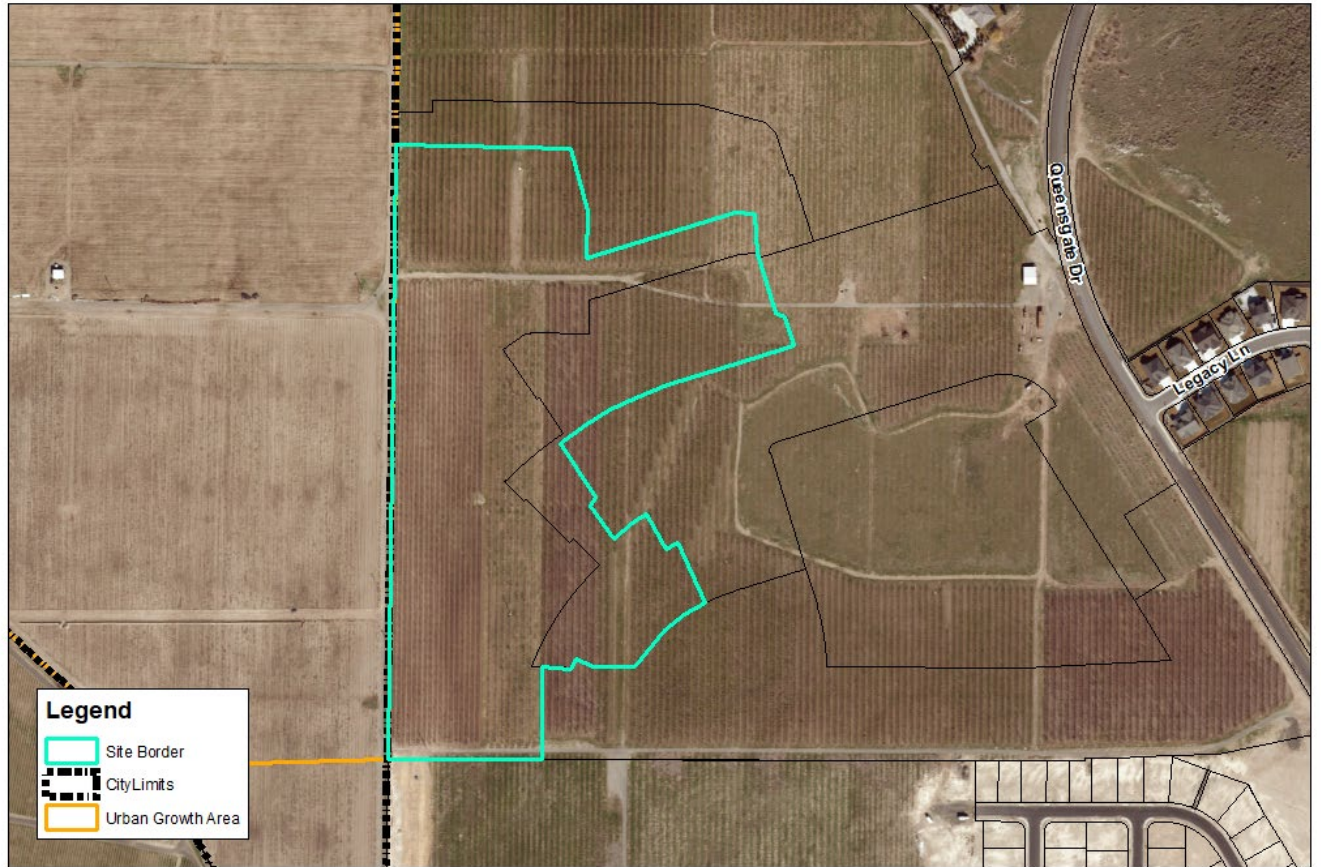
Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: Peach Tree Estates II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101



0 125 250 500 Feet



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

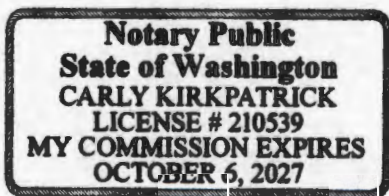
COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.

2. On the 12th day of March 2024, I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (Z2024-101, S2024-101 & EA2024-107) to the attached list of individuals via regular USPS or email on the date indicated above. The Richland Hearings Examiner will conduct a public hearing at 6:00 p.m. on Monday, April 8th, 2024.

Jodi Hogan
Signed: Jodi Hogan

SIGNED AND SWORN to before me this 12th day of March 2024 by Jodi Hogan.



Carly Kirkpatrick
Notary Public in and for the State of Washington,
Print Name Carly Kirkpatrick
Residing at Benton County
My appointment expires: Oct. 6, 2027

AFFIDAVIT OF MAILING - 1
Notice of Closed Record Hearing attached.
Address list attached.

C & J LAND COMPANY LLC
1276 N BERMUDA RD
RICHLAND, WA 99352

DALAN KYLE & JULIE
2114 LEGACY LN
RICHLAND, WA 99352

FRANK TIEGS LLC
6610 W COURT ST #B
PASCO, WA 99301

HEARNE FIONA
2113 LEGACY LN
RICHLAND , WA 99352

JAYLEX BUILT CO
6855 W CLEARWATER AVE
KENNEWICK, WA 99336

MD&D INVESTMENTS LLC
63615 E JACOBS RD NE
BENTON CITY, WA 99320

PAR HOMES LLC
PO BOX 4927
PASCO , WA 99301

RICHLAND SCHOOL DISTRICT #400
6972 KEENE RD
WEST RICHLAND, WA 99353

RIVERWOOD HOMES WASHINGTON LLC
PO BOX 344
MERIDIAN , ID 83680

SIENA HILLS HOMEOWNERS ASSOCIATION
6725 W CLEARWATER AVE
KENNEWICK, WA 99336

CARTER MICHAEL & JANICE KAY
2107 LEGACY LN
RICHLAND, WA 99352

DAUGHTERS KOURTNEY & DAVID L
2101 LEGANCY LN
RICHLAND, WA 99352

HAYNES SANDRA D & DEMSEY ROBERT
2120 LEGACY LANE
RICHLAND , WA 99352

JAMES LINDA L
2337 SIENA AVE
RICHLAND, WA 99352

KOHLER HEATH LEWIS
2102 LEGALCY LN
RICHLAND , WA 99352

MW DEVELOPMENT LLC
615 BIG SKY DR
RICHLAND, WA 99352

RICHLAND PROPERTIES LLC
PO BOX 344
MERIDIAN , ID 83680

RIEBE STEPHEN WAYDE & KATHERINE
18018 147TH AVENUE SOUTHEAST
RENTON, WA 98508

SHENK MERRILEE
2108 LEGACY LN
RICHLAND , WA 99352

SIGNATURE HOMES LLC
2445 WOODS DR
RICHLAND , WA 99352

TANNINEN CUSTOM HOMES INC

4364 HIGHVIEW ST

RICHLAND , WA 99352

TRAN VU THUY & ROMANO NASHIA

2325 SIENA AVE

RICHLAND, WA 99352

THE SIENA HILLS HOMEOWNERS ASSOCIATION

PO BOX 344

MERIDIAN, ID 83680

WESTCLIFFE HEIGHTS OWNERS ASSOCIATION

PO BOX 8550

BEND, OR 97708

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	530891	Print Legal Ad-IPL01642010 - IPL0164201	HE PHN Z2024-101, S2024	\$205.46	1	71L

Attention: Jennifer Anderson

CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-05
RICHLAND, WA 99352

janderson@ci.richland.wa.us

CITY OF RICHLAND
NOTICE OF APPLICATION,
PUBLIC HEARING AND
OPTIONAL DNS
(Z2024-101, S2024-101 &
EA2024-107)

Notice: MD&D Investments, LLC has filed a rezone and preliminary plat application to: 1) rezone the site to R-2S (Medium-Density Residential-Small) reflecting the City's Comprehensive Plan, and 2) subdivide a 26+ acre site into 112 lots (Preliminary Plat of Peach Tree Estates II).

Project Site: The project site is located at 1251 Bermuda Road, which is approximately 1500 feet west of the intersection of Queensgate Drive and Legacy Lane (APNs 1-34982000005007, 1-34982010595005, and 1-34982010595007). The proposed plat will have an average lot size of 6,130 square feet.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, April 8, 2024 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

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). 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.

Public Comment: 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 be emailed to mstevens@ci.richland.wa.us. The deadline for written comments is 6:00 p.m. on Sunday, April 7, 2024; however, written comments must be received no later than 5:00 p.m. on Monday, April 1, 2024, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Date Published: Sunday, March 17, 2024
IPL0164201
Mar 17 2024

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Mary Castro, 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 03/17/2024, and ending on 03/17/2024 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

03/17/24

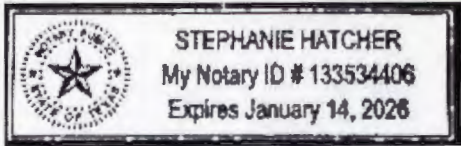
Mary Castro

(Signature of Legals Clerk)

Sworn to and subscribed before me this 19th day of March in the year of 2024

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!

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

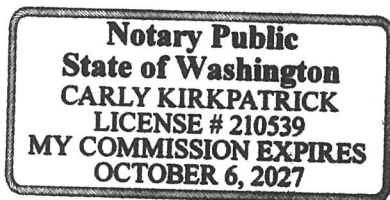
COMES NOW, **Kyle Hendricks**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 12th day of March 2024, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2024-101, S2024-101, and EA2024-107 (Zone Change and Preliminary Plat for Peach Tree Estates II) in the following locations:

The intersection of Bermuda Road and Legacy Lane, generally at the western terminus of Legacy Lane.


Signed: Kyle Hendricks

SIGNED AND SWORN to before me this 12th day of March, 2024, by Kyle Hendricks.




Signature of Notary

Carly Kirkpatrick
Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: Oct. 6, 2027



HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 4/8/2024

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

S2024-101 - 1251 Bermuda Road, Peach Tree Estates II

Department:

Development Services

Recommended Motion:

Staff recommends that the Hearing Examiner approve the Preliminary Plat of Peachtree Estates II subject to approval of the associated site-specific rezone (Z2024-101).

Summary:

Alex Rietmann, applicant, on behalf of MD&D Investments, LLC has submitted a Preliminary Plat Application for the development of an approximately 26.3-acre site, with one-hundred and twelve (112) residential lots and related infrastructure.

Attachments:

1. S2024-101 FULL Peachtree Estates Report



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

GENERAL INFORMATION:

PROPOSAL NAME: Peach Tree Estates II 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.: S2024-101, EA2024-107

DESCRIPTION: Request to divide approximately 26.3 acres into one-hundred and twelve (112) residential lots.

PROJECT TYPE: Type III Preliminary Plat Approval

HEARING DATE: April 8, 2023

REPORT BY: Kyle Hendricks, Planner

RECOMMENDED ACTION: Approval subject to completion of proposed conditions

Vicinity Map

Item: Peach Tree Estates II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101

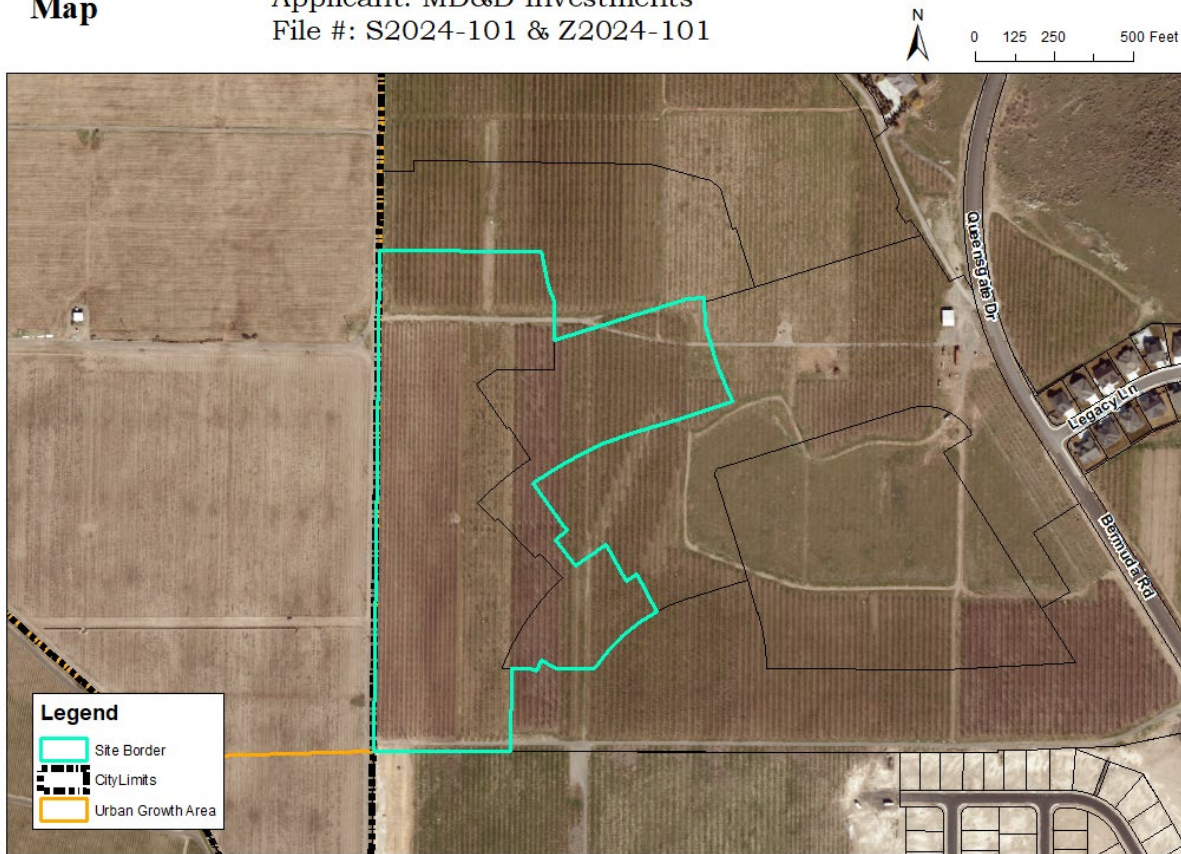


Figure 1 – Vicinity Map

PROJECT DATA

Gross Plat Area:	26.34 acres
Net Plat area:	17.73 acres
Land for Streets/ROW/Other:	8.57 acres
Number of Lots:	112
Gross Density:	6.31 units/acre
Net Density:	4.25 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 26.3-acre site, with one-hundred and twelve (112) 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 II is comprised of portions of two (2) parcels totaling approximately 26.34-acres. The project site is located west and north of the Peach Tree Estates subdivision and several hundred feet west of Bermuda Road.

The site slopes down from north to south. The area will be accessed from a primary connection to Bermuda Road to the east through the Peachtree Estates Subdivision and secondary connection to the Siena Hills development to the south. Future connection will be made via the extension of Gage Boulevard.

CURRENT LAND USE DESIGNATION AND USES:

North: BMS MDR (Medium Density Residential) former orchard

East: BMS MDR (Medium Density Residential) former orchard and developing residential properties (Peachtree Estates)

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

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

**BMS
Land Use
Map**

Item: Peach Tree Estates II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101

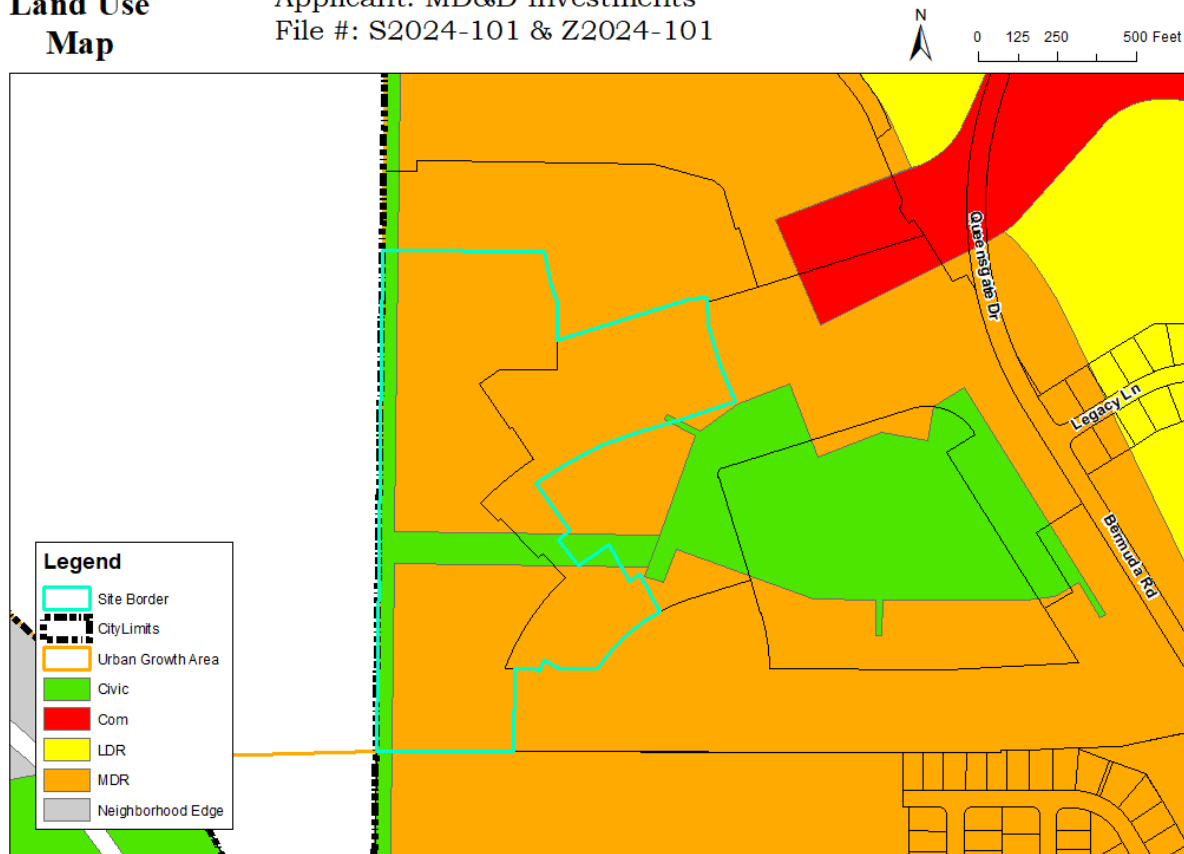


Figure 2 – Comprehensive Plan Map

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. 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 and R-2S, medium-density small lot.

South: R-2, medium-density residential

West: RL-5 Farm, Benton County

Zoning Map

Item: Peach Tree Estates II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101

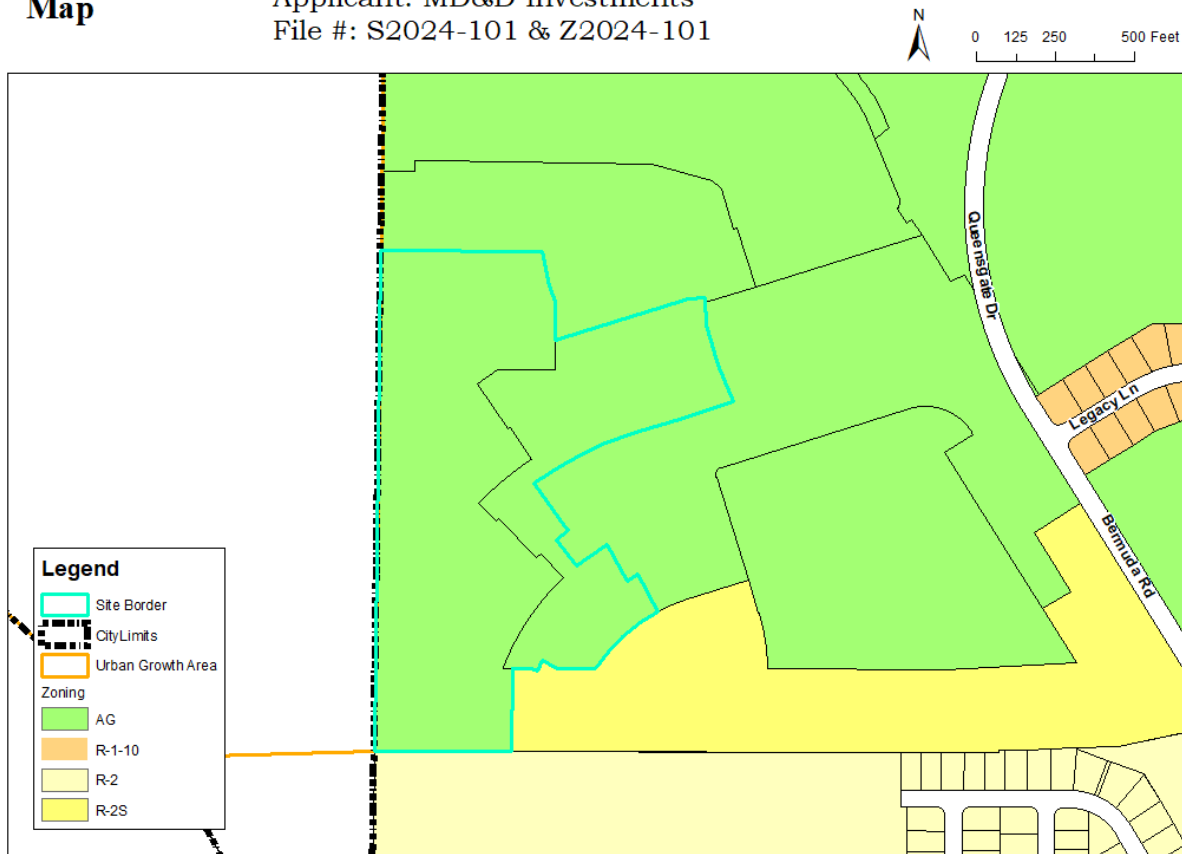


Figure 3 – Zoning Map

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 Coverage ⁸		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:
- 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.
 - 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.
 - The flanking frontage or non-address 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 irrigation and electrical power line connections in place, available near the site with adequate capacity to supply the proposed project. Water, sewer, natural gas, and stormwater connections would need to be extended from nearby rights-of-ways to the project site.

Utility Map

Item: Peach Tree Estates II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101

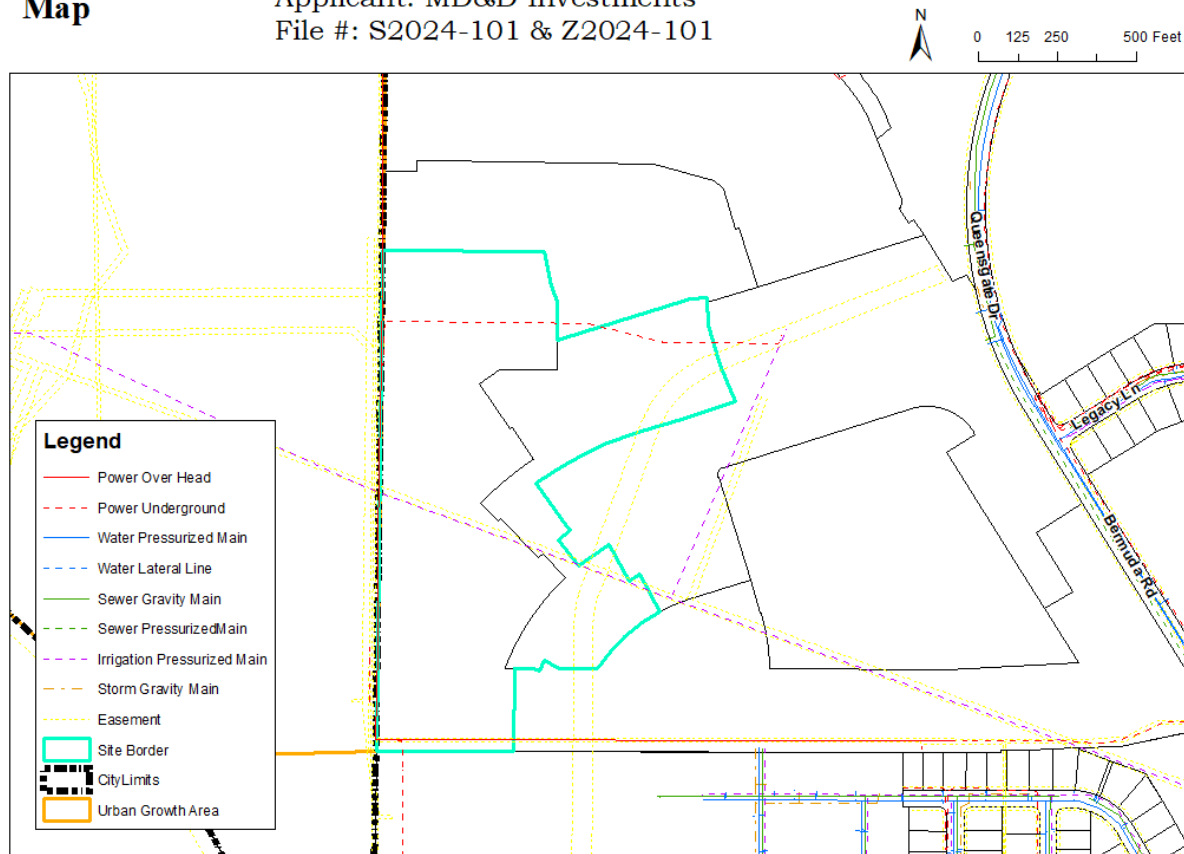


Figure 4 – Utility Map

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. The application materials indicate that a sewer connection will be made within a SEVA road extending to the Bermuda Road connection. Sewer connections will be made through Peach Tree Estates 2022.

Water

There is a distribution main within the Bermuda Road right-of-way and a distribution main within the Waterhill Avenue right-of-way within the Sienna Hills development to the south. Water connections will need to be extended; it appears this will be achieved through Peach Tree Estates.

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 Peach Tree Estates site, and could potentially be available for extension to the north. There is also a 12-inch main line at the terminus of Waterhill Avenue. Ultimately, all stormwater runoff from the proposed development will need to be maintained on-site per City and State stormwater runoff requirements.

Irrigation

There is an existing 26-inch distribution main (with easement) operated by the Badger Mountain Irrigation District bisecting the site area. A portion of the easement will be vacated during development.

TRANSPORTATION & ACCESS

Primary access into the site will come from Bermuda Road and Snowking Street to be constructed with Peach Tree Estates. Bermuda Road is classified by the City as a “Major Collector”.

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 350-feet to the east on Bermuda Road. This area already has a Badger Mountain South Land Use designation of Commercial.

Sidewalks will be installed on local roads. 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.

It should be noted that the east/west civic space designation (green) was intended for the construction of a trail system that would provide walking access to the future Richland School site from a north/south trail system. Rather than having the connection be directly east/west, the applicants are planning to route the trail/sidewalk system from the future school site to the western extent of the plat via a more indirect route. However, the intent of the civic space corridor will still be maintained, although not in the exact location as depicted in the BMS Sub-Area Plan.

Transportation Map

Item: Peach Tree Estates II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101

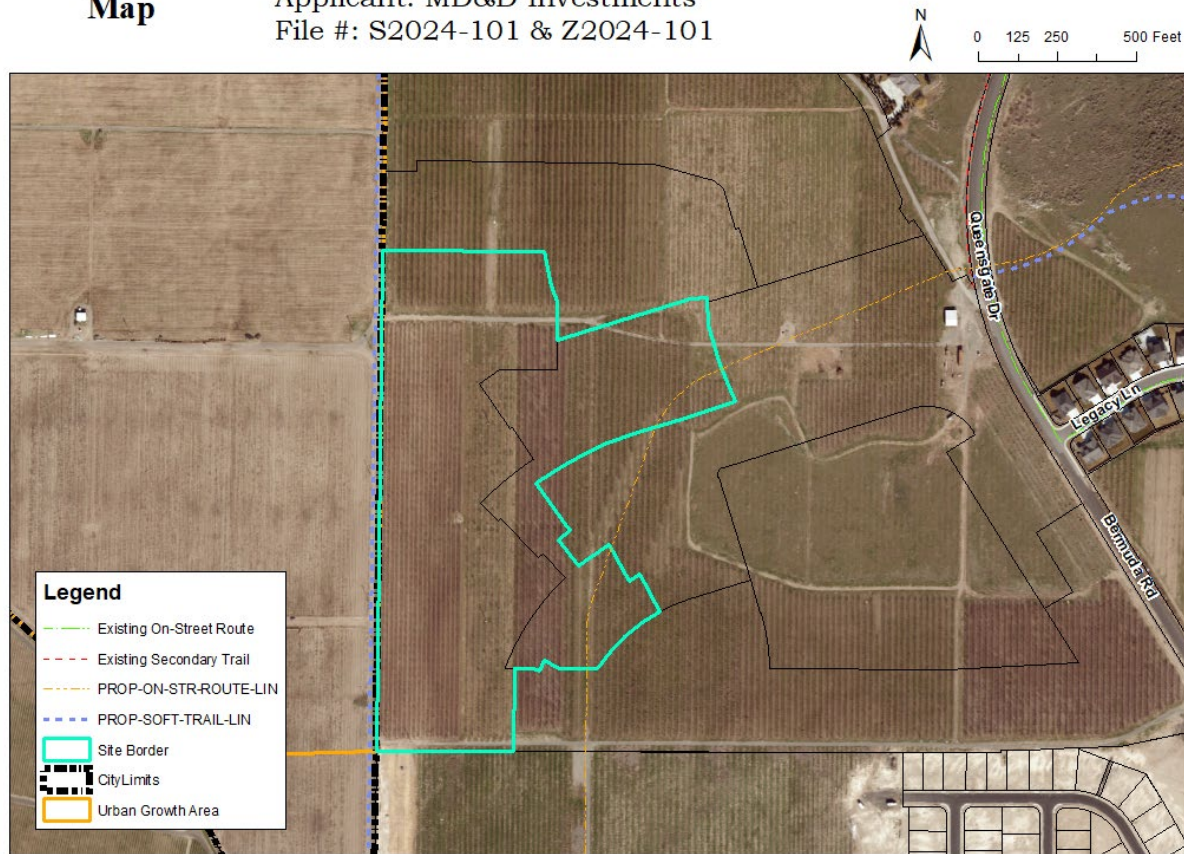


Figure 5 – Transportation Map

EASEMENTS

There are two easements which resemble an “X” shape near the site area. One easement is approximately 20’ wide which runs from Badger Mountain (northwest to southeast orientation) and bisects the site area. This easement would need to be adjusted before structures can be built in this area. The other easement, which runs perpendicular to the previously mentioned easement, roughly follows the proposed Gage Boulevard extension through the plat, shown in the application materials.

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. 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 east 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 subject to State environmental review under the State Environmental Policy Act. A Determination of Non-Significance was issued on April 2, 2024 after utilizing the Optional DNS Process.

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. Comments received are included as an exhibit to this report and/or utilized as conditions of approval. No comments from the general public were received regarding this preliminary plat application.

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:	March 12, 2024
Notice of Hearing Posted:	March 12, 2024
Notice of Hearing Published:	March 17, 2024
Public Hearing:	April 8, 2024

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.*
- There are no indications from City Staff that the build-out of this subdivision will result in the decline of the area transport network below level D.
- 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 II preliminary plat consists of 112 residential lots. Proposed residential lot sizes range from 4,781 square feet to 10,399 square feet, with a 6,131 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 seven (7) 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 Tuesday, April 2, 2024 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 (S2024-101, EA2024-107) 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 Z2024-101 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 APPROVAL

Public Works

1. 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 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.
2. 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.
3. 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.
4. 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 be responsible for payment of the recordation fees.

5. 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.
6. 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.
7. 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:

8. Public improvement design shall follow the following general format:
 - A. All public improvements, materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines, Richland municipal code, 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.
9. 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.
10. 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.

11. 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 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 & Streets:

- 12. The Peach Tree Estates II 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). The developer of this proposed project shall receive "credits" for construction of a portion of Gage Blvd. as allowed under Richland Municipal Code Section 12.03.

13. Gage Blvd. shall be constructed as a city standard rural section roadway from “Elberta St.” to Bermuda Road, concurrent with phase 2. This rural section road shall include street lighting.
14. A note will be shown on the face of the final plat stating that Gage Blvd. is classified as a “minor arterial street”. No driveways accessing single family lots will be allowed directly onto it.
15. The maximum centerline finish grade for the proposed Gage Blvd. shall be no more than 5%.
16. There appears to be an existing access easement crossing the proposed preliminary plat which will be displaced by single family lots. The developer of the preliminary plat shall reconcile all access issues with all parties named in the easements prior to issuance of a right-of-way construction permit.
17. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.
18. 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.).
19. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and PROWAG Standards to be compliant with federal ADA 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.
20. 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.
21. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

22. If the project is to be constructed in phases, all 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:

23. The proposed preliminary plat is located within both the Tapteal IV and V water pressure zones. The closest Tapteal IV water main is located in the plat of Peach Tree Estates Ph.1 to the east and south, and also Bermuda Road to the east. The closest Tapteal V water main is located in Bermuda Road to the east. The separation between these pressure zones is at approx. 944-feet in elevation. It shall be the responsibility of the developer to extend these water mains to this property to serve domestic water to the correct zones at the time of plat construction. These water mains shall be sized to adequately supply domestic water and fire flows to the proposed development. This may require looping of the water mains, which increases fire flows and provides redundancy.
24. A segment of the 12-inch Tapteal IV transmission main shall be installed in a north-south direction through this plat. This water main shall be extended from the southern end of Gage Blvd. to the north end of this project via Goldbar Street.
25. 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.
26. 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.
27. The fire hydrant layout shall be approved by the City Fire Marshal.
28. 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. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer. 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:

29. The closest sanitary sewer available for this development is located in the development of Peach Tree Estates Phase 1. 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.

30. The sewer flows from this development will require off-site sanitary sewer system improvements. The applicant shall be responsible for these improvements prior to completion and final platting of phase 1.
31. This development will drain at least a portion of its sanitary sewer to the Siena Hills development to the south. That project installed a sewer pump station and has an active latecomer agreement. This project will be responsible for paying its portion of the latecomer reimbursement.
32. 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.
33. Sanitary sewer shall be extended to the adjoining properties adjacent to the preliminary plat.

Storm Water:

34. 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.
35. 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.

36. 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.
37. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").
38. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.
39. 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.
40. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.
41. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat.
42. 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.
43. 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.

44. 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 to control weeds in excess of 18-inches in height for the 12-months following the date of final plat acceptance.

Final Platting / Project Acceptance Requirements:

45. When the construction is substantially complete a 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.
46. 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.
47. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City prior to permit issuance.
48. 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.
49. 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.

50. The final plat shall include notes identifying all common areas including any private streets and/or tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.
51. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
52. A one-foot "No access / screening easement" will be required along the Gage Blvd. Right of Way.
53. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
54. 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

Addressing

55. 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. Honeylicious and Starfire were previously approved during the review of Peachtree Estates; all others will need to be submitted for review and approval.
56. Reference RMC 12.01.060 to determine acceptable street designations.
57. Addressing brackets [] are needed on all lots and tracts.

Kennewick Irrigation District

58. 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.

EXHIBIT LIST

1. Application Materials
2. Maps

3. SEPA DNS and Checklist
4. Public Notice and Affidavits
5. Agency Comments

EXHIBIT 1



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: MD&D Investments, LLC

UBI#:

Contact: Alex Rietmann

Address: 63615 E Jacobs Rd. Benton City, WA 99320

Phone: 509-778-2373

Email: alexr@gooseridge.com

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 26+ acres into 112 single family residential lots in accordance with City of Richland Zoning ordinances for R-2S guidelines.

PROPERTY INFORMATION

Parcel #: 134982000005007, 134982010595005, 134982010595007 Zoning: AG (CURRENT), R-2S (PROPOSED)

Legal Description:

Proposed Subdivision Name: Peachtree Estates II

Gross Plat Acreage: 26.3 AC

Number of Lots: 112

Smallest Lot Size: 4,781 sf

Net Lot Area Acreage: 15.8 AC

Avg. Lot Size: 6,130 sf

Largest Lot Size: 10,399 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 2-21-2024

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 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.)

ADJUSTED PARCEL-2**ADJUSTED PARCEL-3****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

10/12/2022

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.

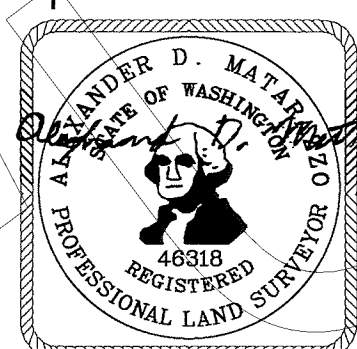
Brenda Chilton, by Merry Boathigh, deputy

COUNTY AUDITOR

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'



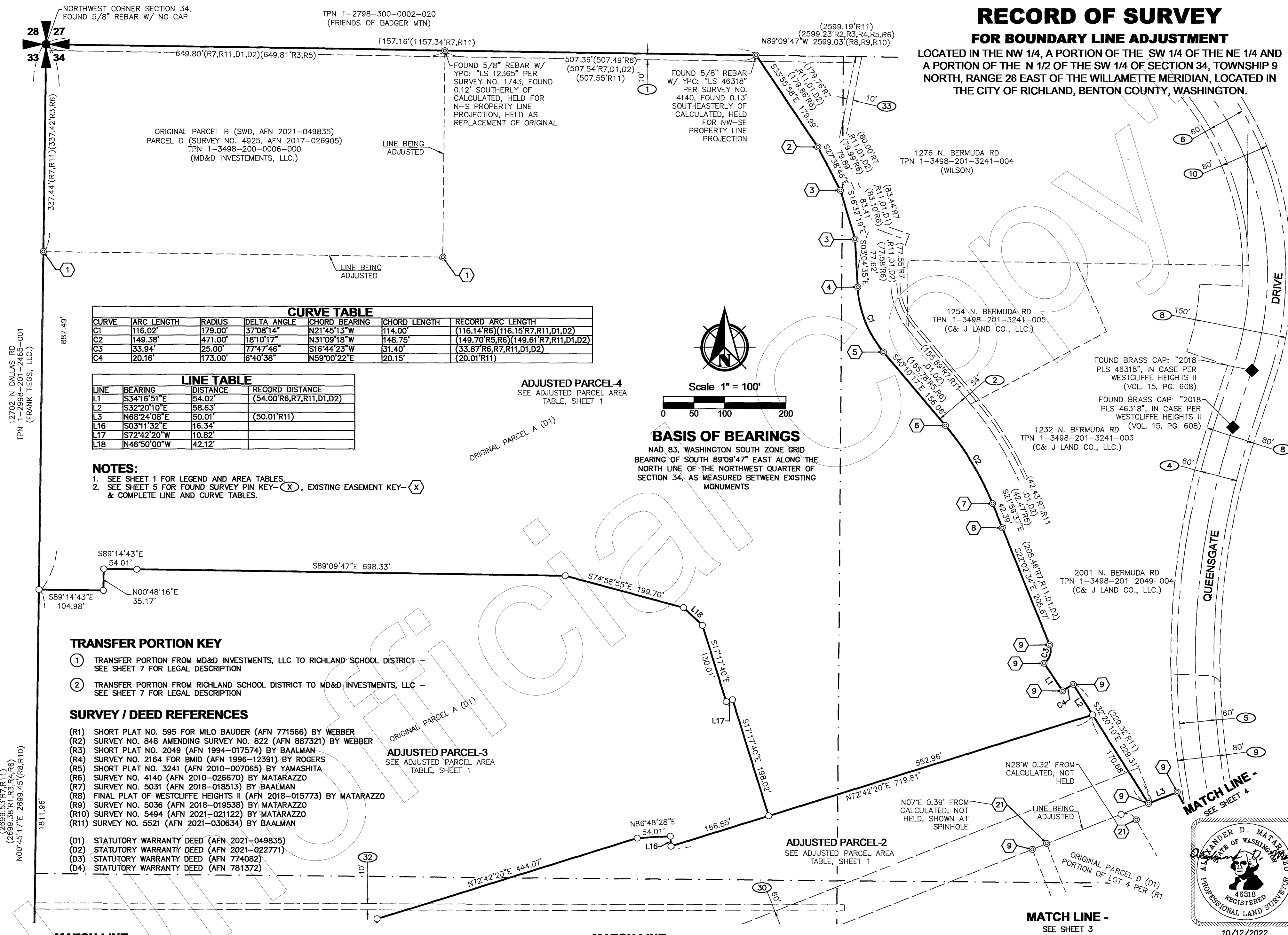
**PBS Engineering and
Environmental Inc.**
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

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:
1. SEE SHEET 1 FOR LEGEND AND AREA TABLES.
2. SEE SHEET 5 FOR FOUND SURVEY PIN KEY-(X), EXISTING EASEMENT KEY-(X) & COMPLETE LINE AND CURVE TABLES.

- 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

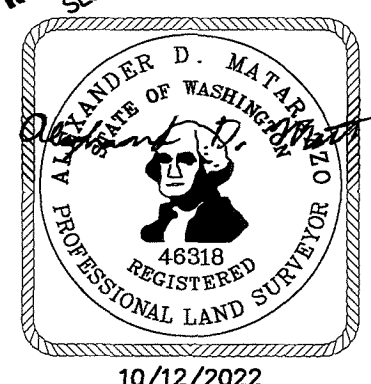
- SURVEY / DEED REFERENCES**
- (R1) SHORT PLAT NO. 595 FOR MILO BAUDER (AFN 771566) BY WEBBER
 - (R2) SURVEY NO. 848 AMENDING SURVEY NO. 822 (AFN 887321) BY WEBBER
 - (R3) SHORT PLAT NO. 2049 (AFN 1994-017574) BY BAALMAN
 - (R4) SURVEY NO. 2164 FOR BMID (AFN 1996-12391) BY ROGERS
 - (R5) SHORT PLAT NO. 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)

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Brenda Chilton by Merv Boatright, deputy
COUNTY AUDITOR



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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	



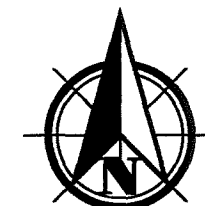
RECORD OF SURVEY

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'

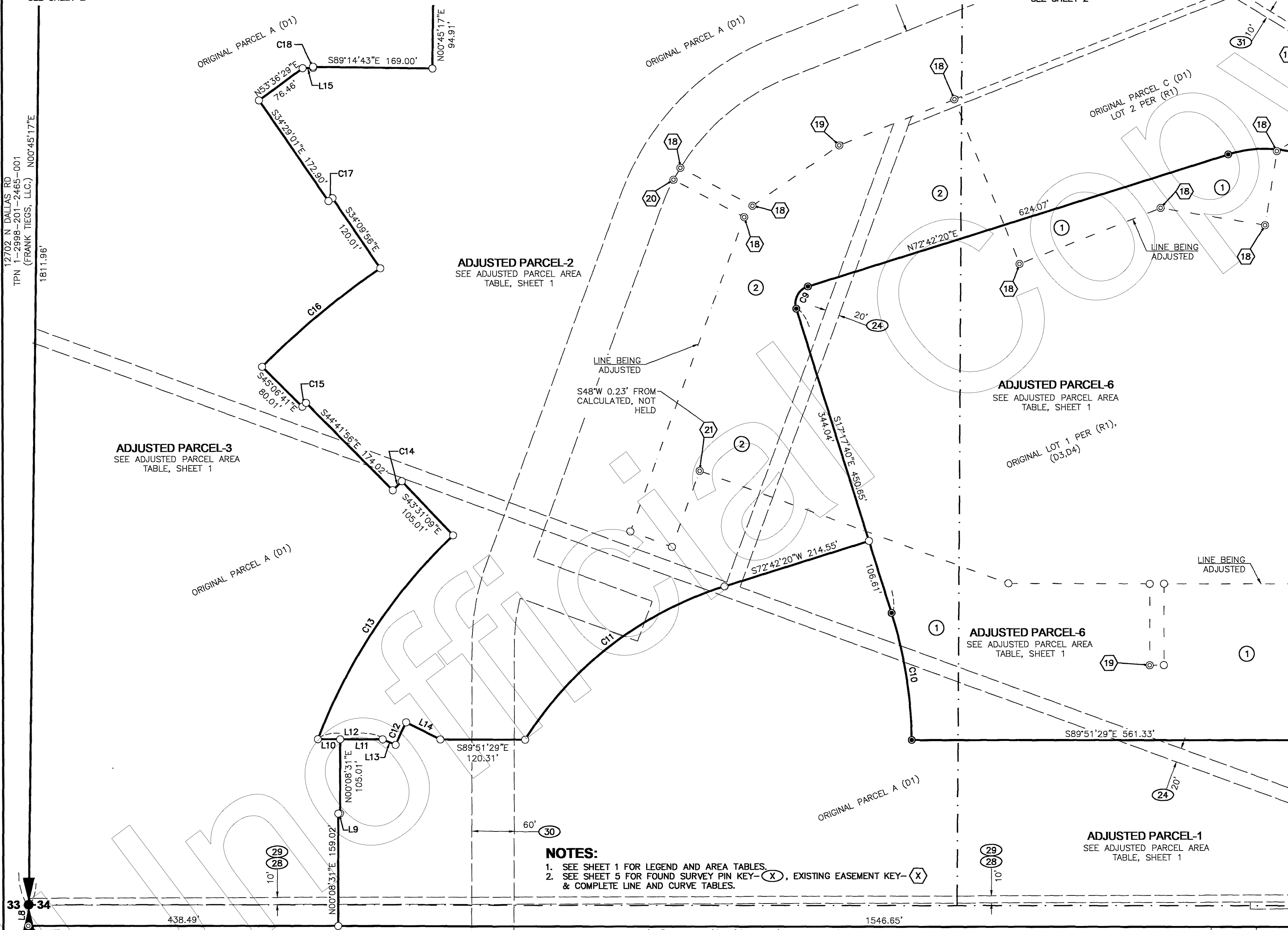
BASIS OF BEARINGS

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

MATCH LINE -
SEE SHEET 2

MATCH LINE -
SEE SHEET 2

MATCH LINE -
SEE SHEET 4

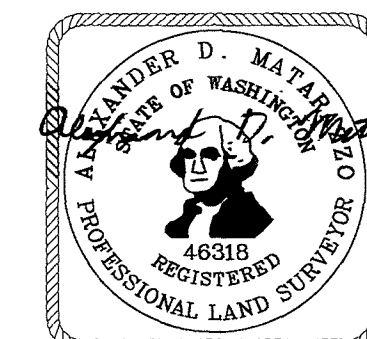


NOTES:

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- SEE SHEET 5 FOR FOUND SURVEY PIN KEY-(X), EXISTING EASEMENT KEY-(X) & COMPLETE LINE AND CURVE TABLES.

MATCH LINE -
SEE SHEET 4

10/12/2022



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Brenda Chilton by Cheryl Beach, deputy
COUNTY AUDITOR

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



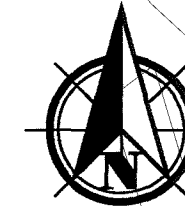
PBS Engineering and Environmental Inc.
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Richland, WA 99352
509.942.1600
pbsusa.com

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

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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

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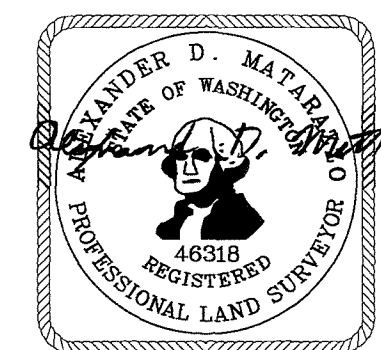
NOTES:

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SURVEY / DEED REFERENCES

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Brenda Chilton by Mary Boardright, Deputy
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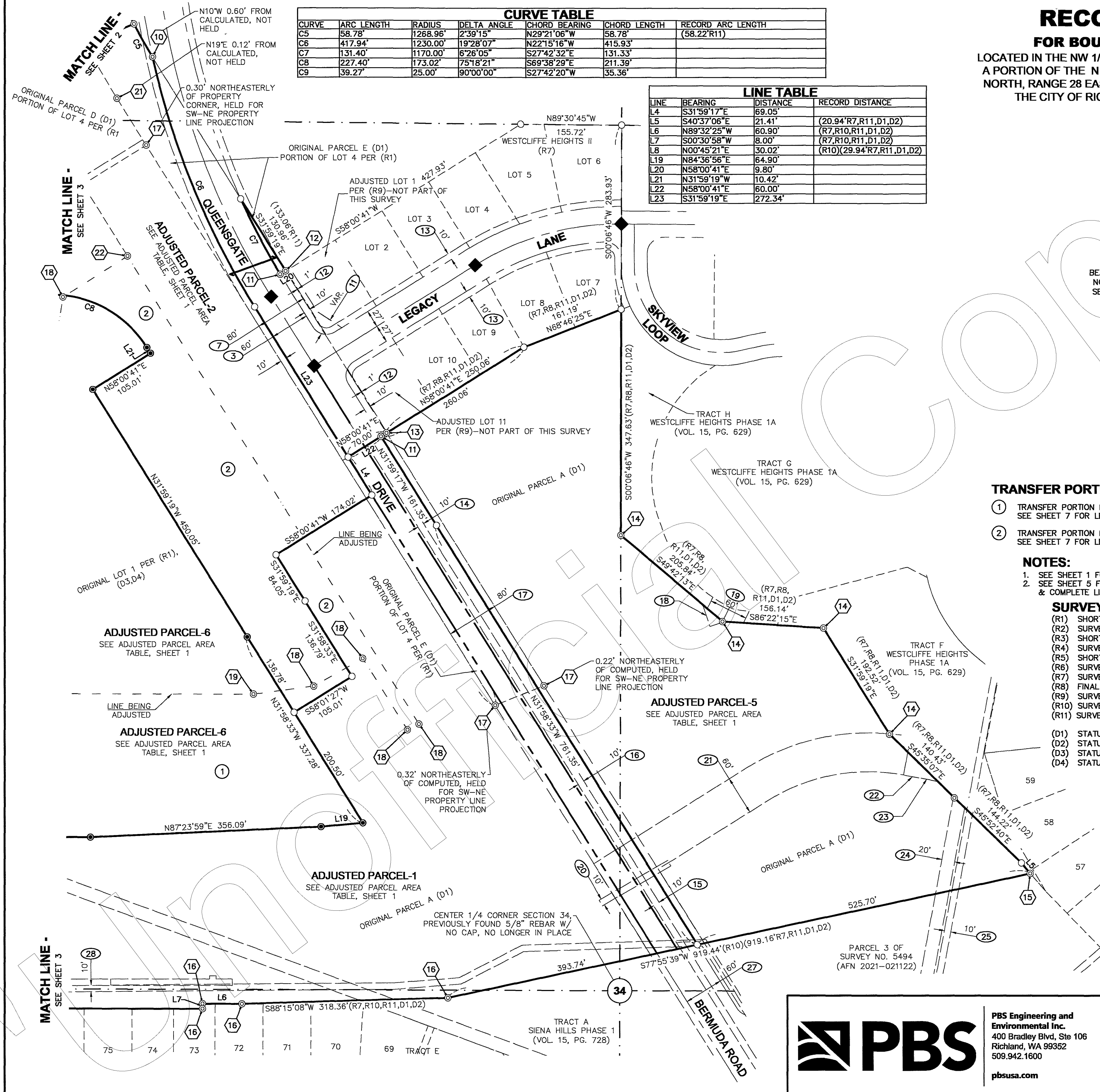


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CITY: RICHLAND	COUNTY: BENTON	SHEET <u>4</u> OF <u>9</u>	

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	RECORD ARC LENGTH
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'	

LINE	BEARING	DISTANCE	RECORD DISTANCE
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)
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'	



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

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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.

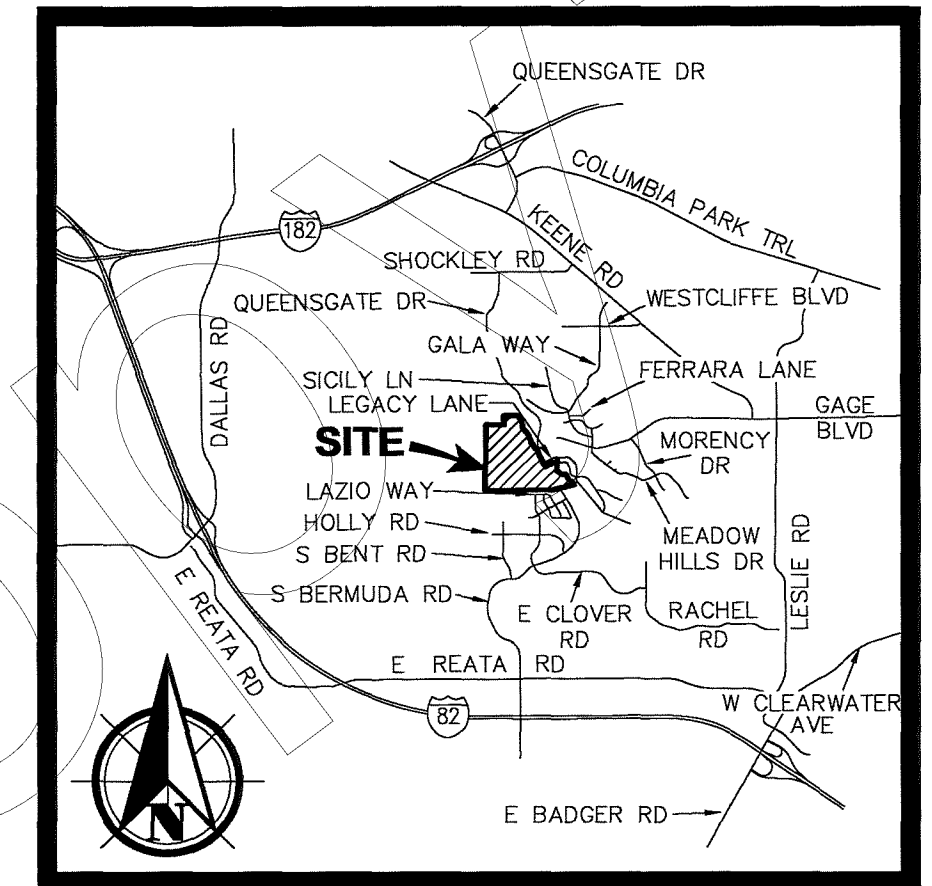
CURVE TABLE

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

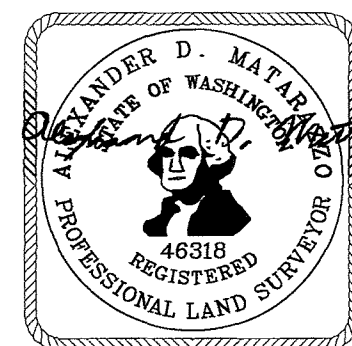
LINE TABLE

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°27'49"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 5 OF 9	

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 Mury 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°00'23", 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 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 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.

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 4 AND SAID LOT 11 AND ALSO BEING THE NORTHEASTERLY MARGIN OF THE PROPOSED 60.00 FOOT RIGHT OF WAY FOR QUEENSGATE DRIVE/BERMUJADA 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:

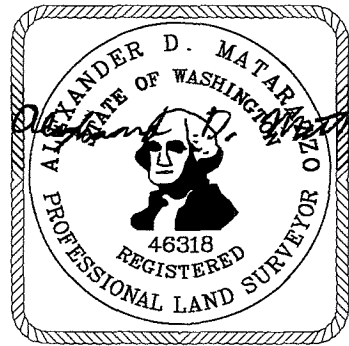
REAL PROPERTY LOCATED IN SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

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/BERMUJADA 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 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 Mary 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:

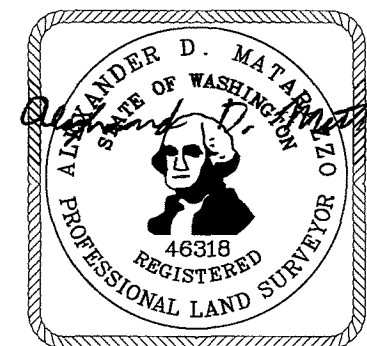
A PORTION OF LOT 1 OF THE SHORT PLAT FOR MILO BAUDER RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 595 FILED UNDER BENTON COUNTY AUDITOR'S FILE NUMBER 771566, LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, 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 7 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 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" WEST 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 1,268.95 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.

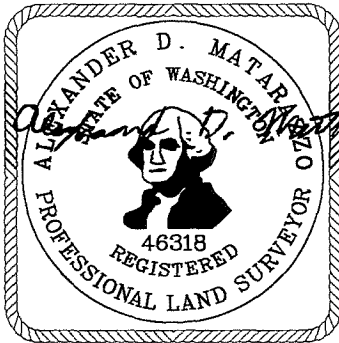
WITH A COMBINED TOTAL AREA OF 1,236,956 SQUARE FEET, 28.40 ACRES, MORE OR LESS.

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 Merry 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 86°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.

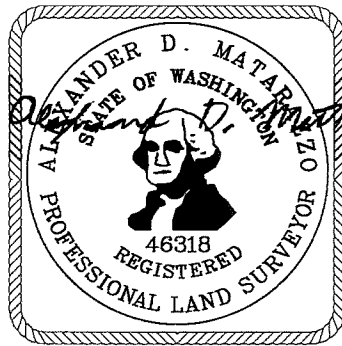
HAVING AN AREA OF 638,424 SQUARE FEET, 14.66 ACRES, MORE OR LESS.

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 Mery 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	

SUBDIVISION

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY
by its agent:



Guarantee/Certificate Number:

472426067

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a corporation, herein called the Company,

GUARANTEES

MD&D Investments LLC AND City of Richland

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

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: January 26, 2024 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): 134982010595005, 134982000005007 and 134982000008000

PARCEL A: (134982010595005)

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 UNE 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°03'8"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;

SCHEDULE A
(continued)

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

SCHEDULE A
(continued)

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

SCHEDULE A
(continued)

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 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 WESTCUFFE 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 WESTCUFFE 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.

PARCEL B: (134982000005007)

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;

SCHEDULE A
(continued)

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 17290 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

SCHEDULE A
(continued)

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 UNE OF THE SOUTHWEST QUARTER SAID SECTION 34;

THENCE NORTH 00°45'21" EAST ALONG SAID WEST UNE 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 UNE OF THE NORTHWEST QUARTER A DISTANCE OF 1,811.96 FEET TO THE POINT OF BEGINNING.

PARCEL C: (134982000008000)

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;

SCHEDULE A
(continued)

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 4239 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.

SCHEDULE A
(continued)

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. 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: 2024
Tax Account No.: [134982010595005](#)
Levy Code: R3
Assessed Value-Land: \$642,000.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$5,945.55
Paid: \$0.00
Unpaid: \$5,945.55
2. 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: 2024
Tax Account No.: [134982000005007](#)
Levy Code: R3
Assessed Value-Land: \$633,250.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$5,869.74
Paid: \$0.00
Unpaid: \$5,869.74
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: 2024
Tax Account No.: [134982000008000](#)
Levy Code: R3
Assessed Value-Land: \$655,650.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$6,076.97
Paid: \$0.00
Unpaid: \$6,076.97
4. Any assessments levied by Badger Mountain Irrigation District for the year 2024, amounts of which are unavailable at this time.
5. 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)

6. 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](#)

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,965,000.00
Dated: December 1, 2022
Trustor/Grantor: MD&D Investments LLC, a Washington limited liability company
Trustee: Cascade Title Company
Beneficiary: Donald F Douglas, an individual
Recording Date: April 20, 2023
Recording No.: [2023-007371](#)
Affects: Said premises and includes other property

Subordination Agreement recorded at [2023-026939](#), referencing the Trust Deed recorded at 2023-007371 and the Trust Deed recorded at 2023-026936.

8. A mortgage to secure an indebtedness as shown below

Amount: \$6,531,225.00
Dated: December 18, 2023
Mortgagor: MD&D Investments LLC
Mortgagee: Community First Bank
Recording Date: December 27, 2023
Recording No.: [2023-026936](#)

Affects: Said premises and other property

Subordination Agreement recorded at [2023-026939](#), referencing the Trust Deed recorded at 2023-007371 and the Trust Deed recorded at 2023-026936.

9. 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.

SCHEDULE B
(continued)

10. 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.
11. 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.
12. 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](#)
13. 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](#)
14. 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](#)
15. 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](#)
16. 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](#)

SCHEDULE B
(continued)

17. 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
18. 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](#)
19. 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](#)
20. 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
21. 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](#)
22. 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
23. 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](#)

SCHEDULE B
(continued)

24. 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](#)
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: November 5, 1993
Recording No.: [93-34114](#)
In favor of: Public Utility District No. 1 of Benton County
26. 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](#)
27. Amended and restated interlocal agreement between Benton County and the City of Richland recorded December 12, 2006 under Auditor's File No. [2006-040708](#).
28. 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](#)
29. 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
30. 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](#)
- Parial Relinquishment of Easement as recorded under Recording No. [2022-004850](#)

SCHEDULE B
(continued)

31. 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](#)

32. 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](#)

33. 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.

34. Terms and Conditions of Ordinance No. 41-10 recorded January 5, 2011 under Auditor's File No. [2011-000610](#).

35. 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](#)

36. 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](#)

37. 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](#)

38. 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](#).

SCHEDULE B
(continued)

39. Terms and Conditions of Ordinance No. 2023-12 recorded June 23, 2023 under Auditor's File No. [2023-012671](#).

40. 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](#)

41. 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](#)

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 Short Plat No. 2049:

Recording No: [94-17574](#)

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 2164:

Recording No: [96-12391](#)

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 Survey 4140
:

Recording No: [2010-026670](#)

SCHEDULE B
(continued)

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 4925:

Recording No: [2017-026905](#)

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 5036
:

Recording No: [2018-019538](#)

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 Short Plat 595:

Recording No: [771566](#)

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 5724:

Recording No: [2022-033094](#)

49. NOTE: We have reviewed the authority documentation for MD&D Investments LLC. Based on our review:

1. David W Douglas and Donald F Douglas must sign as a Member and William A. Monson must sign as Manager of Monson Development Washington LLC as Member of said entity.
2. All signature(s) must be notarized in an appropriate representative capacity.

END OF SCHEDULE B



July 30, 2021

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

Regarding: Soil Sampling and Analysis Assessment
 1276 N Bermuda Road Way
 Richland, Washington 99352
 PBS Project 66336.000

PBS Engineering and Environmental Inc. (PBS) has completed the Soil Testing and Analysis Assessment at 1276 N Bermuda Road Way of the Monson Development in Richland, Washington (Site *or* subject property; see Figure 1). This report summarizes the project background, field sampling activities, and test results.

PROJECT BACKGROUND

PBS completed a Phase I ESA for the subject property in July 2021. The subject property was found to have been in agricultural use as part of a large orchard since 1982. Historically, orchard pesticides often contained heavy metals such as arsenic and lead, as well as other organochlorine pesticides. This investigation was conducted to address the concern that pesticide residues in soil could pose a risk for potential future residential usage.

SAMPLE COLLECTION

On July 8, 2021, PBS completed twenty shallow soil test locations using hand tools to 12 inches below ground surface (bgs) on the subject property (Figure 1). Samples were collected at approximately 6 to 12 inches interval bgs at every location. The samples were submitted to the laboratory for analysis. The sampling equipment was decontaminated using an Aclonox wash and water rinse between discrete sample locations. Soil lithology consisted of light brown organic-rich soil at all locations sampled. The soil was field screened by visual/olfactory observation. No evidence of contamination was identified.

The sampled areas were made to match the surrounding landscaping following the collection of soil samples. Disposable sampling supplies were bagged and disposed of as solid waste. Groundwater was not encountered within the depths of this investigation.

The samples were stored on ice immediately after sample collection and provided to Pace Analytical Laboratory, a state-accredited laboratory in Mount Juliet, Tennessee.

ANALYTICAL PROGRAM AND RESULTS

The following section presents the sample analysis, results, and findings.

Laboratory Analysis

The following analyses were completed on each of the twenty soil samples:

- Total Solids by EPA Method 2540 G-2011

- Total Metals (Arsenic and Lead) by EPA Method 6020B
- Organochlorine pesticides by Environmental Protection Agency (EPA) Methods 8081B.

Laboratory results were compared to Washington State Department of Ecology (Ecology) Model Toxics Control Act (MTCA) Method A Cleanup levels for unrestricted land use (adopted criteria). The laboratory data and screening levels are summarized below and in Table 1.

Pesticides such as dieldrin, 4,4'-DDE, 4,4'-DDD, and 4,4'-DDT and other compounds included in the analysis method 8081B were not detected in the collected samples.

Arsenic and Lead were detected in all twenty soil samples. Arsenic and lead were not detected above the Method A Cleanup Level (20 and 250 mg/kg) in any of the samples. Across the twenty samples, the average detected concentration of arsenic was approximately 5.82 mg/kg, and the average detected concentration of lead was approximately 8.11 mg/kg. These levels are indicative of natural background concentrations for arsenic and lead in soil.

CONCLUSIONS AND RECOMMENDATIONS

Based on the analytical results, the average concentration of arsenic and lead in surficial soils across the subject property do not exceed MTCA Method A Cleanup Levels for unrestricted land use. The organochlorine pesticides were not detected above laboratory reporting limits (i.e., non-detect).

Based on the soil's analysis results, the soils meet unrestricted use conditions per the MTCA criteria.

LIMITATIONS

PBS has prepared this report for the exclusive use by Monson 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 the express written consent of the client and PBS.

This study was limited to the tests, locations, and depths as indicated to determine the absence or presence of certain contaminants. The site may have other contamination that was not characterized by this study. The findings and conclusions of this report are not scientific certainties, but probabilities based on professional judgment concerning the significance of the data gathered during this investigation. PBS is not able to represent that the site or adjoining land contain no hazardous waste, oil, or other latent conditions beyond that detected or observed by PBS.

Please feel free to contact Wesley Garcia at 509.375.7842 or wesley.garcia@pbsusa.com with any questions or comments.

Sincerely,

**Wesley
Garcia**

Digitally signed by Wesley
Garcia
Date: 2021.07.30 12:54:31
-07'00'

Wesley Garcia
PBS Staff Geologist

Date



Digitally signed by
Thomas Mergy
Date: 2021.07.30 12:14:20
-07'00'

Thomas Mergy, LHG
Principal - Hydrogeologist

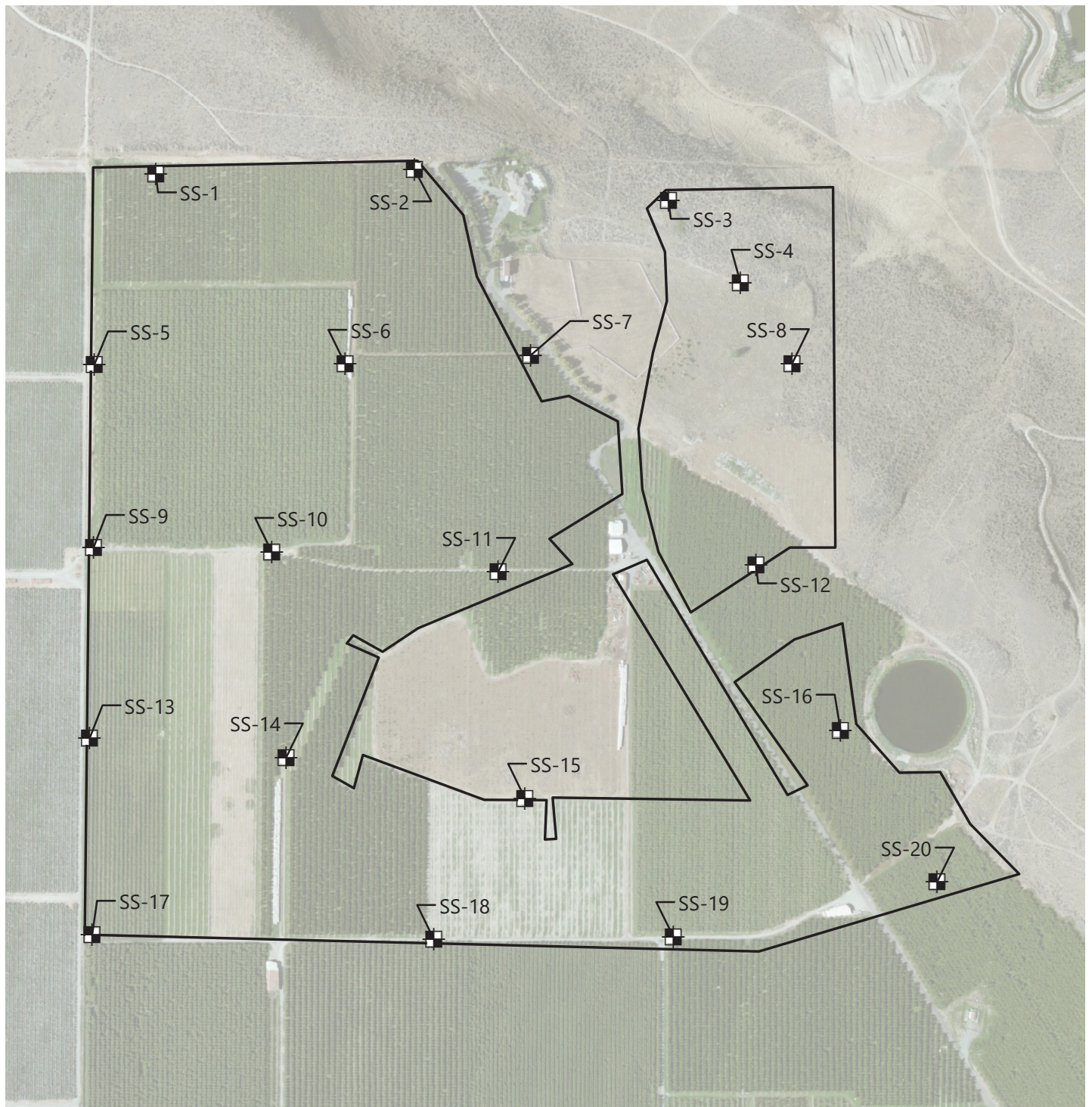
Date

Attachments: Figure 1. Soil Sample Locations
Table 1. Analytical Results
Appendix A. Laboratory Report

Figures

Figure 1. Soil Sample Locations

L:\Projects\66000\66336\66336-000\GIS\Fig2_SitePlan.mxd



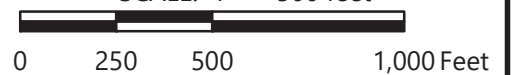
SOURCES: ESRI WORLD IMAGERY, DATED AUGUST 2020
PROJECTION: NAD 2011 WA STATE PLANE NORTH LAMBERT INTL FT

LEGEND

- Soil Sample Location
- Approximate Boundary of Proposed Development



SCALE: 1" = 500 feet



PREPARED FOR: MONSON DEVELOPMENT



SITE PLAN
MONSON DEVELOPMENT
1276 N BERMUDA WAY
RICHLAND, WASHINGTON

JUL 2021
66336.000

FIGURE

2

Tables

Table 1. Analytical Results

TABLE 1
ANALYTICAL RESULTS
Monson Development
Richland, Washington
PBS Project No. 66336.000

Result mg/kg							
Location	Depth (Inches)	Metals ^a		Organochlorine Pesticides ^b			
		Arsenic	Lead	4,4'-DDE	4,4'-DDD	4,4'-DDT	Others
Soil Sampling Collected on July 7, 2021							
SS-1	6 to 12	5.16	8.31	ND	ND	ND	ND
SS-2	6 to 12	4.16	7.05	ND	ND	ND	ND
SS-3	6 to 12	5.58	7.13	ND	ND	ND	ND
SS-4	6 to 12	3.38	5.79	ND	ND	ND	ND
SS-5	6 to 12	5.08	8.65	ND	ND	ND	ND
SS-6	6 to 12	6.38	8.00	ND	ND	ND	ND
SS-7	6 to 12	4.56	7.73	ND	ND	ND	ND
SS-8	6 to 12	3.50	5.75	ND	ND	ND	ND
SS-9	6 to 12	4.31	6.08	ND	ND	ND	ND
SS-10	6 to 12	6.01	8.50	ND	ND	ND	ND
SS-11	6 to 12	4.70	7.85	ND	ND	ND	ND
SS-12	6 to 12	6.9	10.9	ND	ND	ND	ND
SS-13	6 to 12	10.1	10.2	ND	ND	ND	ND
SS-14	6 to 12	7.43	8.74	ND	ND	ND	ND
SS-15	6 to 12	6.86	9.73	ND	ND	ND	ND
SS-16	6 to 12	7.51	9.52	ND	ND	ND	ND
SS-17	6 to 12	7.88	8.39	ND	ND	ND	ND
SS-18	6 to 12	5.86	8.24	ND	ND	ND	ND
SS-19	6 to 12	5.91	7.66	ND	ND	ND	ND
SS-20	6 to 12	5.05	8.03	ND	ND	ND	ND
Adopted Criteria ^c		20	250	2.9	2.4	3	Variable
Notes: ND indicates analyte not detected at or above laboratory reporting limit Abbreviations & Acronyms mg/kg - milligrams per kilogram Footnotes: ^a Analyzed by Environmental Protection Agency Method 6020B ^b Analyzed by Environmental Protection Agency Method 8081B ^c Washington State Department of Ecology Model Toxics Control Act Method A Cleanup Level for Unrestricted Land Use as established in WAC 173-340-900							

Appendix A

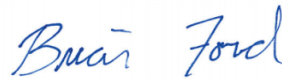
Laboratory Report

PBS Engineering & Env.- WA

Sample Delivery Group: L1376445
Samples Received: 07/09/2021
Project Number: 66336.000/0003/002
Description: Menson

Report To: Kanani Patricio-Young
400 Bradley Blvd.
Ste. 106
Richland, WA 99352

Entire Report Reviewed By:



Brian Ford
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.

Pace Analytical National12065 Lebanon Rd Mount Juliet, TN 37122 615-758-5858 800-767-5859 www.pacenational.com

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¹ Cp
² Tc
³ Ss
⁴ Cn
⁵ Sr
⁶ Qc
⁷ Gl
⁸ Al
⁹ Sc

SAMPLE SUMMARY

SS-1 L1376445-01 Solid

				Collected by Wesley Garcia	Collected date/time 07/08/21 08:00	Received date/time 07/09/21 09:45
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703826	1	07/13/21 09:25	07/13/21 09:33	KDW	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 00:21	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/14/21 19:10	AO	Mt. Juliet, TN

SS-2 L1376445-02 Solid

				Collected by Wesley Garcia	Collected date/time 07/08/21 08:30	Received date/time 07/09/21 09:45
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703826	1	07/13/21 09:25	07/13/21 09:33	KDW	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 00:24	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/14/21 19:17	AO	Mt. Juliet, TN

SS-3 L1376445-03 Solid

				Collected by Wesley Garcia	Collected date/time 07/08/21 11:30	Received date/time 07/09/21 09:45
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703826	1	07/13/21 09:25	07/13/21 09:33	KDW	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 00:28	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/20/21 17:07	JMB	Mt. Juliet, TN

SS-4 L1376445-04 Solid

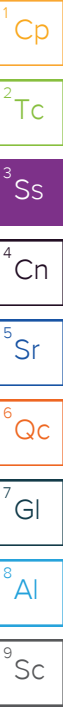
				Collected by Wesley Garcia	Collected date/time 07/08/21 14:45	Received date/time 07/09/21 09:45
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703826	1	07/13/21 09:25	07/13/21 09:33	KDW	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 00:38	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/20/21 17:14	JMB	Mt. Juliet, TN

SS-5 L1376445-05 Solid

				Collected by Wesley Garcia	Collected date/time 07/08/21 09:45	Received date/time 07/09/21 09:45
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703826	1	07/13/21 09:25	07/13/21 09:33	KDW	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 00:41	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/20/21 17:21	JMB	Mt. Juliet, TN

SS-6 L1376445-06 Solid

				Collected by Wesley Garcia	Collected date/time 07/08/21 09:00	Received date/time 07/09/21 09:45
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703826	1	07/13/21 09:25	07/13/21 09:33	KDW	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 00:44	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/20/21 17:28	JMB	Mt. Juliet, TN



SAMPLE SUMMARY

SS-7 L1376445-07 Solid

Collected by
Wesley Garcia

Collected date/time
07/08/21 08:45

Received date/time
07/09/21 09:45

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703826	1	07/13/21 09:25	07/13/21 09:33	KDW	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 00:47	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/20/21 17:36	JMB	Mt. Juliet, TN

SS-8 L1376445-08 Solid

Collected by
Wesley Garcia

Collected date/time
07/08/21 14:15

Received date/time
07/09/21 09:45

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703826	1	07/13/21 09:25	07/13/21 09:33	KDW	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 00:51	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/20/21 17:43	JMB	Mt. Juliet, TN

SS-9 L1376445-09 Solid

Collected by
Wesley Garcia

Collected date/time
07/08/21 10:00

Received date/time
07/09/21 09:45

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703826	1	07/13/21 09:25	07/13/21 09:33	KDW	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 00:54	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/20/21 17:49	JMB	Mt. Juliet, TN

SS-10 L1376445-10 Solid

Collected by
Wesley Garcia

Collected date/time
07/08/21 10:30

Received date/time
07/09/21 09:45

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703827	1	07/13/21 11:51	07/13/21 11:58	CMK	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 00:05	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/20/21 17:56	JMB	Mt. Juliet, TN

SS-11 L1376445-11 Solid

Collected by
Wesley Garcia

Collected date/time
07/08/21 11:00

Received date/time
07/09/21 09:45

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703827	1	07/13/21 11:51	07/13/21 11:58	CMK	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 00:57	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/20/21 18:03	JMB	Mt. Juliet, TN

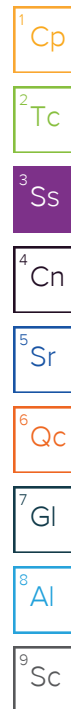
SS-12 L1376445-12 Solid

Collected by
Wesley Garcia

Collected date/time
07/08/21 14:00

Received date/time
07/09/21 09:45

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703827	1	07/13/21 11:51	07/13/21 11:58	CMK	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 01:00	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/15/21 14:22	AO	Mt. Juliet, TN



SAMPLE SUMMARY

SS-13 L1376445-13 Solid

				Collected by Wesley Garcia	Collected date/time 07/08/21 12:00	Received date/time 07/09/21 09:45
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703827	1	07/13/21 11:51	07/13/21 11:58	CMK	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 01:04	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/15/21 14:29	AO	Mt. Juliet, TN

SS-14 L1376445-14 Solid

				Collected by Wesley Garcia	Collected date/time 07/08/21 12:15	Received date/time 07/09/21 09:45
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703827	1	07/13/21 11:51	07/13/21 11:58	CMK	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 01:07	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/15/21 14:36	AO	Mt. Juliet, TN

SS-15 L1376445-15 Solid

				Collected by Wesley Garcia	Collected date/time 07/08/21 13:00	Received date/time 07/09/21 09:45
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703827	1	07/13/21 11:51	07/13/21 11:58	CMK	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 01:17	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/15/21 14:58	AO	Mt. Juliet, TN

SS-16 L1376445-16 Solid

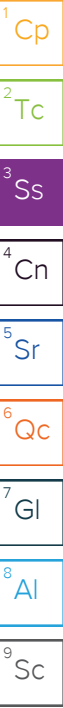
				Collected by Wesley Garcia	Collected date/time 07/08/21 13:45	Received date/time 07/09/21 09:45
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703827	1	07/13/21 11:51	07/13/21 11:58	CMK	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 01:20	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1703895	1	07/14/21 09:30	07/15/21 15:05	AO	Mt. Juliet, TN

SS-17 L1376445-17 Solid

				Collected by Wesley Garcia	Collected date/time 07/08/21 12:30	Received date/time 07/09/21 09:45
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703827	1	07/13/21 11:51	07/13/21 11:58	CMK	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 01:23	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1705260	1	07/14/21 15:09	07/15/21 21:47	JMB	Mt. Juliet, TN

SS-18 L1376445-18 Solid

				Collected by Wesley Garcia	Collected date/time 07/08/21 12:45	Received date/time 07/09/21 09:45
Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703827	1	07/13/21 11:51	07/13/21 11:58	CMK	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 01:26	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1705260	1	07/14/21 15:09	07/15/21 21:59	JMB	Mt. Juliet, TN



SAMPLE SUMMARY

SS-19 L1376445-19 Solid

Collected by
Wesley Garcia

Collected date/time
07/08/21 13:15

Received date/time
07/09/21 09:45

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703827	1	07/13/21 11:51	07/13/21 11:58	CMK	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 01:30	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1705260	1	07/14/21 15:09	07/15/21 22:12	JMB	Mt. Juliet, TN

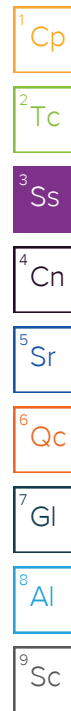
SS-20 L1376445-20 Solid

Collected by
Wesley Garcia

Collected date/time
07/08/21 13:30

Received date/time
07/09/21 09:45

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Total Solids by Method 2540 G-2011	WG1703829	1	07/13/21 11:41	07/13/21 11:48	CMK	Mt. Juliet, TN
Metals (ICPMS) by Method 6020B	WG1703985	5	07/16/21 15:35	07/17/21 01:33	JPD	Mt. Juliet, TN
Pesticides (GC) by Method 8081B	WG1705260	1	07/14/21 15:09	07/15/21 22:24	JMB	Mt. Juliet, TN



CASE NARRATIVE

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.



Brian Ford
Project Manager

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	83.0		1	07/13/2021 09:33	WG1703826

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	5.16		1.21	5	07/17/2021 00:21	WG1703985
Lead	8.31		2.41	5	07/17/2021 00:21	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0241	1	07/14/2021 19:10	WG1703895
Alpha BHC	ND		0.0241	1	07/14/2021 19:10	WG1703895
Beta BHC	ND		0.0241	1	07/14/2021 19:10	WG1703895
Delta BHC	ND		0.0241	1	07/14/2021 19:10	WG1703895
Gamma BHC	ND		0.0241	1	07/14/2021 19:10	WG1703895
Chlordane	ND		0.362	1	07/14/2021 19:10	WG1703895
4,4-DDD	ND		0.0241	1	07/14/2021 19:10	WG1703895
4,4-DDE	ND		0.0241	1	07/14/2021 19:10	WG1703895
4,4-DDT	ND		0.0241	1	07/14/2021 19:10	WG1703895
Dieldrin	ND		0.0241	1	07/14/2021 19:10	WG1703895
Endosulfan I	ND		0.0241	1	07/14/2021 19:10	WG1703895
Endosulfan II	ND		0.0241	1	07/14/2021 19:10	WG1703895
Endosulfan sulfate	ND		0.0241	1	07/14/2021 19:10	WG1703895
Endrin	ND		0.0241	1	07/14/2021 19:10	WG1703895
Endrin aldehyde	ND		0.0241	1	07/14/2021 19:10	WG1703895
Endrin ketone	ND		0.0241	1	07/14/2021 19:10	WG1703895
Hexachlorobenzene	ND		0.0241	1	07/14/2021 19:10	WG1703895
Heptachlor	ND		0.0241	1	07/14/2021 19:10	WG1703895
Heptachlor epoxide	ND		0.0241	1	07/14/2021 19:10	WG1703895
Methoxychlor	ND		0.0241	1	07/14/2021 19:10	WG1703895
Toxaphene	ND		0.482	1	07/14/2021 19:10	WG1703895
(S) Decachlorobiphenyl	61.0		10.0-135		07/14/2021 19:10	WG1703895
(S) Tetrachloro-m-xylene	57.2		10.0-139		07/14/2021 19:10	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	88.2		1	07/13/2021 09:33	WG1703826

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	4.16		1.13	5	07/17/2021 00:24	WG1703985
Lead	7.05		2.27	5	07/17/2021 00:24	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0227	1	07/14/2021 19:17	WG1703895
Alpha BHC	ND		0.0227	1	07/14/2021 19:17	WG1703895
Beta BHC	ND		0.0227	1	07/14/2021 19:17	WG1703895
Delta BHC	ND		0.0227	1	07/14/2021 19:17	WG1703895
Gamma BHC	ND		0.0227	1	07/14/2021 19:17	WG1703895
Chlordane	ND		0.340	1	07/14/2021 19:17	WG1703895
4,4-DDD	ND		0.0227	1	07/14/2021 19:17	WG1703895
4,4-DDE	ND		0.0227	1	07/14/2021 19:17	WG1703895
4,4-DDT	ND		0.0227	1	07/14/2021 19:17	WG1703895
Dieldrin	ND		0.0227	1	07/14/2021 19:17	WG1703895
Endosulfan I	ND		0.0227	1	07/14/2021 19:17	WG1703895
Endosulfan II	ND		0.0227	1	07/14/2021 19:17	WG1703895
Endosulfan sulfate	ND		0.0227	1	07/14/2021 19:17	WG1703895
Endrin	ND		0.0227	1	07/14/2021 19:17	WG1703895
Endrin aldehyde	ND		0.0227	1	07/14/2021 19:17	WG1703895
Endrin ketone	ND		0.0227	1	07/14/2021 19:17	WG1703895
Hexachlorobenzene	ND		0.0227	1	07/14/2021 19:17	WG1703895
Heptachlor	ND		0.0227	1	07/14/2021 19:17	WG1703895
Heptachlor epoxide	ND		0.0227	1	07/14/2021 19:17	WG1703895
Methoxychlor	ND		0.0227	1	07/14/2021 19:17	WG1703895
Toxaphene	ND		0.453	1	07/14/2021 19:17	WG1703895
(S) Decachlorobiphenyl	66.2		10.0-135		07/14/2021 19:17	WG1703895
(S) Tetrachloro-m-xylene	60.5		10.0-139		07/14/2021 19:17	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	99.1		1	07/13/2021 09:33	WG1703826

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	5.58		1.01	5	07/17/2021 00:28	WG1703985
Lead	7.13		2.02	5	07/17/2021 00:28	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0202	1	07/20/2021 17:07	WG1703895
Alpha BHC	ND		0.0202	1	07/20/2021 17:07	WG1703895
Beta BHC	ND		0.0202	1	07/20/2021 17:07	WG1703895
Delta BHC	ND		0.0202	1	07/20/2021 17:07	WG1703895
Gamma BHC	ND		0.0202	1	07/20/2021 17:07	WG1703895
Chlordane	ND		0.303	1	07/20/2021 17:07	WG1703895
4,4-DDD	ND		0.0202	1	07/20/2021 17:07	WG1703895
4,4-DDE	ND		0.0202	1	07/20/2021 17:07	WG1703895
4,4-DDT	ND		0.0202	1	07/20/2021 17:07	WG1703895
Dieldrin	ND		0.0202	1	07/20/2021 17:07	WG1703895
Endosulfan I	ND		0.0202	1	07/20/2021 17:07	WG1703895
Endosulfan II	ND		0.0202	1	07/20/2021 17:07	WG1703895
Endosulfan sulfate	ND		0.0202	1	07/20/2021 17:07	WG1703895
Endrin	ND		0.0202	1	07/20/2021 17:07	WG1703895
Endrin aldehyde	ND		0.0202	1	07/20/2021 17:07	WG1703895
Endrin ketone	ND		0.0202	1	07/20/2021 17:07	WG1703895
Hexachlorobenzene	ND		0.0202	1	07/20/2021 17:07	WG1703895
Heptachlor	ND		0.0202	1	07/20/2021 17:07	WG1703895
Heptachlor epoxide	ND		0.0202	1	07/20/2021 17:07	WG1703895
Methoxychlor	ND		0.0202	1	07/20/2021 17:07	WG1703895
Toxaphene	ND		0.404	1	07/20/2021 17:07	WG1703895
(S) Decachlorobiphenyl	45.5		10.0-135		07/20/2021 17:07	WG1703895
(S) Tetrachloro-m-xylene	45.1		10.0-139		07/20/2021 17:07	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	99.4		1	07/13/2021 09:33	WG1703826

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	3.38		1.01	5	07/17/2021 00:38	WG1703985
Lead	5.79		2.01	5	07/17/2021 00:38	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0201	1	07/20/2021 17:14	WG1703895
Alpha BHC	ND		0.0201	1	07/20/2021 17:14	WG1703895
Beta BHC	ND		0.0201	1	07/20/2021 17:14	WG1703895
Delta BHC	ND		0.0201	1	07/20/2021 17:14	WG1703895
Gamma BHC	ND		0.0201	1	07/20/2021 17:14	WG1703895
Chlordane	ND		0.302	1	07/20/2021 17:14	WG1703895
4,4-DDD	ND		0.0201	1	07/20/2021 17:14	WG1703895
4,4-DDE	ND		0.0201	1	07/20/2021 17:14	WG1703895
4,4-DDT	ND		0.0201	1	07/20/2021 17:14	WG1703895
Dieldrin	ND		0.0201	1	07/20/2021 17:14	WG1703895
Endosulfan I	ND		0.0201	1	07/20/2021 17:14	WG1703895
Endosulfan II	ND		0.0201	1	07/20/2021 17:14	WG1703895
Endosulfan sulfate	ND		0.0201	1	07/20/2021 17:14	WG1703895
Endrin	ND		0.0201	1	07/20/2021 17:14	WG1703895
Endrin aldehyde	ND		0.0201	1	07/20/2021 17:14	WG1703895
Endrin ketone	ND		0.0201	1	07/20/2021 17:14	WG1703895
Hexachlorobenzene	ND		0.0201	1	07/20/2021 17:14	WG1703895
Heptachlor	ND		0.0201	1	07/20/2021 17:14	WG1703895
Heptachlor epoxide	ND		0.0201	1	07/20/2021 17:14	WG1703895
Methoxychlor	ND		0.0201	1	07/20/2021 17:14	WG1703895
Toxaphene	ND		0.402	1	07/20/2021 17:14	WG1703895
(S) Decachlorobiphenyl	55.5		10.0-135		07/20/2021 17:14	WG1703895
(S) Tetrachloro-m-xylene	54.0		10.0-139		07/20/2021 17:14	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	96.5		1	07/13/2021 09:33	WG1703826

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	5.08		1.04	5	07/17/2021 00:41	WG1703985
Lead	8.65		2.07	5	07/17/2021 00:41	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0207	1	07/20/2021 17:21	WG1703895
Alpha BHC	ND		0.0207	1	07/20/2021 17:21	WG1703895
Beta BHC	ND		0.0207	1	07/20/2021 17:21	WG1703895
Delta BHC	ND		0.0207	1	07/20/2021 17:21	WG1703895
Gamma BHC	ND		0.0207	1	07/20/2021 17:21	WG1703895
Chlordane	ND		0.311	1	07/20/2021 17:21	WG1703895
4,4-DDD	ND		0.0207	1	07/20/2021 17:21	WG1703895
4,4-DDE	ND		0.0207	1	07/20/2021 17:21	WG1703895
4,4-DDT	ND		0.0207	1	07/20/2021 17:21	WG1703895
Dieldrin	ND		0.0207	1	07/20/2021 17:21	WG1703895
Endosulfan I	ND		0.0207	1	07/20/2021 17:21	WG1703895
Endosulfan II	ND		0.0207	1	07/20/2021 17:21	WG1703895
Endosulfan sulfate	ND		0.0207	1	07/20/2021 17:21	WG1703895
Endrin	ND		0.0207	1	07/20/2021 17:21	WG1703895
Endrin aldehyde	ND		0.0207	1	07/20/2021 17:21	WG1703895
Endrin ketone	ND		0.0207	1	07/20/2021 17:21	WG1703895
Hexachlorobenzene	ND		0.0207	1	07/20/2021 17:21	WG1703895
Heptachlor	ND		0.0207	1	07/20/2021 17:21	WG1703895
Heptachlor epoxide	ND		0.0207	1	07/20/2021 17:21	WG1703895
Methoxychlor	ND		0.0207	1	07/20/2021 17:21	WG1703895
Toxaphene	ND		0.415	1	07/20/2021 17:21	WG1703895
(S) Decachlorobiphenyl	62.4		10.0-135		07/20/2021 17:21	WG1703895
(S) Tetrachloro-m-xylene	61.3		10.0-139		07/20/2021 17:21	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	81.5		1	07/13/2021 09:33	WG1703826

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	6.38		1.23	5	07/17/2021 00:44	WG1703985
Lead	8.00		2.45	5	07/17/2021 00:44	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0245	1	07/20/2021 17:28	WG1703895
Alpha BHC	ND		0.0245	1	07/20/2021 17:28	WG1703895
Beta BHC	ND		0.0245	1	07/20/2021 17:28	WG1703895
Delta BHC	ND		0.0245	1	07/20/2021 17:28	WG1703895
Gamma BHC	ND		0.0245	1	07/20/2021 17:28	WG1703895
Chlordane	ND		0.368	1	07/20/2021 17:28	WG1703895
4,4-DDD	ND		0.0245	1	07/20/2021 17:28	WG1703895
4,4-DDE	ND		0.0245	1	07/20/2021 17:28	WG1703895
4,4-DDT	ND		0.0245	1	07/20/2021 17:28	WG1703895
Dieldrin	ND		0.0245	1	07/20/2021 17:28	WG1703895
Endosulfan I	ND		0.0245	1	07/20/2021 17:28	WG1703895
Endosulfan II	ND		0.0245	1	07/20/2021 17:28	WG1703895
Endosulfan sulfate	ND		0.0245	1	07/20/2021 17:28	WG1703895
Endrin	ND		0.0245	1	07/20/2021 17:28	WG1703895
Endrin aldehyde	ND		0.0245	1	07/20/2021 17:28	WG1703895
Endrin ketone	ND		0.0245	1	07/20/2021 17:28	WG1703895
Hexachlorobenzene	ND		0.0245	1	07/20/2021 17:28	WG1703895
Heptachlor	ND		0.0245	1	07/20/2021 17:28	WG1703895
Heptachlor epoxide	ND		0.0245	1	07/20/2021 17:28	WG1703895
Methoxychlor	ND		0.0245	1	07/20/2021 17:28	WG1703895
Toxaphene	ND		0.491	1	07/20/2021 17:28	WG1703895
(S) Decachlorobiphenyl	69.7		10.0-135		07/20/2021 17:28	WG1703895
(S) Tetrachloro-m-xylene	74.7		10.0-139		07/20/2021 17:28	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	90.5		1	07/13/2021 09:33	WG1703826

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	4.56		1.10	5	07/17/2021 00:47	WG1703985
Lead	7.73		2.21	5	07/17/2021 00:47	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0221	1	07/20/2021 17:36	WG1703895
Alpha BHC	ND		0.0221	1	07/20/2021 17:36	WG1703895
Beta BHC	ND		0.0221	1	07/20/2021 17:36	WG1703895
Delta BHC	ND		0.0221	1	07/20/2021 17:36	WG1703895
Gamma BHC	ND		0.0221	1	07/20/2021 17:36	WG1703895
Chlordane	ND		0.331	1	07/20/2021 17:36	WG1703895
4,4-DDD	ND		0.0221	1	07/20/2021 17:36	WG1703895
4,4-DDE	ND		0.0221	1	07/20/2021 17:36	WG1703895
4,4-DDT	ND		0.0221	1	07/20/2021 17:36	WG1703895
Dieldrin	ND		0.0221	1	07/20/2021 17:36	WG1703895
Endosulfan I	ND		0.0221	1	07/20/2021 17:36	WG1703895
Endosulfan II	ND		0.0221	1	07/20/2021 17:36	WG1703895
Endosulfan sulfate	ND		0.0221	1	07/20/2021 17:36	WG1703895
Endrin	ND		0.0221	1	07/20/2021 17:36	WG1703895
Endrin aldehyde	ND		0.0221	1	07/20/2021 17:36	WG1703895
Endrin ketone	ND		0.0221	1	07/20/2021 17:36	WG1703895
Hexachlorobenzene	ND		0.0221	1	07/20/2021 17:36	WG1703895
Heptachlor	ND		0.0221	1	07/20/2021 17:36	WG1703895
Heptachlor epoxide	ND		0.0221	1	07/20/2021 17:36	WG1703895
Methoxychlor	ND		0.0221	1	07/20/2021 17:36	WG1703895
Toxaphene	ND		0.442	1	07/20/2021 17:36	WG1703895
(S) Decachlorobiphenyl	73.5		10.0-135		07/20/2021 17:36	WG1703895
(S) Tetrachloro-m-xylene	69.2		10.0-139		07/20/2021 17:36	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	99.4		1	07/13/2021 09:33	WG1703826

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	3.50		1.01	5	07/17/2021 00:51	WG1703985
Lead	5.75		2.01	5	07/17/2021 00:51	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0201	1	07/20/2021 17:43	WG1703895
Alpha BHC	ND		0.0201	1	07/20/2021 17:43	WG1703895
Beta BHC	ND		0.0201	1	07/20/2021 17:43	WG1703895
Delta BHC	ND		0.0201	1	07/20/2021 17:43	WG1703895
Gamma BHC	ND		0.0201	1	07/20/2021 17:43	WG1703895
Chlordane	ND		0.302	1	07/20/2021 17:43	WG1703895
4,4-DDD	ND		0.0201	1	07/20/2021 17:43	WG1703895
4,4-DDE	ND		0.0201	1	07/20/2021 17:43	WG1703895
4,4-DDT	ND		0.0201	1	07/20/2021 17:43	WG1703895
Dieldrin	ND		0.0201	1	07/20/2021 17:43	WG1703895
Endosulfan I	ND		0.0201	1	07/20/2021 17:43	WG1703895
Endosulfan II	ND		0.0201	1	07/20/2021 17:43	WG1703895
Endosulfan sulfate	ND		0.0201	1	07/20/2021 17:43	WG1703895
Endrin	ND		0.0201	1	07/20/2021 17:43	WG1703895
Endrin aldehyde	ND		0.0201	1	07/20/2021 17:43	WG1703895
Endrin ketone	ND		0.0201	1	07/20/2021 17:43	WG1703895
Hexachlorobenzene	ND		0.0201	1	07/20/2021 17:43	WG1703895
Heptachlor	ND		0.0201	1	07/20/2021 17:43	WG1703895
Heptachlor epoxide	ND		0.0201	1	07/20/2021 17:43	WG1703895
Methoxychlor	ND		0.0201	1	07/20/2021 17:43	WG1703895
Toxaphene	ND		0.403	1	07/20/2021 17:43	WG1703895
(S) Decachlorobiphenyl	59.5		10.0-135		07/20/2021 17:43	WG1703895
(S) Tetrachloro-m-xylene	56.2		10.0-139		07/20/2021 17:43	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	81.6		1	07/13/2021 09:33	WG1703826

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	4.31		1.23	5	07/17/2021 00:54	WG1703985
Lead	6.08		2.45	5	07/17/2021 00:54	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0245	1	07/20/2021 17:49	WG1703895
Alpha BHC	ND		0.0245	1	07/20/2021 17:49	WG1703895
Beta BHC	ND		0.0245	1	07/20/2021 17:49	WG1703895
Delta BHC	ND		0.0245	1	07/20/2021 17:49	WG1703895
Gamma BHC	ND		0.0245	1	07/20/2021 17:49	WG1703895
Chlordane	ND		0.368	1	07/20/2021 17:49	WG1703895
4,4-DDD	ND		0.0245	1	07/20/2021 17:49	WG1703895
4,4-DDE	ND		0.0245	1	07/20/2021 17:49	WG1703895
4,4-DDT	ND		0.0245	1	07/20/2021 17:49	WG1703895
Dieldrin	ND		0.0245	1	07/20/2021 17:49	WG1703895
Endosulfan I	ND		0.0245	1	07/20/2021 17:49	WG1703895
Endosulfan II	ND		0.0245	1	07/20/2021 17:49	WG1703895
Endosulfan sulfate	ND		0.0245	1	07/20/2021 17:49	WG1703895
Endrin	ND		0.0245	1	07/20/2021 17:49	WG1703895
Endrin aldehyde	ND		0.0245	1	07/20/2021 17:49	WG1703895
Endrin ketone	ND		0.0245	1	07/20/2021 17:49	WG1703895
Hexachlorobenzene	ND		0.0245	1	07/20/2021 17:49	WG1703895
Heptachlor	ND		0.0245	1	07/20/2021 17:49	WG1703895
Heptachlor epoxide	ND		0.0245	1	07/20/2021 17:49	WG1703895
Methoxychlor	ND		0.0245	1	07/20/2021 17:49	WG1703895
Toxaphene	ND		0.490	1	07/20/2021 17:49	WG1703895
(S) Decachlorobiphenyl	50.5		10.0-135		07/20/2021 17:49	WG1703895
(S) Tetrachloro-m-xylene	60.4		10.0-139		07/20/2021 17:49	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	94.2		1	07/13/2021 11:58	WG1703827

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	6.01		1.06	5	07/17/2021 00:05	WG1703985
Lead	8.50		2.12	5	07/17/2021 00:05	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0212	1	07/20/2021 17:56	WG1703895
Alpha BHC	ND		0.0212	1	07/20/2021 17:56	WG1703895
Beta BHC	ND		0.0212	1	07/20/2021 17:56	WG1703895
Delta BHC	ND		0.0212	1	07/20/2021 17:56	WG1703895
Gamma BHC	ND		0.0212	1	07/20/2021 17:56	WG1703895
Chlordane	ND		0.319	1	07/20/2021 17:56	WG1703895
4,4-DDD	ND		0.0212	1	07/20/2021 17:56	WG1703895
4,4-DDE	ND		0.0212	1	07/20/2021 17:56	WG1703895
4,4-DDT	ND		0.0212	1	07/20/2021 17:56	WG1703895
Dieldrin	ND		0.0212	1	07/20/2021 17:56	WG1703895
Endosulfan I	ND		0.0212	1	07/20/2021 17:56	WG1703895
Endosulfan II	ND		0.0212	1	07/20/2021 17:56	WG1703895
Endosulfan sulfate	ND		0.0212	1	07/20/2021 17:56	WG1703895
Endrin	ND		0.0212	1	07/20/2021 17:56	WG1703895
Endrin aldehyde	ND		0.0212	1	07/20/2021 17:56	WG1703895
Endrin ketone	ND		0.0212	1	07/20/2021 17:56	WG1703895
Hexachlorobenzene	ND		0.0212	1	07/20/2021 17:56	WG1703895
Heptachlor	ND		0.0212	1	07/20/2021 17:56	WG1703895
Heptachlor epoxide	ND		0.0212	1	07/20/2021 17:56	WG1703895
Methoxychlor	ND		0.0212	1	07/20/2021 17:56	WG1703895
Toxaphene	ND		0.425	1	07/20/2021 17:56	WG1703895
(S) Decachlorobiphenyl	55.4		10.0-135		07/20/2021 17:56	WG1703895
(S) Tetrachloro-m-xylene	54.2		10.0-139		07/20/2021 17:56	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	86.7		1	07/13/2021 11:58	WG1703827

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	4.70		1.15	5	07/17/2021 00:57	WG1703985
Lead	7.85		2.31	5	07/17/2021 00:57	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0231	1	07/20/2021 18:03	WG1703895
Alpha BHC	ND		0.0231	1	07/20/2021 18:03	WG1703895
Beta BHC	ND		0.0231	1	07/20/2021 18:03	WG1703895
Delta BHC	ND		0.0231	1	07/20/2021 18:03	WG1703895
Gamma BHC	ND		0.0231	1	07/20/2021 18:03	WG1703895
Chlordane	ND		0.346	1	07/20/2021 18:03	WG1703895
4,4-DDD	ND		0.0231	1	07/20/2021 18:03	WG1703895
4,4-DDE	ND		0.0231	1	07/20/2021 18:03	WG1703895
4,4-DDT	ND		0.0231	1	07/20/2021 18:03	WG1703895
Dieldrin	ND		0.0231	1	07/20/2021 18:03	WG1703895
Endosulfan I	ND		0.0231	1	07/20/2021 18:03	WG1703895
Endosulfan II	ND		0.0231	1	07/20/2021 18:03	WG1703895
Endosulfan sulfate	ND		0.0231	1	07/20/2021 18:03	WG1703895
Endrin	ND		0.0231	1	07/20/2021 18:03	WG1703895
Endrin aldehyde	ND		0.0231	1	07/20/2021 18:03	WG1703895
Endrin ketone	ND		0.0231	1	07/20/2021 18:03	WG1703895
Hexachlorobenzene	ND		0.0231	1	07/20/2021 18:03	WG1703895
Heptachlor	ND		0.0231	1	07/20/2021 18:03	WG1703895
Heptachlor epoxide	ND		0.0231	1	07/20/2021 18:03	WG1703895
Methoxychlor	ND		0.0231	1	07/20/2021 18:03	WG1703895
Toxaphene	ND		0.462	1	07/20/2021 18:03	WG1703895
(S) Decachlorobiphenyl	57.6		10.0-135		07/20/2021 18:03	WG1703895
(S) Tetrachloro-m-xylene	57.9		10.0-139		07/20/2021 18:03	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	86.7		1	07/13/2021 11:58	WG1703827

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	6.90		1.15	5	07/17/2021 01:00	WG1703985
Lead	10.9		2.31	5	07/17/2021 01:00	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0231	1	07/15/2021 14:22	WG1703895
Alpha BHC	ND		0.0231	1	07/15/2021 14:22	WG1703895
Beta BHC	ND		0.0231	1	07/15/2021 14:22	WG1703895
Delta BHC	ND		0.0231	1	07/15/2021 14:22	WG1703895
Gamma BHC	ND		0.0231	1	07/15/2021 14:22	WG1703895
Chlordane	ND		0.346	1	07/15/2021 14:22	WG1703895
4,4-DDD	ND		0.0231	1	07/15/2021 14:22	WG1703895
4,4-DDE	ND		0.0231	1	07/15/2021 14:22	WG1703895
4,4-DDT	ND		0.0231	1	07/15/2021 14:22	WG1703895
Dieldrin	ND		0.0231	1	07/15/2021 14:22	WG1703895
Endosulfan I	ND		0.0231	1	07/15/2021 14:22	WG1703895
Endosulfan II	ND		0.0231	1	07/15/2021 14:22	WG1703895
Endosulfan sulfate	ND		0.0231	1	07/15/2021 14:22	WG1703895
Endrin	ND		0.0231	1	07/15/2021 14:22	WG1703895
Endrin aldehyde	ND		0.0231	1	07/15/2021 14:22	WG1703895
Endrin ketone	ND		0.0231	1	07/15/2021 14:22	WG1703895
Hexachlorobenzene	ND		0.0231	1	07/15/2021 14:22	WG1703895
Heptachlor	ND		0.0231	1	07/15/2021 14:22	WG1703895
Heptachlor epoxide	ND		0.0231	1	07/15/2021 14:22	WG1703895
Methoxychlor	ND		0.0231	1	07/15/2021 14:22	WG1703895
Toxaphene	ND		0.461	1	07/15/2021 14:22	WG1703895
(S) Decachlorobiphenyl	43.5		10.0-135		07/15/2021 14:22	WG1703895
(S) Tetrachloro-m-xylene	43.5		10.0-139		07/15/2021 14:22	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	83.9		1	07/13/2021 11:58	WG1703827

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	10.1		1.19	5	07/17/2021 01:04	WG1703985
Lead	10.2		2.38	5	07/17/2021 01:04	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0238	1	07/15/2021 14:29	WG1703895
Alpha BHC	ND		0.0238	1	07/15/2021 14:29	WG1703895
Beta BHC	ND		0.0238	1	07/15/2021 14:29	WG1703895
Delta BHC	ND		0.0238	1	07/15/2021 14:29	WG1703895
Gamma BHC	ND		0.0238	1	07/15/2021 14:29	WG1703895
Chlordane	ND		0.358	1	07/15/2021 14:29	WG1703895
4,4-DDD	ND		0.0238	1	07/15/2021 14:29	WG1703895
4,4-DDE	ND		0.0238	1	07/15/2021 14:29	WG1703895
4,4-DDT	ND		0.0238	1	07/15/2021 14:29	WG1703895
Dieldrin	ND		0.0238	1	07/15/2021 14:29	WG1703895
Endosulfan I	ND		0.0238	1	07/15/2021 14:29	WG1703895
Endosulfan II	ND		0.0238	1	07/15/2021 14:29	WG1703895
Endosulfan sulfate	ND		0.0238	1	07/15/2021 14:29	WG1703895
Endrin	ND		0.0238	1	07/15/2021 14:29	WG1703895
Endrin aldehyde	ND		0.0238	1	07/15/2021 14:29	WG1703895
Endrin ketone	ND		0.0238	1	07/15/2021 14:29	WG1703895
Hexachlorobenzene	ND		0.0238	1	07/15/2021 14:29	WG1703895
Heptachlor	ND		0.0238	1	07/15/2021 14:29	WG1703895
Heptachlor epoxide	ND		0.0238	1	07/15/2021 14:29	WG1703895
Methoxychlor	ND		0.0238	1	07/15/2021 14:29	WG1703895
Toxaphene	ND		0.477	1	07/15/2021 14:29	WG1703895
(S) Decachlorobiphenyl	51.8		10.0-135		07/15/2021 14:29	WG1703895
(S) Tetrachloro-m-xylene	56.1		10.0-139		07/15/2021 14:29	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	85.2		1	07/13/2021 11:58	WG1703827

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	7.43		1.17	5	07/17/2021 01:07	WG1703985
Lead	8.74		2.35	5	07/17/2021 01:07	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0235	1	07/15/2021 14:36	WG1703895
Alpha BHC	ND		0.0235	1	07/15/2021 14:36	WG1703895
Beta BHC	ND		0.0235	1	07/15/2021 14:36	WG1703895
Delta BHC	ND		0.0235	1	07/15/2021 14:36	WG1703895
Gamma BHC	ND		0.0235	1	07/15/2021 14:36	WG1703895
Chlordane	ND		0.352	1	07/15/2021 14:36	WG1703895
4,4-DDD	ND		0.0235	1	07/15/2021 14:36	WG1703895
4,4-DDE	ND		0.0235	1	07/15/2021 14:36	WG1703895
4,4-DDT	ND		0.0235	1	07/15/2021 14:36	WG1703895
Dieldrin	ND		0.0235	1	07/15/2021 14:36	WG1703895
Endosulfan I	ND		0.0235	1	07/15/2021 14:36	WG1703895
Endosulfan II	ND		0.0235	1	07/15/2021 14:36	WG1703895
Endosulfan sulfate	ND		0.0235	1	07/15/2021 14:36	WG1703895
Endrin	ND		0.0235	1	07/15/2021 14:36	WG1703895
Endrin aldehyde	ND		0.0235	1	07/15/2021 14:36	WG1703895
Endrin ketone	ND		0.0235	1	07/15/2021 14:36	WG1703895
Hexachlorobenzene	ND		0.0235	1	07/15/2021 14:36	WG1703895
Heptachlor	ND		0.0235	1	07/15/2021 14:36	WG1703895
Heptachlor epoxide	ND		0.0235	1	07/15/2021 14:36	WG1703895
Methoxychlor	ND		0.0235	1	07/15/2021 14:36	WG1703895
Toxaphene	ND		0.469	1	07/15/2021 14:36	WG1703895
(S) Decachlorobiphenyl	45.7		10.0-135		07/15/2021 14:36	WG1703895
(S) Tetrachloro-m-xylene	45.4		10.0-139		07/15/2021 14:36	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	91.7		1	07/13/2021 11:58	WG1703827

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	6.86		1.09	5	07/17/2021 01:17	WG1703985
Lead	9.73		2.18	5	07/17/2021 01:17	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND		0.0218	1	07/15/2021 14:58	WG1703895
Alpha BHC	ND		0.0218	1	07/15/2021 14:58	WG1703895
Beta BHC	ND		0.0218	1	07/15/2021 14:58	WG1703895
Delta BHC	ND		0.0218	1	07/15/2021 14:58	WG1703895
Gamma BHC	ND		0.0218	1	07/15/2021 14:58	WG1703895
Chlordane	ND		0.327	1	07/15/2021 14:58	WG1703895
4,4-DDD	ND		0.0218	1	07/15/2021 14:58	WG1703895
4,4-DDE	ND		0.0218	1	07/15/2021 14:58	WG1703895
4,4-DDT	ND		0.0218	1	07/15/2021 14:58	WG1703895
Dieldrin	ND		0.0218	1	07/15/2021 14:58	WG1703895
Endosulfan I	ND		0.0218	1	07/15/2021 14:58	WG1703895
Endosulfan II	ND		0.0218	1	07/15/2021 14:58	WG1703895
Endosulfan sulfate	ND		0.0218	1	07/15/2021 14:58	WG1703895
Endrin	ND		0.0218	1	07/15/2021 14:58	WG1703895
Endrin aldehyde	ND		0.0218	1	07/15/2021 14:58	WG1703895
Endrin ketone	ND		0.0218	1	07/15/2021 14:58	WG1703895
Hexachlorobenzene	ND		0.0218	1	07/15/2021 14:58	WG1703895
Heptachlor	ND		0.0218	1	07/15/2021 14:58	WG1703895
Heptachlor epoxide	ND		0.0218	1	07/15/2021 14:58	WG1703895
Methoxychlor	ND		0.0218	1	07/15/2021 14:58	WG1703895
Toxaphene	ND		0.436	1	07/15/2021 14:58	WG1703895
(S) Decachlorobiphenyl	58.1		10.0-135		07/15/2021 14:58	WG1703895
(S) Tetrachloro-m-xylene	62.3		10.0-139		07/15/2021 14:58	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	91.8		1	07/13/2021 11:58	WG1703827

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	7.51		1.09	5	07/17/2021 01:20	WG1703985
Lead	9.52		2.18	5	07/17/2021 01:20	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND		0.0218	1	07/15/2021 15:05	WG1703895
Alpha BHC	ND		0.0218	1	07/15/2021 15:05	WG1703895
Beta BHC	ND		0.0218	1	07/15/2021 15:05	WG1703895
Delta BHC	ND		0.0218	1	07/15/2021 15:05	WG1703895
Gamma BHC	ND		0.0218	1	07/15/2021 15:05	WG1703895
Chlordane	ND		0.327	1	07/15/2021 15:05	WG1703895
4,4-DDD	ND		0.0218	1	07/15/2021 15:05	WG1703895
4,4-DDE	ND		0.0218	1	07/15/2021 15:05	WG1703895
4,4-DDT	ND		0.0218	1	07/15/2021 15:05	WG1703895
Dieldrin	ND		0.0218	1	07/15/2021 15:05	WG1703895
Endosulfan I	ND		0.0218	1	07/15/2021 15:05	WG1703895
Endosulfan II	ND		0.0218	1	07/15/2021 15:05	WG1703895
Endosulfan sulfate	ND		0.0218	1	07/15/2021 15:05	WG1703895
Endrin	ND		0.0218	1	07/15/2021 15:05	WG1703895
Endrin aldehyde	ND		0.0218	1	07/15/2021 15:05	WG1703895
Endrin ketone	ND		0.0218	1	07/15/2021 15:05	WG1703895
Hexachlorobenzene	ND		0.0218	1	07/15/2021 15:05	WG1703895
Heptachlor	ND		0.0218	1	07/15/2021 15:05	WG1703895
Heptachlor epoxide	ND		0.0218	1	07/15/2021 15:05	WG1703895
Methoxychlor	ND		0.0218	1	07/15/2021 15:05	WG1703895
Toxaphene	ND		0.436	1	07/15/2021 15:05	WG1703895
(S) Decachlorobiphenyl	46.0		10.0-135		07/15/2021 15:05	WG1703895
(S) Tetrachloro-m-xylene	46.8		10.0-139		07/15/2021 15:05	WG1703895

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	93.2		1	07/13/2021 11:58	WG1703827

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	7.88		1.07	5	07/17/2021 01:23	WG1703985
Lead	8.39		2.15	5	07/17/2021 01:23	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND	J4	0.0215	1	07/15/2021 21:47	WG1705260
Alpha BHC	ND	J4	0.0215	1	07/15/2021 21:47	WG1705260
Beta BHC	ND	J4	0.0215	1	07/15/2021 21:47	WG1705260
Delta BHC	ND	J4	0.0215	1	07/15/2021 21:47	WG1705260
Gamma BHC	ND	J4	0.0215	1	07/15/2021 21:47	WG1705260
Chlordane	ND		0.322	1	07/15/2021 21:47	WG1705260
4,4-DDD	ND		0.0215	1	07/15/2021 21:47	WG1705260
4,4-DDE	ND	J4	0.0215	1	07/15/2021 21:47	WG1705260
4,4-DDT	ND		0.0215	1	07/15/2021 21:47	WG1705260
Dieldrin	ND		0.0215	1	07/15/2021 21:47	WG1705260
Endosulfan I	ND	J4	0.0215	1	07/15/2021 21:47	WG1705260
Endosulfan II	ND	J4	0.0215	1	07/15/2021 21:47	WG1705260
Endosulfan sulfate	ND		0.0215	1	07/15/2021 21:47	WG1705260
Endrin	ND		0.0215	1	07/15/2021 21:47	WG1705260
Endrin aldehyde	ND	J4	0.0215	1	07/15/2021 21:47	WG1705260
Endrin ketone	ND		0.0215	1	07/15/2021 21:47	WG1705260
Hexachlorobenzene	ND	J4	0.0215	1	07/15/2021 21:47	WG1705260
Heptachlor	ND	J4	0.0215	1	07/15/2021 21:47	WG1705260
Heptachlor epoxide	ND	J4	0.0215	1	07/15/2021 21:47	WG1705260
Methoxychlor	ND		0.0215	1	07/15/2021 21:47	WG1705260
Toxaphene	ND		0.429	1	07/15/2021 21:47	WG1705260
(S) Decachlorobiphenyl	102		10.0-135		07/15/2021 21:47	WG1705260
(S) Tetrachloro-m-xylene	132		10.0-139		07/15/2021 21:47	WG1705260

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis date / time	Batch
Total Solids	90.4		1	07/13/2021 11:58	WG1703827

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Arsenic	5.86		1.11	5	07/17/2021 01:26	WG1703985
Lead	8.24		2.21	5	07/17/2021 01:26	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis date / time	Batch
Aldrin	ND	J4	0.0221	1	07/15/2021 21:59	WG1705260
Alpha BHC	ND	J4	0.0221	1	07/15/2021 21:59	WG1705260
Beta BHC	ND	J4	0.0221	1	07/15/2021 21:59	WG1705260
Delta BHC	ND	J4	0.0221	1	07/15/2021 21:59	WG1705260
Gamma BHC	ND	J4	0.0221	1	07/15/2021 21:59	WG1705260
Chlordane	ND		0.332	1	07/15/2021 21:59	WG1705260
4,4-DDD	ND		0.0221	1	07/15/2021 21:59	WG1705260
4,4-DDE	ND	J4	0.0221	1	07/15/2021 21:59	WG1705260
4,4-DDT	ND		0.0221	1	07/15/2021 21:59	WG1705260
Dieldrin	ND		0.0221	1	07/15/2021 21:59	WG1705260
Endosulfan I	ND	J4	0.0221	1	07/15/2021 21:59	WG1705260
Endosulfan II	ND	J4	0.0221	1	07/15/2021 21:59	WG1705260
Endosulfan sulfate	ND		0.0221	1	07/15/2021 21:59	WG1705260
Endrin	ND		0.0221	1	07/15/2021 21:59	WG1705260
Endrin aldehyde	ND	J4	0.0221	1	07/15/2021 21:59	WG1705260
Endrin ketone	ND		0.0221	1	07/15/2021 21:59	WG1705260
Hexachlorobenzene	ND	J4	0.0221	1	07/15/2021 21:59	WG1705260
Heptachlor	ND	J4	0.0221	1	07/15/2021 21:59	WG1705260
Heptachlor epoxide	ND	J4	0.0221	1	07/15/2021 21:59	WG1705260
Methoxychlor	ND		0.0221	1	07/15/2021 21:59	WG1705260
Toxaphene	ND		0.443	1	07/15/2021 21:59	WG1705260
(S) Decachlorobiphenyl	88.3		10.0-135		07/15/2021 21:59	WG1705260
(S) Tetrachloro-m-xylene	114		10.0-139		07/15/2021 21:59	WG1705260

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	91.9		1	07/13/2021 11:58	WG1703827

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	5.91		1.09	5	07/17/2021 01:30	WG1703985
Lead	7.66		2.18	5	07/17/2021 01:30	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND	J4	0.0218	1	07/15/2021 22:12	WG1705260
Alpha BHC	ND	J4	0.0218	1	07/15/2021 22:12	WG1705260
Beta BHC	ND	J4	0.0218	1	07/15/2021 22:12	WG1705260
Delta BHC	ND	J4	0.0218	1	07/15/2021 22:12	WG1705260
Gamma BHC	ND	J4	0.0218	1	07/15/2021 22:12	WG1705260
Chlordane	ND		0.326	1	07/15/2021 22:12	WG1705260
4,4-DDD	ND		0.0218	1	07/15/2021 22:12	WG1705260
4,4-DDE	ND	J4	0.0218	1	07/15/2021 22:12	WG1705260
4,4-DDT	ND		0.0218	1	07/15/2021 22:12	WG1705260
Dieldrin	ND		0.0218	1	07/15/2021 22:12	WG1705260
Endosulfan I	ND	J4	0.0218	1	07/15/2021 22:12	WG1705260
Endosulfan II	ND	J4	0.0218	1	07/15/2021 22:12	WG1705260
Endosulfan sulfate	ND		0.0218	1	07/15/2021 22:12	WG1705260
Endrin	ND		0.0218	1	07/15/2021 22:12	WG1705260
Endrin aldehyde	ND	J4	0.0218	1	07/15/2021 22:12	WG1705260
Endrin ketone	ND		0.0218	1	07/15/2021 22:12	WG1705260
Hexachlorobenzene	ND	J4	0.0218	1	07/15/2021 22:12	WG1705260
Heptachlor	ND	J4	0.0218	1	07/15/2021 22:12	WG1705260
Heptachlor epoxide	ND	J4	0.0218	1	07/15/2021 22:12	WG1705260
Methoxychlor	ND		0.0218	1	07/15/2021 22:12	WG1705260
Toxaphene	ND		0.435	1	07/15/2021 22:12	WG1705260
(S) Decachlorobiphenyl	93.9		10.0-135		07/15/2021 22:12	WG1705260
(S) Tetrachloro-m-xylene	121		10.0-139		07/15/2021 22:12	WG1705260

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Total Solids by Method 2540 G-2011

Analyte	Result	Qualifier	Dilution	Analysis	Batch
	%			date / time	
Total Solids	97.8		1	07/13/2021 11:48	WG1703829

Metals (ICPMS) by Method 6020B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Arsenic	5.05		1.02	5	07/17/2021 01:33	WG1703985
Lead	8.03		2.05	5	07/17/2021 01:33	WG1703985

Pesticides (GC) by Method 8081B

Analyte	Result (dry)	Qualifier	RDL (dry)	Dilution	Analysis	Batch
	mg/kg		mg/kg		date / time	
Aldrin	ND	J4	0.0205	1	07/15/2021 22:24	WG1705260
Alpha BHC	ND	J4	0.0205	1	07/15/2021 22:24	WG1705260
Beta BHC	ND	J4	0.0205	1	07/15/2021 22:24	WG1705260
Delta BHC	ND	J4	0.0205	1	07/15/2021 22:24	WG1705260
Gamma BHC	ND	J4	0.0205	1	07/15/2021 22:24	WG1705260
Chlordane	ND		0.307	1	07/15/2021 22:24	WG1705260
4,4-DDD	ND		0.0205	1	07/15/2021 22:24	WG1705260
4,4-DDE	ND	J4	0.0205	1	07/15/2021 22:24	WG1705260
4,4-DDT	ND		0.0205	1	07/15/2021 22:24	WG1705260
Dieldrin	ND		0.0205	1	07/15/2021 22:24	WG1705260
Endosulfan I	ND	J4	0.0205	1	07/15/2021 22:24	WG1705260
Endosulfan II	ND	J4	0.0205	1	07/15/2021 22:24	WG1705260
Endosulfan sulfate	ND		0.0205	1	07/15/2021 22:24	WG1705260
Endrin	ND		0.0205	1	07/15/2021 22:24	WG1705260
Endrin aldehyde	ND	J4	0.0205	1	07/15/2021 22:24	WG1705260
Endrin ketone	ND		0.0205	1	07/15/2021 22:24	WG1705260
Hexachlorobenzene	ND	J4	0.0205	1	07/15/2021 22:24	WG1705260
Heptachlor	ND	J4	0.0205	1	07/15/2021 22:24	WG1705260
Heptachlor epoxide	ND	J4	0.0205	1	07/15/2021 22:24	WG1705260
Methoxychlor	ND		0.0205	1	07/15/2021 22:24	WG1705260
Toxaphene	ND		0.409	1	07/15/2021 22:24	WG1705260
(S) Decachlorobiphenyl	92.8		10.0-135		07/15/2021 22:24	WG1705260
(S) Tetrachloro-m-xylene	116		10.0-139		07/15/2021 22:24	WG1705260

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Method Blank (MB)

(MB) R3679106-1 07/13/21 09:33

Analyte	MB Result		<u>MB Qualifier</u>		MB MDL		MB RDL	
	%		%		%		%	
Total Solids	0.000							

L1376445-01 Original Sample (OS) • Duplicate (DUP)

(OS) L1376445-01 07/13/21 09:33 • (DUP) R3679106-3 07/13/21 09:33

Analyte	Original Result		DUP Result		Dilution		DUP RPD		<u>DUP Qualifier</u>		DUP RPD Limits	
	%		%				%				%	
Total Solids	83.0		83.9		1		1.17				10	

Laboratory Control Sample (LCS)

(LCS) R3679106-2 07/13/21 09:33

Analyte	Spike Amount		LCS Result		LCS Rec.		Rec. Limits		<u>LCS Qualifier</u>	
	%		%		%		%			
Total Solids	50.0		50.0		100		85.0-115			

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Method Blank (MB)

(MB) R3679105-1 07/13/21 11:58

Analyte	MB Result %	<u>MB Qualifier</u>	MB MDL %	MB RDL %
Total Solids	0.00100			

L1376445-11 Original Sample (OS) • Duplicate (DUP)

(OS) L1376445-11 07/13/21 11:58 • (DUP) R3679105-3 07/13/21 11:58

Analyte	Original Result		DUP Result		DUP RPD		<u>DUP Qualifier</u>		DUP RPD Limits	
	%		%		%				%	
Total Solids	86.7		86.1	1	0.671				10	

Laboratory Control Sample (LCS)

(LCS) R3679105-2 07/13/21 11:58

Analyte	Spike Amount		LCS Result		LCS Rec.		Rec. Limits		<u>LCS Qualifier</u>	
	%		%		%		%			
Total Solids	50.0		50.0	100			85.0-115			

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R3679103-1 07/13/21 11:48

Analyte	MB Result %	MB Qualifier	MB MDL %	MB RDL %
Total Solids	0.00100			

L1376446-01 Original Sample (OS) • Duplicate (DUP)

(OS) L1376446-01 07/13/21 11:48 • (DUP) R3679103-3 07/13/21 11:48

Analyte	Original Result		DUP Result		DUP RPD		DUP Qualifier		DUP RPD Limits	
	%		%		%				%	
Total Solids	72.8		72.7		1	0.201			10	

Laboratory Control Sample (LCS)

(LCS) R3679103-2 07/13/21 11:48

Analyte	Spike Amount		LCS Result		LCS Rec.		Rec. Limits		LCS Qualifier	
	%		%		%		%			
Total Solids	50.0		49.7		99.5		85.0-115			

1Cp

2Tc

3Ss

4Cn

5Sr

6Qc

7Gl

8Al

9Sc

Method Blank (MB)

(MB) R3680571-1 07/16/21 23:59

Analyte	MB Result mg/kg	<u>MB Qualifier</u>	MB MDL mg/kg	MB RDL mg/kg
Arsenic	U	0.100	0.100	1.00
Lead	U	0.0990	0.0990	2.00

Laboratory Control Sample (LCS)

(LCS) R3680571-2 07/17/21 00:02

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	<u>LCS Qualifier</u>
Arsenic	100	90.2	90.2	80.0-120	
Lead	100	90.9	90.9	80.0-120	

L1376445-10 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1376445-10 07/17/21 00:05 • (MS) R3680571-5 07/17/21 00:15 • (MSD) R3680571-6 07/17/21 00:18

Analyte	Spike Amount (dry) mg/kg	Original Result (dry) mg/kg	MS Result mg/kg	MS Rec. %	MSD Result (dry) mg/kg	MSD Rec. %	Dilution	Rec. Limits %	<u>MS Qualifier</u>	<u>MSD Qualifier</u>	RPD	RPD Limits %
Arsenic	106	6.01	89.7	78.8	95.6	84.4	5	75.0-125			6.38	20
Lead	106	8.50	99.0	85.2	103	89.3	5	75.0-125			4.28	20

Method Blank (MB)

(MB) R3680165-1 07/14/21 18:34

Analyte	MB Result mg/kg	<u>MB Qualifier</u>	MB MDL mg/kg	MB RDL mg/kg
Aldrin	U		0.00376	0.0200
Alpha BHC	U		0.00368	0.0200
Beta BHC	U		0.00379	0.0200
Delta BHC	U		0.00346	0.0200
Gamma BHC	U		0.00344	0.0200
4,4-DDD	U		0.00370	0.0200
4,4-DDE	U		0.00366	0.0200
4,4-DDT	U		0.00627	0.0200
Dieldrin	U		0.00344	0.0200
Endosulfan I	U		0.00363	0.0200
Endosulfan II	U		0.00335	0.0200
Endosulfan sulfate	U		0.00364	0.0200
Endrin	U		0.00350	0.0200
Endrin aldehyde	U		0.00339	0.0200
Endrin ketone	U		0.00711	0.0200
Heptachlor	U		0.00428	0.0200
Heptachlor epoxide	U		0.00339	0.0200
Hexachlorobenzene	U		0.00346	0.0200
Methoxychlor	U		0.00484	0.0200
Chlordane	U		0.103	0.300
Toxaphene	U		0.124	0.400
(S) Decachlorobiphenyl	45.6			10.0-135
(S) Tetrachloro-m-xylene	51.4			10.0-139

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Laboratory Control Sample (LCS)

(LCS) R3680165-2 07/14/21 18:41

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	<u>LCS Qualifier</u>
Aldrin	0.0666	0.0371	55.7	34.0-136	
Alpha BHC	0.0666	0.0404	60.7	34.0-139	
Beta BHC	0.0666	0.0395	59.3	34.0-133	
Delta BHC	0.0666	0.0409	61.4	34.0-135	
Gamma BHC	0.0666	0.0438	65.8	34.0-136	
4,4-DDD	0.0666	0.0411	61.7	33.0-141	P
4,4-DDE	0.0666	0.0350	52.6	34.0-134	
4,4-DDT	0.0666	0.0425	63.8	30.0-143	P
Dieldrin	0.0666	0.0404	60.7	35.0-137	
Endosulfan I	0.0666	0.0394	59.2	34.0-134	

Laboratory Control Sample (LCS)

Cp

Tc

Ss

Cn

Sr

Qc

Gl

Al

Sc

(LCS) R3680165-2 07/14/21 18:41

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Endosulfan II	0.0666	0.0390	58.6	35.0-132	P
Endosulfan sulfate	0.0666	0.0382	57.4	35.0-132	P
Endrin	0.0666	0.0424	63.7	34.0-137	
Endrin aldehyde	0.0666	0.0383	57.5	23.0-121	
Endrin ketone	0.0666	0.0414	62.2	35.0-144	P
Heptachlor	0.0666	0.0439	65.9	36.0-141	
Heptachlor epoxide	0.0666	0.0425	63.8	36.0-134	
Hexachlorobenzene	0.0666	0.0393	59.0	33.0-129	
Methoxychlor	0.0666	0.0445	66.8	28.0-150	P
(S) Decachlorobiphenyl			52.3	10.0-135	
(S) Tetrachloro-m-xylene			56.0	10.0-139	

L1376445-14 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1376445-14 07/15/21 14:36 • (MS) R3680052-1 07/15/21 14:43 • (MSD) R3680052-2 07/15/21 14:51

Analyte	Spike Amount (dry) mg/kg	Original Result (dry) mg/kg	MS Result (dry) mg/kg	MSD Result (dry) mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD	RPD Limits %
Aldrin	0.0782	ND	0.0460	0.0401	58.9	51.4	1	20.0-135			13.6	37
Alpha BHC	0.0782	ND	0.0512	0.0433	65.5	55.4	1	27.0-140			16.6	35
Beta BHC	0.0782	ND	0.0504	0.0441	64.4	56.5	1	23.0-141			13.2	37
Delta BHC	0.0782	ND	0.0512	0.0444	65.5	56.8	1	21.0-138			14.3	35
Gamma BHC	0.0782	ND	0.0540	0.0464	69.1	59.3	1	27.0-137			15.2	36
4,4-DDD	0.0782	ND	0.0512	0.0458	65.5	58.6	1	15.0-152	P		11.1	39
4,4-DDE	0.0782	ND	0.0451	0.0394	57.7	50.5	1	10.0-152			13.3	40
4,4-DDT	0.0782	ND	0.0492	0.0438	62.9	56.0	1	10.0-151	P		11.6	40
Dieldrin	0.0782	ND	0.0509	0.0446	65.2	57.1	1	17.0-145	P		13.3	37
Endosulfan I	0.0782	ND	0.0506	0.0438	64.7	56.0	1	20.0-137			14.4	36
Endosulfan II	0.0782	ND	0.0491	0.0426	62.8	54.5	1	15.0-141	P		14.1	37
Endosulfan sulfate	0.0782	ND	0.0478	0.0435	61.1	55.7	1	15.0-143	P		9.25	38
Endrin	0.0782	ND	0.0494	0.0432	63.2	55.3	1	19.0-143	P		13.4	37
Endrin aldehyde	0.0782	ND	0.0499	0.0448	63.8	57.4	1	10.0-139			10.7	40
Endrin ketone	0.0782	ND	0.0519	0.0460	66.4	58.9	1	17.0-149	P		12.0	38
Heptachlor	0.0782	ND	0.0529	0.0462	67.7	59.2	1	22.0-138			13.5	37
Heptachlor epoxide	0.0782	ND	0.0529	0.0455	67.7	58.3	1	22.0-138	P		15.0	36
Hexachlorobenzene	0.0782	ND	0.0501	0.0445	64.1	56.9	1	25.0-126			11.9	35
Methoxychlor	0.0782	ND	0.0505	0.0447	64.6	57.2	1	10.0-159	P		12.1	40
(S) Decachlorobiphenyl					54.5	43.5		10.0-135				
(S) Tetrachloro-m-xylene					57.2	53.0		10.0-139				

Method Blank (MB)

(MB) R3680368-1 07/15/21 14:33

Analyte	MB Result mg/kg	<u>MB Qualifier</u>	MB MDL mg/kg	MB RDL mg/kg
Aldrin	U		0.00376	0.0200
Alpha BHC	U		0.00368	0.0200
Beta BHC	U		0.00379	0.0200
Delta BHC	U		0.00346	0.0200
Gamma BHC	U		0.00344	0.0200
4,4-DDD	U		0.00370	0.0200
4,4-DDE	U		0.00366	0.0200
4,4-DDT	U		0.00627	0.0200
Dieldrin	U		0.00344	0.0200
Endosulfan I	U		0.00363	0.0200
Endosulfan II	U		0.00335	0.0200
Endosulfan sulfate	U		0.00364	0.0200
Endrin	U		0.00350	0.0200
Endrin aldehyde	U		0.00339	0.0200
Endrin ketone	U		0.00711	0.0200
Heptachlor	U		0.00428	0.0200
Heptachlor epoxide	U		0.00339	0.0200
Hexachlorobenzene	U		0.00346	0.0200
Methoxychlor	U		0.00484	0.0200
Chlordane	U		0.103	0.300
Toxaphene	U		0.124	0.400
(S) Decachlorobiphenyl	103			10.0-135
(S) Tetrachloro-m-xylene	109			10.0-139

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Laboratory Control Sample (LCS)

(LCS) R3680368-2 07/15/21 14:58

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	<u>LCS Qualifier</u>
Aldrin	0.0666	0.0932	140	34.0-136	J4
Alpha BHC	0.0666	0.0967	145	34.0-139	J4
Beta BHC	0.0666	0.0927	139	34.0-133	J4
Delta BHC	0.0666	0.0951	143	34.0-135	J4
Gamma BHC	0.0666	0.0986	148	34.0-136	J4
4,4-DDD	0.0666	0.0917	138	33.0-141	
4,4-DDE	0.0666	0.0924	139	34.0-134	J4
4,4-DDT	0.0666	0.0944	142	30.0-143	
Dieldrin	0.0666	0.0906	136	35.0-137	
Endosulfan I	0.0666	0.0928	139	34.0-134	J4

Laboratory Control Sample (LCS)

(LCS) R3680368-2 07/15/21 14:58

Analyte	Spike Amount mg/kg	LCS Result mg/kg	LCS Rec. %	Rec. Limits %	LCS Qualifier
Endosulfan II	0.0666	0.0904	136	35.0-132	J4
Endosulfan sulfate	0.0666	0.0882	132	35.0-132	
Endrin	0.0666	0.0892	134	34.0-137	
Endrin aldehyde	0.0666	0.0834	125	23.0-121	J4
Endrin ketone	0.0666	0.0904	136	35.0-144	
Heptachlor	0.0666	0.113	170	36.0-141	J4
Heptachlor epoxide	0.0666	0.0929	139	36.0-134	J4
Hexachlorobenzene	0.0666	0.102	153	33.0-129	J4
Methoxychlor	0.0666	0.0875	131	28.0-150	
(S) Decachlorobiphenyl			127	10.0-135	
(S) Tetrachloro-m-xylene			136	10.0-139	

L1376454-03 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1376454-03 07/16/21 17:46 • (MS) R3680482-1 07/16/21 17:53 • (MSD) R3680482-2 07/16/21 18:00

Analyte	Spike Amount (dry) mg/kg	Original Result (dry) mg/kg	MS Result (dry) mg/kg	MSD Result (dry) mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	MS Qualifier	MSD Qualifier	RPD %	RPD Limits %
Aldrin	0.0707	ND	ND	ND	138	165	10	20.0-135	J5	J5	17.9	37
Alpha BHC	0.0707	0.306	0.442	0.565	192	366	10	27.0-140	V	V	24.5	35
Beta BHC	0.0707	ND	0.294	0.483	416	683	10	23.0-141	J5	J3 J5 P	48.6	37
Delta BHC	0.0707	ND	ND	ND	74.9	92.3	10	21.0-138			20.8	35
Gamma BHC	0.0707	ND	ND	ND	25.8	113	10	27.0-137	J6	J3	43.9	36
4,4-DDD	0.0707	ND	ND	0.543	0.000	698	10	15.0-152	J6	J3 J5 P	200	39
4,4-DDE	0.0707	ND	ND	0.517	82.9	731	10	10.0-152		J3 J5 P	159	40
4,4-DDT	0.0707	ND	ND	0.435	216	616	10	10.0-151	J5	J3 J5	96.0	40
Dieldrin	0.0707	ND	ND	0.352	163	441	10	17.0-145	J5	J3 J5 P	77.6	37
Endosulfan I	0.0707	ND	ND	ND	73.0	174	10	20.0-137		J3 J5	81.9	36
Endosulfan II	0.0707	ND	ND	ND	85.1	121	10	15.0-141			35.2	37
Endosulfan sulfate	0.0707	ND	ND	0.330	54.4	408	10	15.0-143		J3 J5 P	122	38
Endrin	0.0707	ND	ND	0.293	76.6	414	10	19.0-143		J3 J5 P	138	37
Endrin aldehyde	0.0707	ND	ND	1.75	0.000	2420	10	10.0-139	J6	J3 J5	200	40
Endrin ketone	0.0707	ND	0.563	0.659	796	932	10	17.0-149	J5 P	J5 P	15.8	38
Heptachlor	0.0707	ND	ND	ND	177	206	10	22.0-138	J5	J5	14.9	37
Heptachlor epoxide	0.0707	ND	ND	ND	108	134	10	22.0-138			21.5	36
Hexachlorobenzene	0.0707	ND	ND	ND	57.2	92.6	10	25.0-126			23.3	35
Methoxychlor	0.0707	ND	ND	ND	0.000	0.000	10	10.0-159	J6	J6	0.000	40
(S) Decachlorobiphenyl					1640	1760		10.0-135	J1	J1		
(S) Tetrachloro-m-xylene					138	192		10.0-139		J1		

L1376454-03 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1376454-03 07/16/21 17:46 • (MS) R3680482-1 07/16/21 17:53 • (MSD) R3680482-2 07/16/21 18:00

Analyte	Spike Amount (dry) mg/kg	Original Result (dry) mg/kg	MS Result (dry) mg/kg	MSD Result (dry) mg/kg	MS Rec. %	MSD Rec. %	Dilution	Rec. Limits %	<u>MS Qualifier</u>	<u>MSD Qualifier</u>	RPD	RPD Limits %
---------	--------------------------------	-----------------------------------	--------------------------	------------------------------	--------------	---------------	----------	------------------	---------------------	----------------------	-----	-----------------

Sample Narrative:

OS: IS/SURR failed on lower dilution.

1

Cp

2

Tc

3

Ss

4

Cn

5

Sr

6

Qc

7

Gl

8

Al

9

Sc

GLOSSARY OF TERMS

Guide to Reading and Understanding Your Laboratory Report

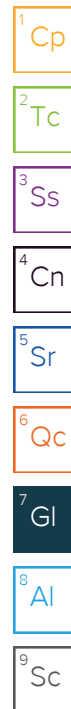
The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

(dry)	Results are reported based on the dry weight of the sample. [this will only be present on a dry report basis for soils].
MDL	Method Detection Limit.
ND	Not detected at the Reporting Limit (or MDL where applicable).
RDL	Reported Detection Limit.
RDL (dry)	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
(S)	Surrogate (Surrogate Standard) - Analytes added to every blank, sample, Laboratory Control Sample/Duplicate and Matrix Spike/Duplicate; used to evaluate analytical efficiency by measuring recovery. Surrogates are not expected to be detected in all environmental media.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state "ND" (Not Detected) or "BDL" (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier	Description
J1	Surrogate recovery limits have been exceeded; values are outside upper control limits.
J3	The associated batch QC was outside the established quality control range for precision.
J4	The associated batch QC was outside the established quality control range for accuracy.
J5	The sample matrix interfered with the ability to make any accurate determination; spike value is high.
J6	The sample matrix interfered with the ability to make any accurate determination; spike value is low.
P	RPD between the primary and confirmatory analysis exceeded 40%.
V	The sample concentration is too high to evaluate accurate spike recoveries.



ACCREDITATIONS & LOCATIONS

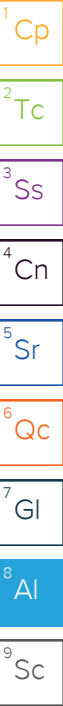
Pace Analytical National 12065 Lebanon Rd Mount Juliet, TN 37122

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN000032021-1
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey--NELAP	TN002
California	2932	New Mexico ¹	TN00003
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina ¹	DW21704
Georgia	NELAP	North Carolina ³	41
Georgia ¹	923	North Dakota	R-140
Idaho	TN00003	Ohio--VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky ^{1 6}	KY90010	South Carolina	84004002
Kentucky ²	16	South Dakota	n/a
Louisiana	AI30792	Tennessee ^{1 4}	2006
Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas ⁵	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA -- ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA -- ISO 17025 ⁵	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA--Crypto	TN00003		

¹ Drinking Water ² Underground Storage Tanks ³ Aquatic Toxicity ⁴ Chemical/Microbiological ⁵ Mold ⁶ Wastewater n/a Accreditation not applicable

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace Analytical.



[illegible]

Chain of Custody Page 1 of 1

Pace Analytical

12065 Lebanon Rd Mount Juliet, TN 37122
Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace Terms and Conditions found at: <https://info.paceanalytical.com/hubfs/pas-standard-terms.pdf>

SDG # 1376445

Table #

Acctnum: PBSSENGRWA

Template: T190734

Prelogin: P858978

PM: 110 - Brian Ford

PB:

Shipped Via:

Remarks

Sample # (lab only)

Analysis / Container / Preservative

Pres Chk

Billing Information:

Accounts Payable- Stephanie Price

400 Bradley Blvd. Ste. 106

Richland, WA 99352

Report to: Kanani Patricia-Young

Project Description: *Manor*

Phone: 509-942-1600

Client Project # 66336.000/0003/002

Site/Facility ID #

Comp/Grab Matrix * Depth Date Time

Sample ID

Collected by (print): *Stephanie Price*

Collected by (signature): *[Signature]*

Immediately Packed on Ice N Y

Rush? (Lab MUST Be Notified)

Same Day Next Day Two Day Three Day

Five Day 5 Day (Rad Only) 10 Day (Rad Only)

Date Results Needed

No. of Cntrs

Quote #

P.O. #

Lab Project # PBSSENGRWA-66336000

Please Circle: PT MT CT ET

Herbicides 8151 8ozClr-NoPres

OCPs 8081 8ozClr-NoPres

PAHs 8270ESIM 8ozClr-NoPres

Pb 6020 4ozClr-NoPres

RCRA8 Metals 6020 4ozClr-NoPres

Pesticides by EPA methods 8081

Lead + Arsenic EPA 200.8/1010

Sample Receipt Checklist

COC Seal Present/Intact: Y N

COC Signed/Accurate: Y N

Bottles arrive intact: Y N

Correct bottles used: Y N

Sufficient volume sent: Y N

If Applicable

VOA Zero Headpace: Y N

Preservation Correct/Checked: Y N

RAD Screen <0.5 mS/hr: Y N

if preservation required by Login: Date/Time

Hold: Condition: NCF / OK

Tracking # 99883 0087 2480

Received by (Signature) *Fedex*

Received by (Signature) *[Signature]*

Received for lab by (Signature) *[Signature]*

Samples returned via: UPS FedEx Courier

Date: 7/4/21

Date: 7/9/21

Date: 7/9/21

Relinquished by: (Signature) *[Signature]*

Relinquished by: (Signature) *[Signature]*

Relinquished by: (Signature) *[Signature]*

Remarks:

* Matrix: SS - Soil AIR - Air F - Filter

GW - Groundwater B - Bioassay

WW - Waste Water

DW - Drinking Water

OT - Other

pH Temp

Flow Other

Trip Blank Received: Yes No

HCL / MeOH TBR

Temp: 18°C

Bottles Received: 40

Date: 7/9/21

Time: 0445

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
PBSUSA.COM

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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.wr.ecology.wa.gov/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 projection, 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

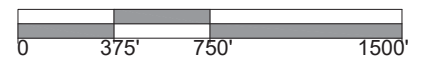
Figure 2. Site Plan



SOURCE: © 2018 GOOGLE EARTH PRO.



SCALE: 1" = 750'



PREPARED FOR: ASHMORE MINISTORAGE



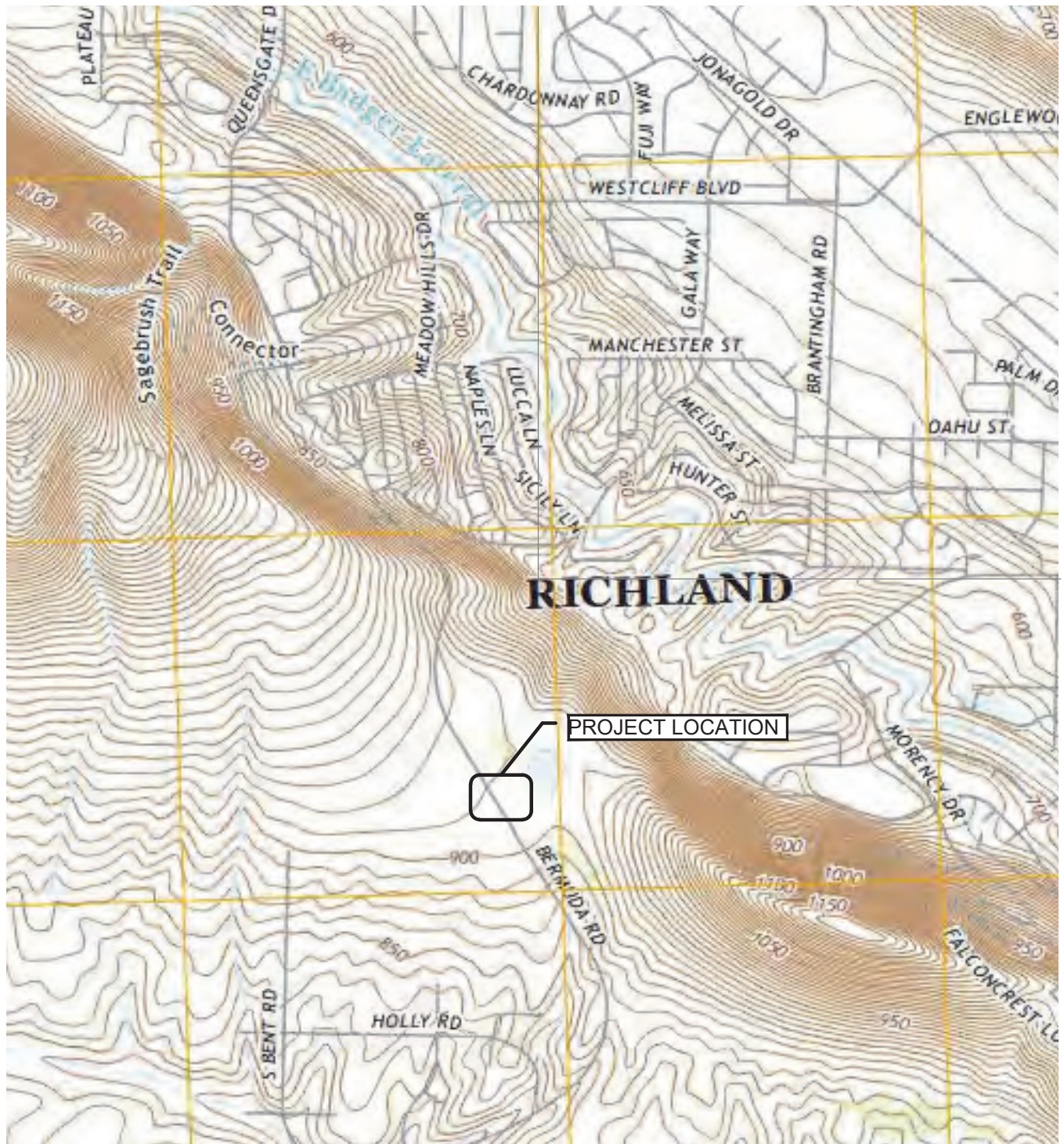
SITE PLAN

1276 N BERMUDA RD WAY
RICHLAND, WASHINGTON

JULY 2021
99336.000

FIGURE

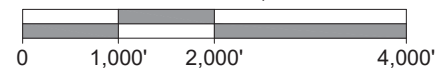
2



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 7015045 AVE W. Richland

(Signed) Robt E. Johnson License No. 0483 (WELL DRILLER)

Contractor's Registration No. 801-048-715 Date 8-23-94 19

(USE ADDITIONAL SHEETS IF NECESSARY)

ECY 050-1-20 (9/93) * * f

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

UNIQUE WELL ID #

Water Right Permit No

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

(2) LOCATION OF WELL: County Benton NE 1/4 NE 1/4 Sec 34 T 9 N R 28E 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

CONSTRUCTION DETAILS

Casing Installed: 6 Diam from +1 ft to 450' 6" ft
☒ Welded
☒ Liner installed 42 Diam from -128' ft to 428' 6" ft
☐ Threaded

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 _____ HP _____

(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	269
Basalt Black vesicular	269	270
Clay Blue	270	278
Basalt Black vesicular	278	312
Water Bearing	312	411
Basalt Black jointed	411	419
Basalt Black vesicular	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. NELSON01980 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

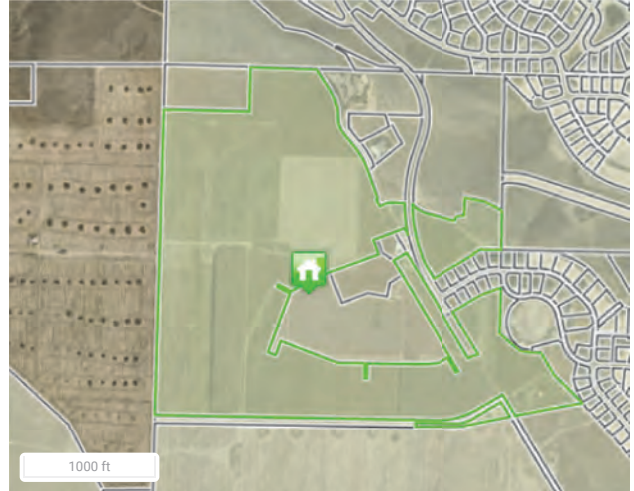
Total Market Value

\$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**

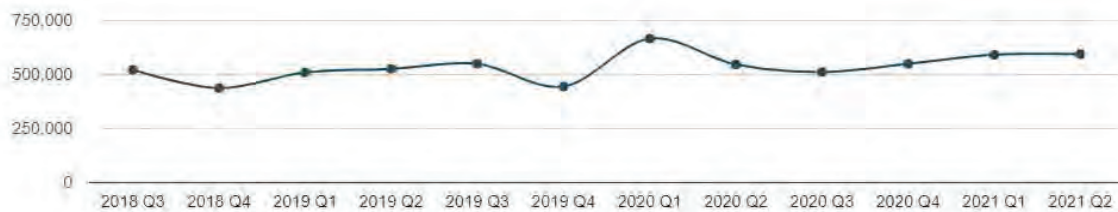
2138 LEGACY LN RICHLAND,
WA 99352

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**

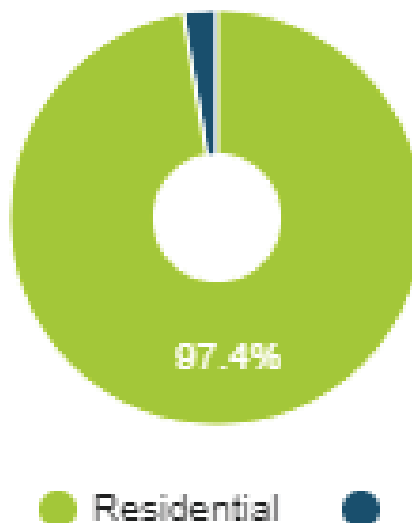
MEDIAN RESIDENTIAL HOUSE PRICE



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

Application No. G 425674

Permit No. _____

STATE OF WASHINGTON

(1) OWNER: Name Milo Bauder Address 1986 Greenbrook Blvd. Richland, Wa.

(2) LOCATION OF WELL: County Benton 4 - S. E. NE $\frac{1}{4}$ Sec 34 T 9 N R 28E WM

Bearing 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 elevationft.
 Static level266.....ft. below top of well Date.....5/9/78.....
 Artesian pressurelbs. 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? Layne Pump
Yield: gal./min. with ft. drawdown after hrs.

11	16	22	29
20	27	33	40

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 1/10/2000

Baller 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 3/8
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

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

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] Richard M. Wright

License No. 001 Date 5/25/78, 1978

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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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

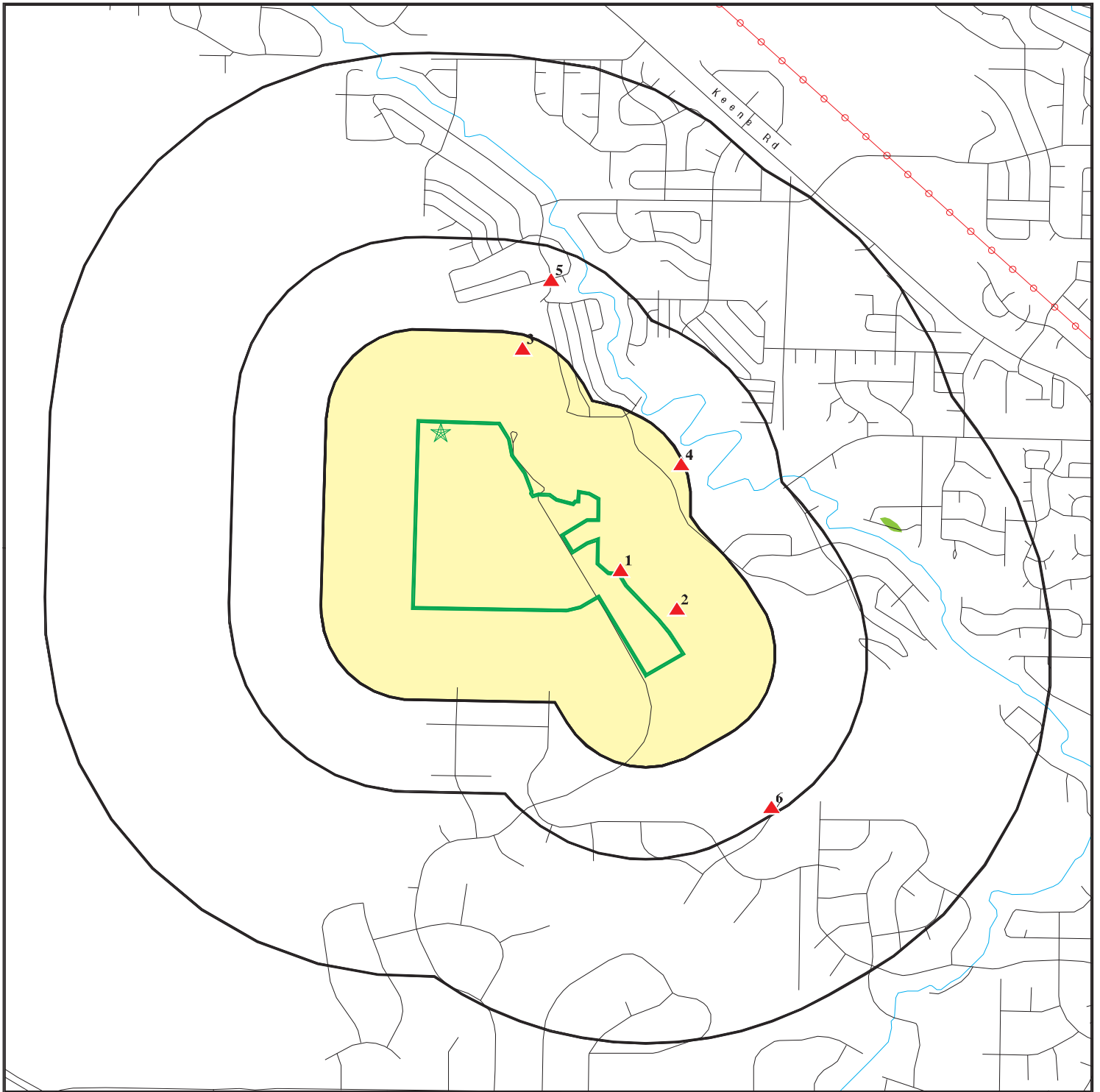
ALLSITES sites within approximately 0.5 miles of the target property.

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

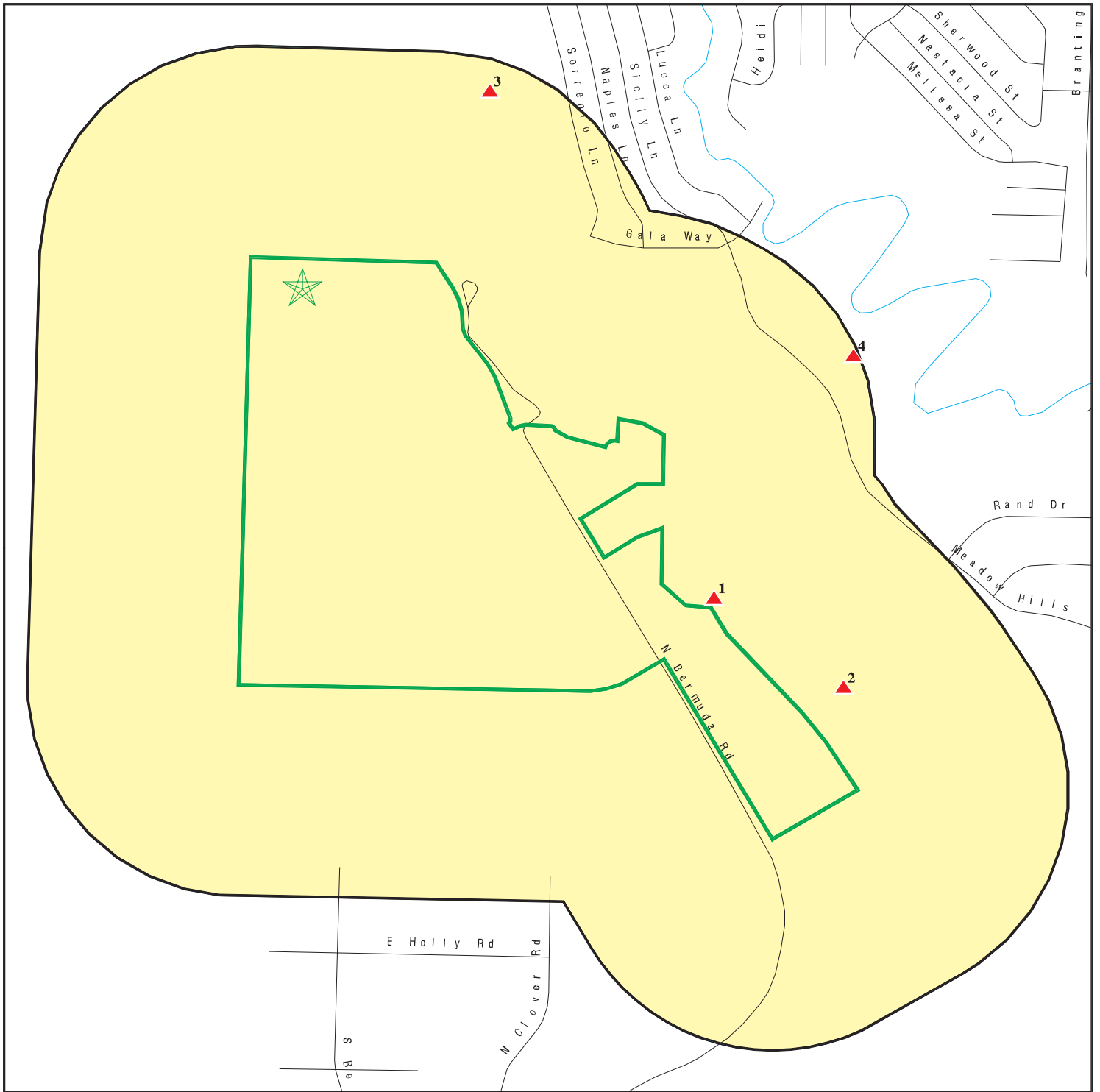
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

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
Direction
Distance
Distance (ft.)Site

EDR ID Number

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: 46.229094142999998
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			EDR ID Number
Direction			
Distance			
Distance (ft.)	Site	Database(s)	EPA ID Number

BADGER MOUNTAIN, INC. (Continued)	S125422738
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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

Date Data Arrived at EDR: 12/16/2020

Date Made Active in Reports: 03/12/2021

Number of Days to Update: 86

Source: EPA Region 8

Telephone: 303-312-6271

Last EDR Contact: 06/11/2021

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

Date Data Arrived at EDR: 05/20/2020

Date Made Active in Reports: 08/12/2020

Number of Days to Update: 84

Source: EPA Region 6

Telephone: 214-665-6597

Last EDR Contact: 06/11/2021

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

Date Data Arrived at EDR: 12/16/2020

Date Made Active in Reports: 03/12/2021

Number of Days to Update: 86

Source: EPA Region 1

Telephone: 617-918-1313

Last EDR Contact: 06/11/2021

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

Date Data Arrived at EDR: 12/22/2020

Date Made Active in Reports: 03/12/2021

Number of Days to Update: 80

Source: EPA Region 7

Telephone: 913-551-7003

Last EDR Contact: 06/11/2021

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

Date Data Arrived at EDR: 12/16/2020

Date Made Active in Reports: 03/12/2021

Number of Days to Update: 86

Source: EPA, Region 5

Telephone: 312-886-7439

Last EDR Contact: 06/11/2021

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

Date Data Arrived at EDR: 12/18/2020

Date Made Active in Reports: 03/12/2021

Number of Days to Update: 84

Source: EPA Region 4

Telephone: 404-562-8677

Last EDR Contact: 06/17/2021

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

Date Data Arrived at EDR: 12/16/2020

Date Made Active in Reports: 03/12/2021

Number of Days to Update: 86

Source: EPA Region 10

Telephone: 206-553-2857

Last EDR Contact: 06/11/2021

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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/23/2016	Telephone: 202-564-2501
Date Made Active in Reports: 02/10/2017	Last EDR Contact: 06/29/2021
Number of Days to Update: 79	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	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	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	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	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	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 03/11/2021	Telephone: 301-415-7169
Date Made Active in Reports: 05/11/2021	Last EDR Contact: 04/16/2021
Number of Days to Update: 61	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	Source: Department of Energy
Date Data Arrived at EDR: 12/01/2020	Telephone: 202-586-8719
Date Made Active in Reports: 02/09/2021	Last EDR Contact: 05/27/2021
Number of Days to Update: 70	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	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/05/2019	Telephone: N/A
Date Made Active in Reports: 11/11/2019	Last EDR Contact: 05/27/2021
Number of Days to Update: 251	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

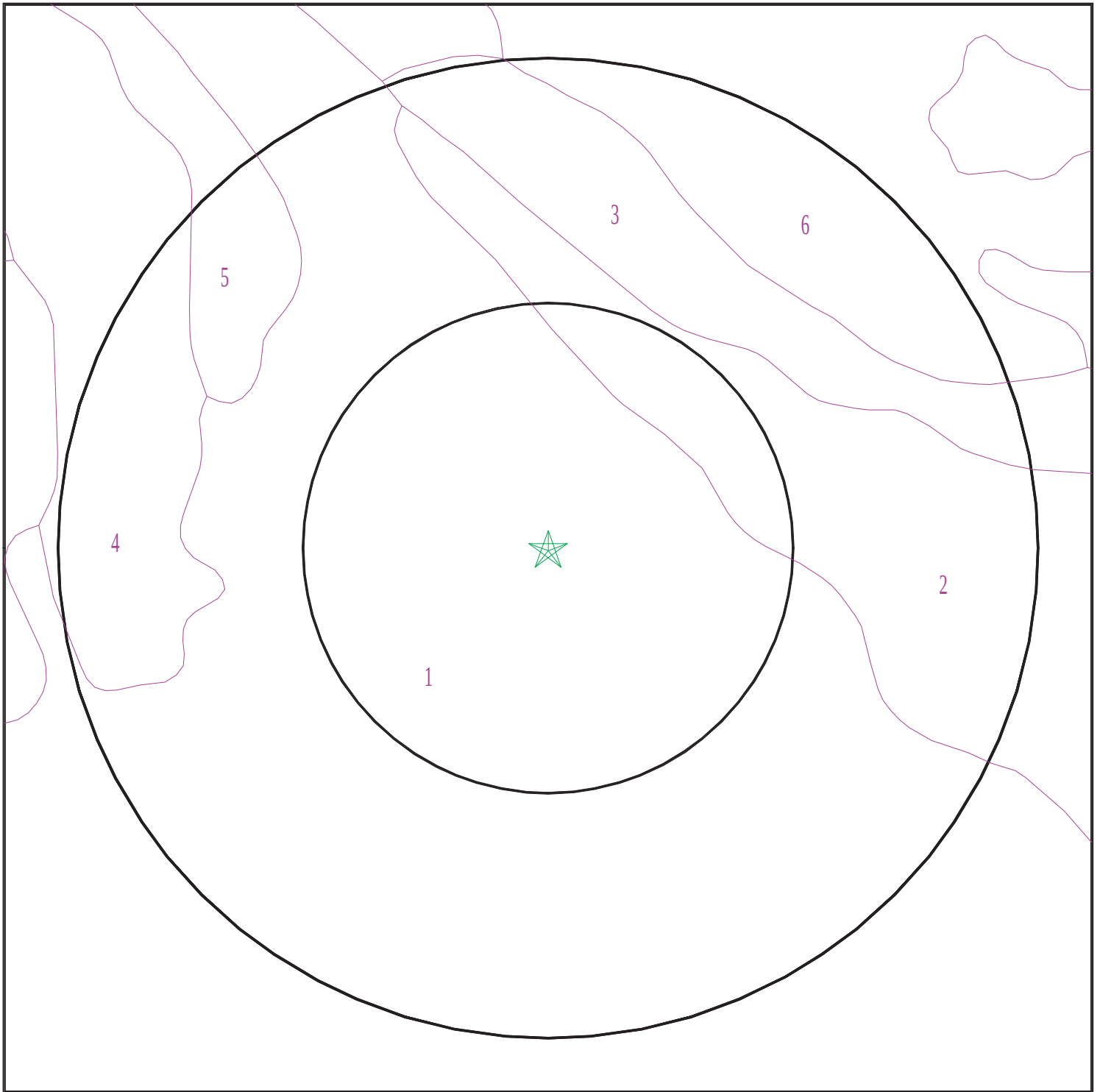
Era:	Cenozoic
System:	Quaternary
Series:	Quaternary
Code:	Q (decoded above as Era, System & Series)

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

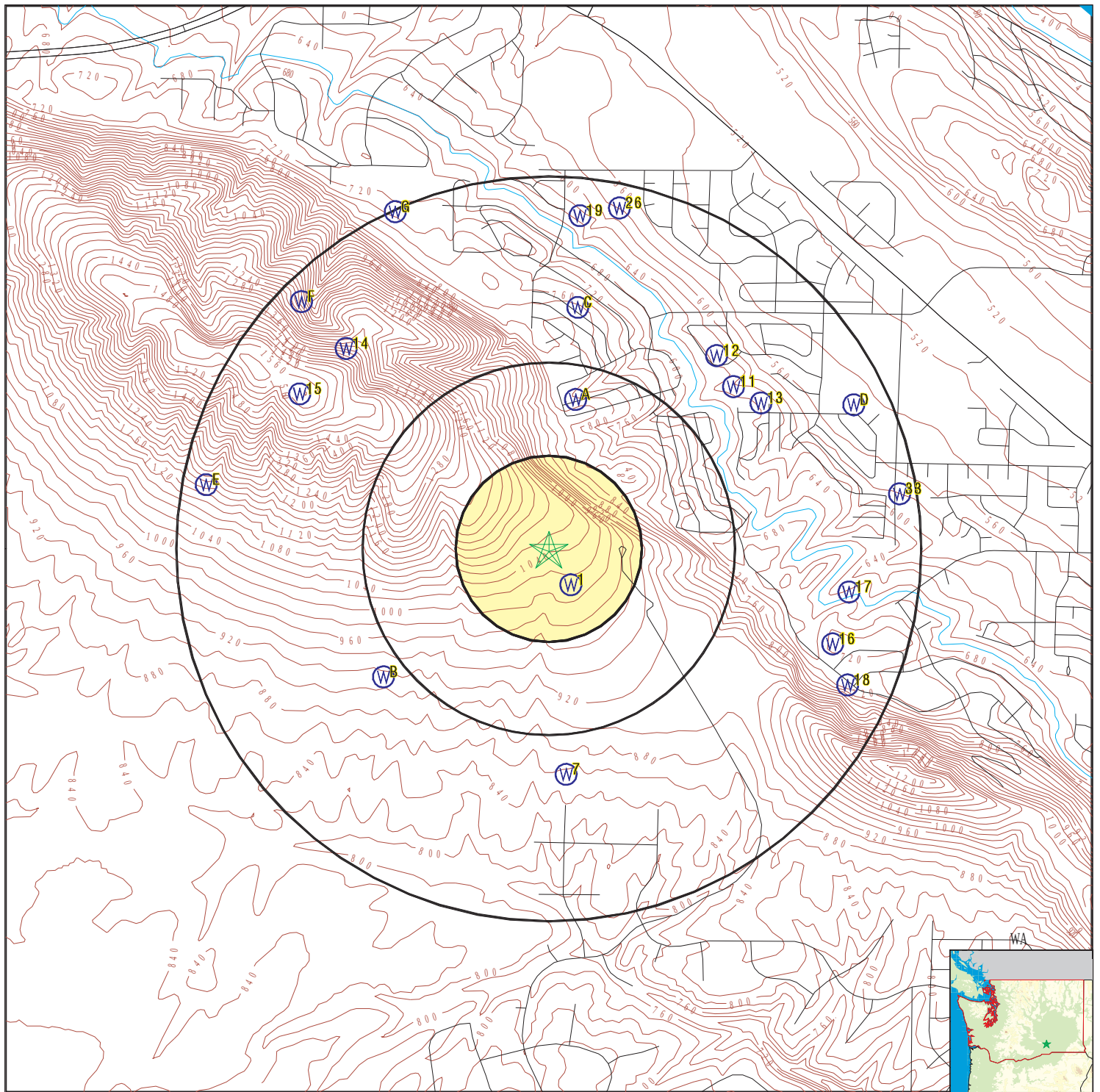
MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

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

0 1/4 1/2 1 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 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 Log ID:	148207
Well Tag:	ACE618	Project Tag:	Not Reported
Notice of Intent #:	W085173	Date Received:	22-JAN-97
Diameter:	6	Casing Depth:	60
Well Completion:	17-JUN-96	Well Owner:	David Herrig
Well Type:	Water	Driller #:	0483
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Not Reported	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

A2
North
1/4 - 1/2 Mile
Lower

WA WELLS WALOG1000281654

Database:	Ecology Well Logs	Well Log ID:	360530
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	S012805	Date Received:	08-MAY-03
Diameter:	6	Casing Depth:	45
Well Completion:	16-APR-03	Well Owner:	Milo Bauder
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

A3
North
1/4 - 1/2 Mile
Lower

WA WELLS WALOG1000281653

Database:	Ecology Well Logs	Well Log ID:	360529
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	S012805	Date Received:	08-MAY-03
Diameter:	6	Casing Depth:	35
Well Completion:	16-APR-03	Well Owner:	Milo Bauder
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

A4
North
1/4 - 1/2 Mile
Lower

WA WELLS WALOG1000281650

Database:	Ecology Well Logs	Well Log ID:	360526
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	S012805	Date Received:	08-MAY-03
Diameter:	6	Casing Depth:	50

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Well Completion:	16-APR-03	Well Owner:	Milo Bauder
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

B5
SW
1/2 - 1 Mile
Lower

WA WELLS WALOG1000475875

Database:	Ecology Well Logs	Well Log ID:	630408
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	AE07921	Date Received:	04-JAN-10
Diameter:	8	Casing Depth:	20
Well Completion:	15-DEC-09	Well Owner:	Nor Am Investment Llc
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

B6
SW
1/2 - 1 Mile
Lower

WA WELLS WALOG1000475876

Database:	Ecology Well Logs	Well Log ID:	630410
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	SE06075	Date Received:	04-JAN-10
Diameter:	8	Casing Depth:	20
Well Completion:	15-DEC-09	Well Owner:	Nor Am Investment Llc
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

7
South
1/2 - 1 Mile
Lower

WA WELLS WALOG1000136364

Database:	Ecology Well Logs	Well Log ID:	146749
Well Tag:	Not Reported	Project Tag:	Not Reported
Notice of Intent #:	Not Reported	Date Received:	06-MAY-95
Diameter:	6	Casing Depth:	950
Well Completion:	23-AUG-94	Well Owner:	Wilsun
Well Type:	Water	Driller #:	0483
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

C8
North
1/2 - 1 Mile
Lower

WA WELLS WALOG1000614116

Database:	Ecology Well Logs	Well Log ID:	903370
Well Tag:	BIG257	Project Tag:	Not Reported
Notice of Intent #:	RE09075	Date Received:	03-MAR-14
Diameter:	2	Casing Depth:	40
Well Completion:	01-OCT-13	Well Owner:	Ali Baroon
Well Type:	Resource Protection	Driller #:	3164
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Static Level	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

C9
North
1/2 - 1 Mile
Lower

WA WELLS WALOG1000614124

Database:	Ecology Well Logs	Well Log ID:	903378
Well Tag:	BIG256	Project Tag:	Not Reported
Notice of Intent #:	RE09075	Date Received:	03-MAR-14
Diameter:	2	Casing Depth:	26
Well Completion:	01-OCT-13	Well Owner:	Ali Baroon
Well Type:	Resource Protection	Driller #:	3164
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Static Level	PSI:	0
Well Test:	Not Reported	Water Reclamation #:	37

C10
North
1/2 - 1 Mile
Lower

WA WELLS WALOG1000614132

Database:	Ecology Well Logs	Well Log ID:	903388
Well Tag:	BIG255	Project Tag:	Not Reported
Notice of Intent #:	RE09075	Date Received:	03-MAR-14
Diameter:	2	Casing Depth:	40
Well Completion:	01-OCT-13	Well Owner:	Ali Baroon
Well Type:	Resource Protection	Driller #:	3164
Static Level:	0	Flow Rate (GPM):	0
Flow Type:	Static Level	PSI:	0
Well Test:	Not Reported	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	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: 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		
Organization Name:	USGS Washington Water Science Center		
Monitor Location:	09N/28E-34H01	Type:	Well
Description:	Not Reported	HUC:	17030003
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Units:	Not Reported
Aquifer:	Not Reported	Formation Type:	Wanapum Basalt Formation
Aquifer Type:	Not Reported	Construction Date:	19771122
Well Depth:	905	Well Depth Units:	ft
Well Hole Depth:	905	Well Hole Depth Units:	ft

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 Unts:	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:	Decommisioning	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:	Decommisioning	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 IRRA 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

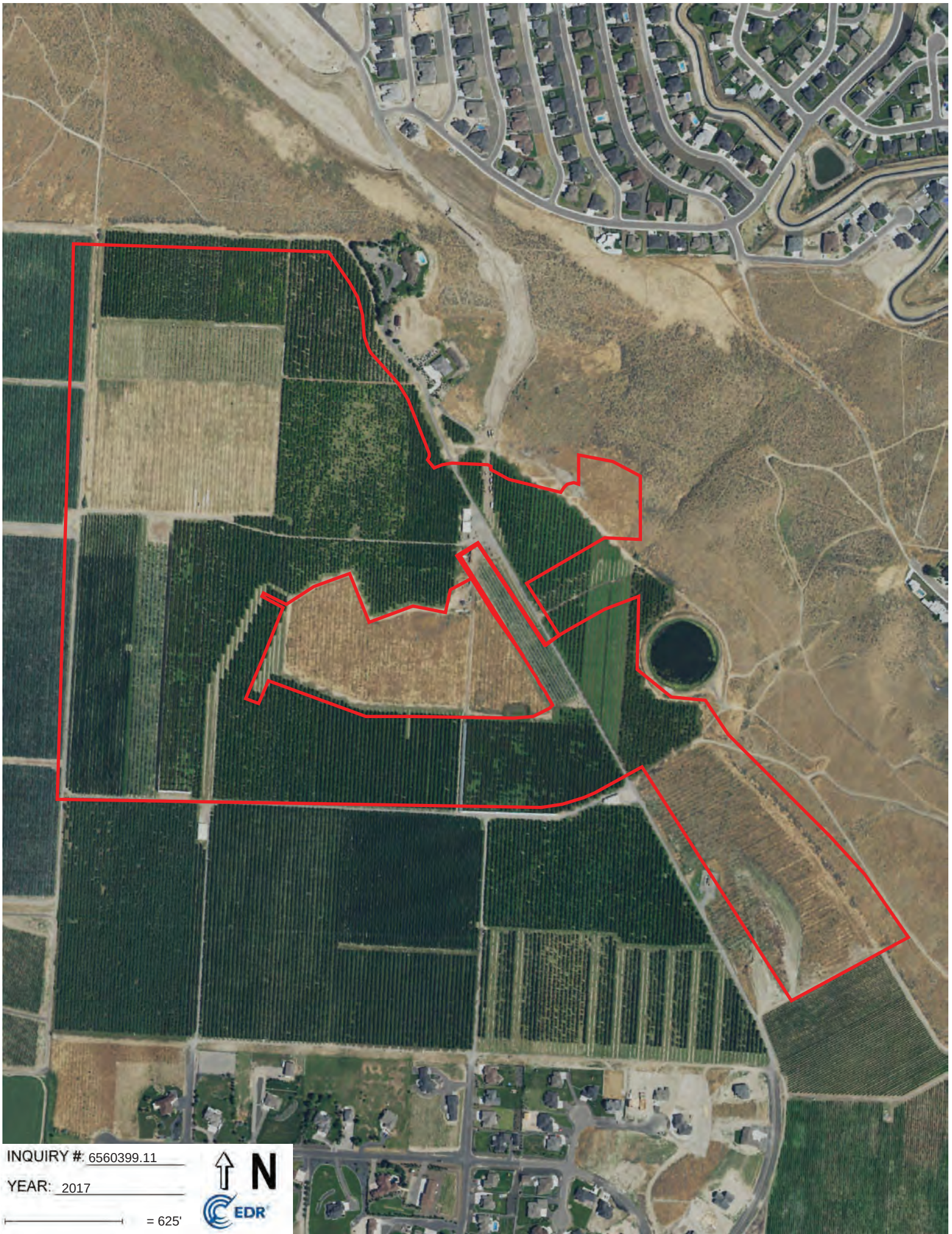
When delivered electronically by EDR, the aerial photo images included with this report are for ONE TIME USE ONLY. Further reproduction of these aerial photo images is prohibited without permission from EDR. For more information contact your EDR Account Executive.

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INQUIRY #: 6560399.11

YEAR: 2017

— = 625'





INQUIRY #: 6560399.11

YEAR: 2013

— = 625'



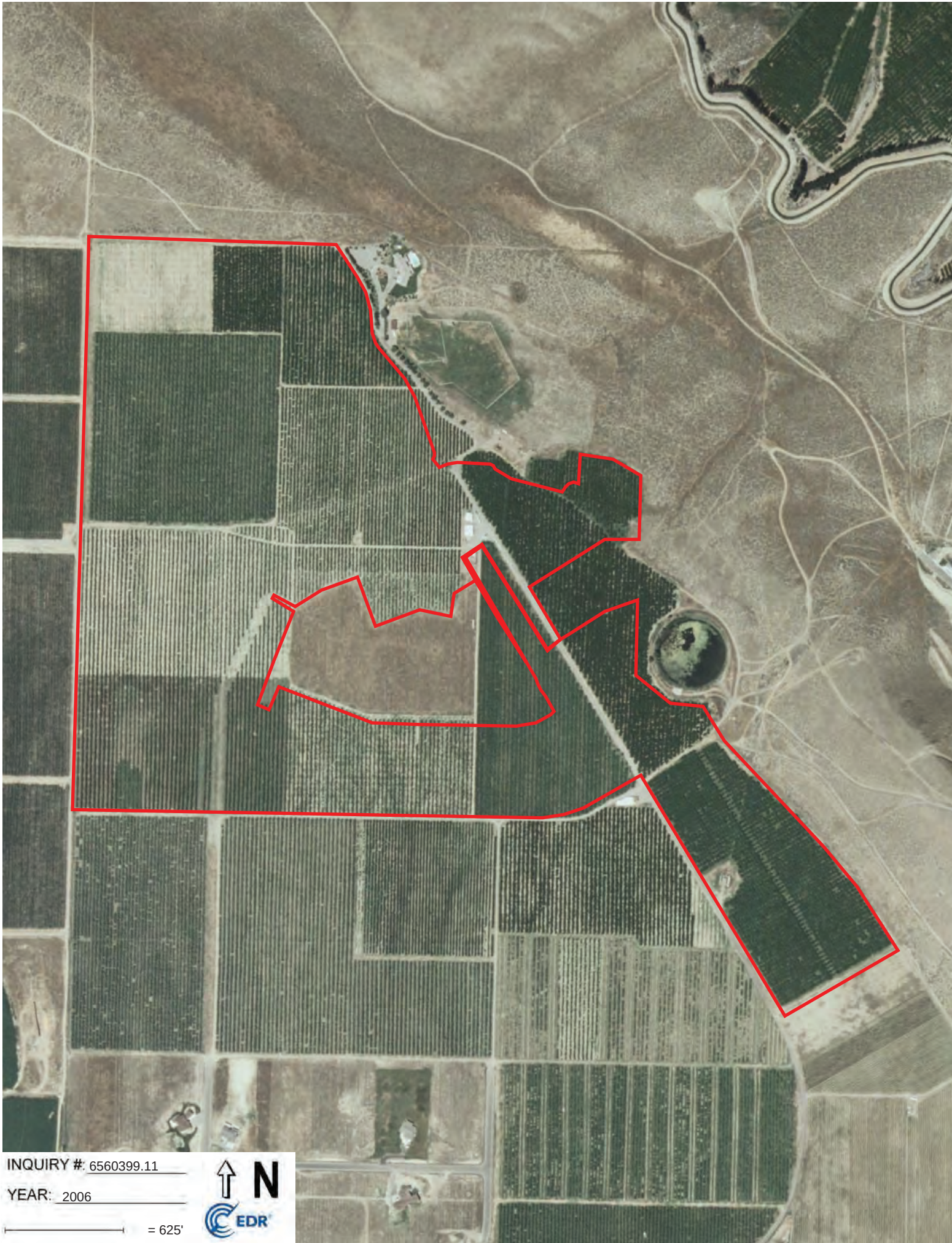


INQUIRY #: 6560399.11

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.

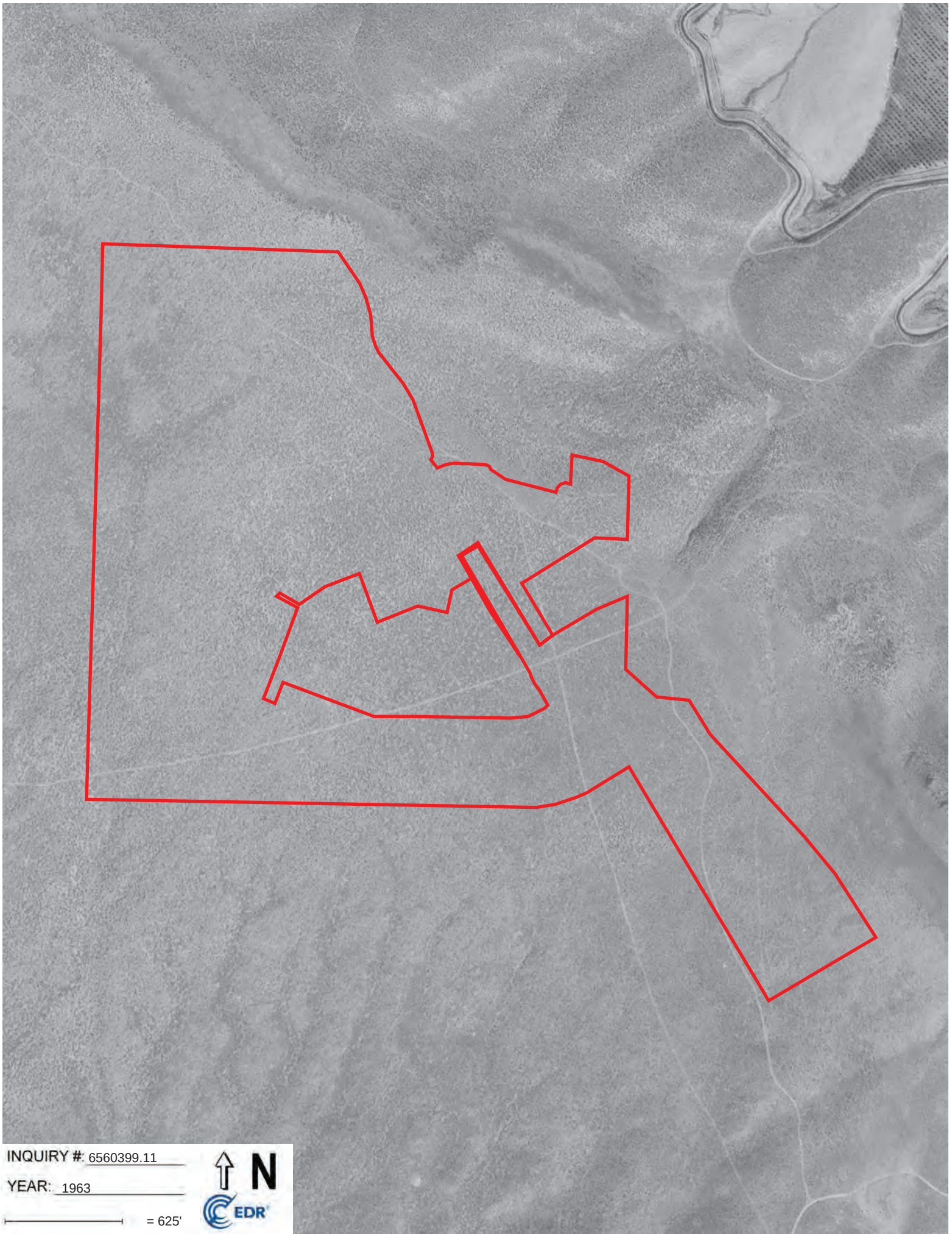


INQUIRY #: 6560399.11

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

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About This Report

Executive Summary

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Glossary

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

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City Directory Images

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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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Data by

infoUSA[®]

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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 I	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

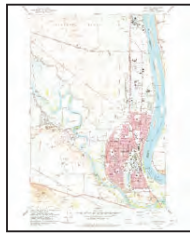


Badger Mountain
2013
7.5-minute, 24000

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

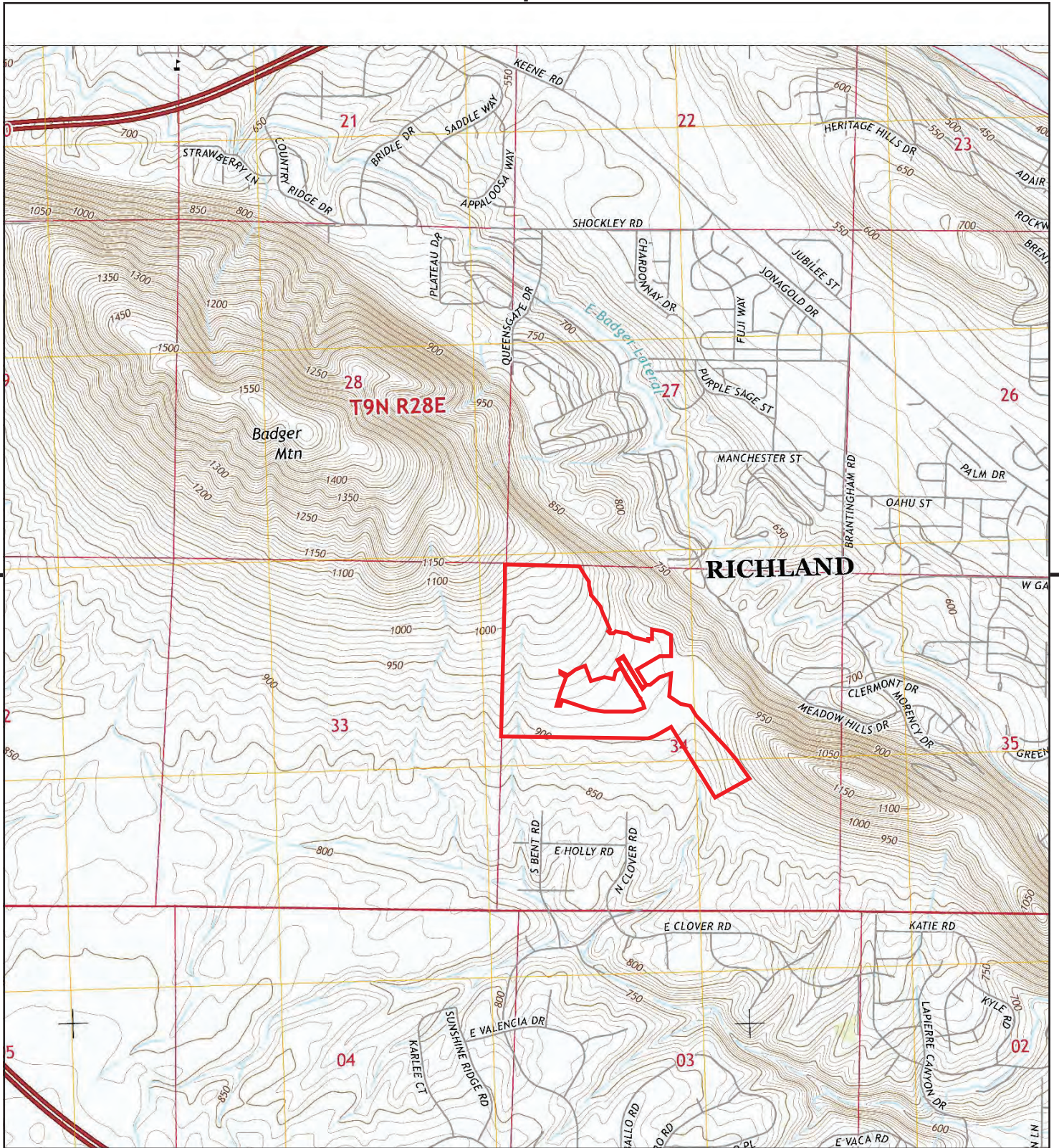


Badger Mtn
1965
7.5-minute, 24000
Aerial Photo Revised 1963

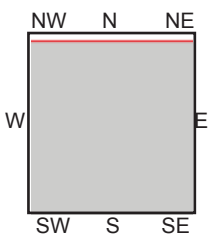
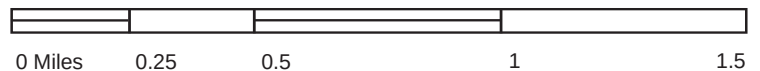
1917 Source Sheets



Pasco
1917
30-minute, 125000



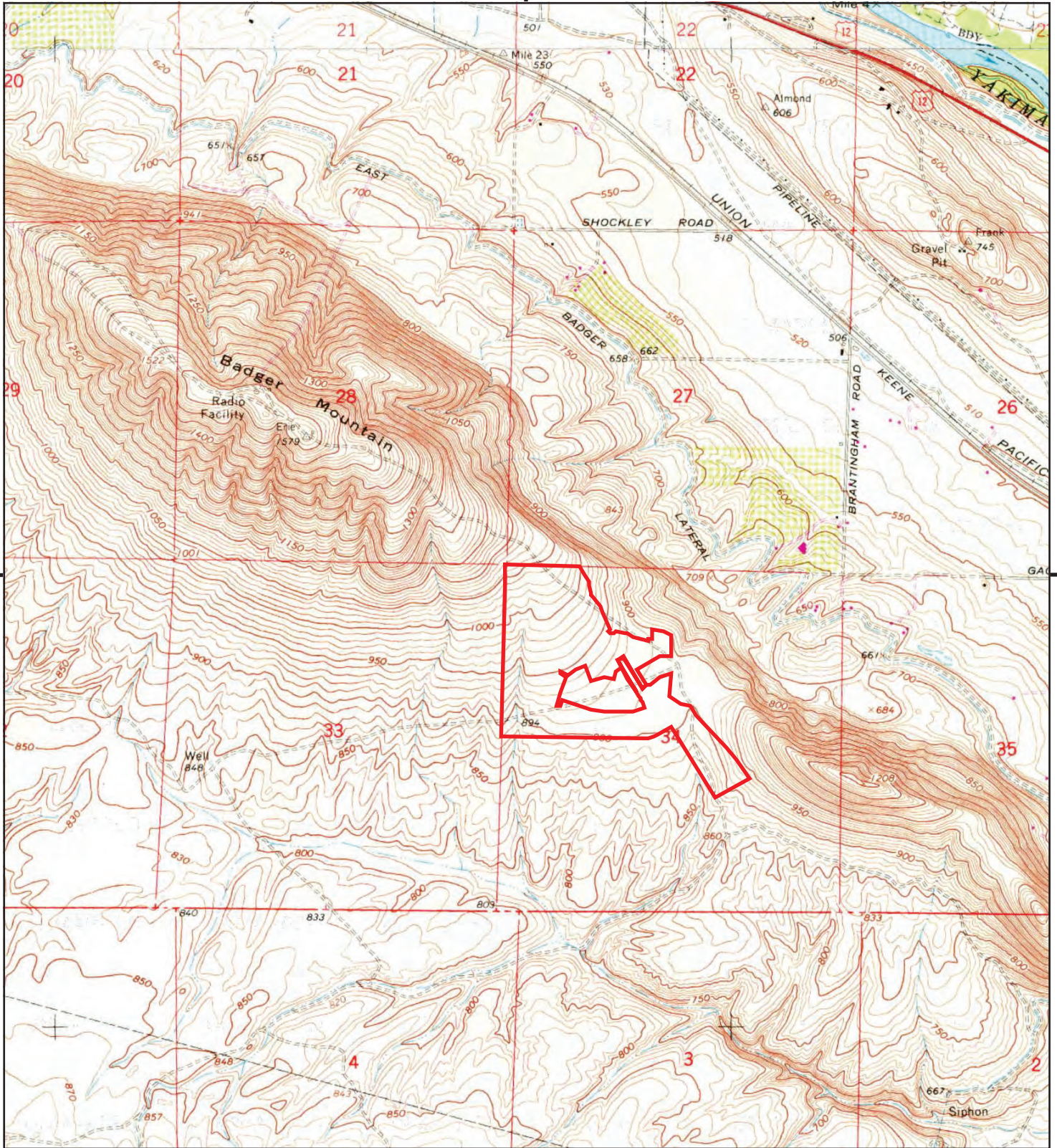
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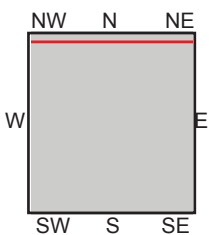
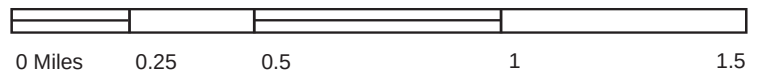
TP, Badger Mountain, 2013, 7.5-minute

SITE NAME: 1900 N BERMUDA RD
 ADDRESS: 1900 N BERMUDA RD
 Kennewick, WA 99338
 CLIENT: PBS Engineering & Env.





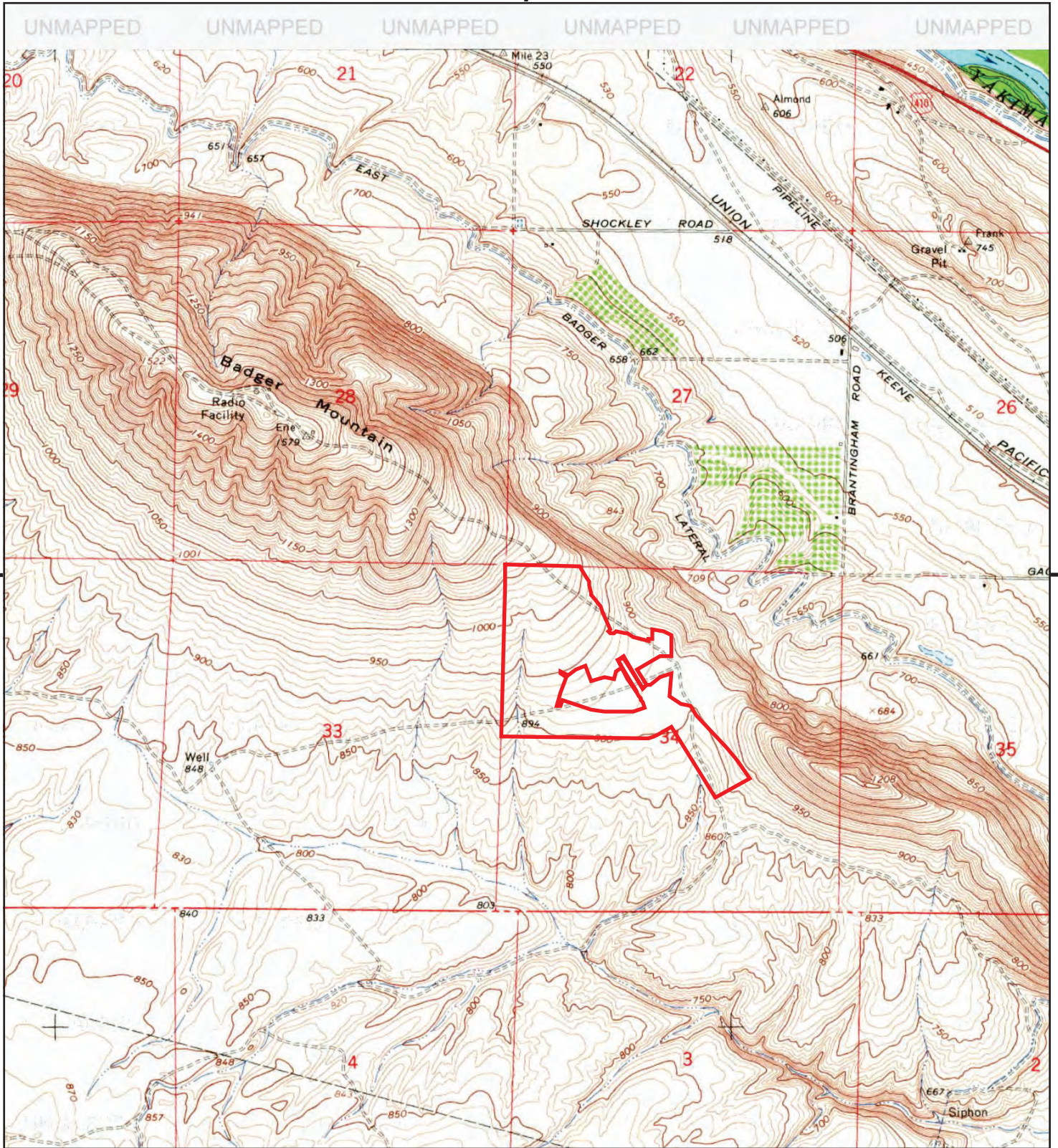
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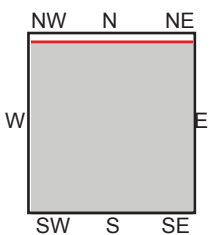
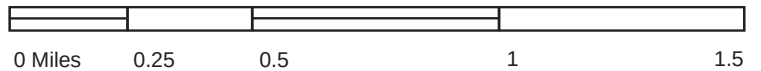
TP, Badger Mtn, 1978, 7.5-minute
N, Richland, 1978, 7.5-minute

SITE NAME: 1900 N BERMUDA RD
ADDRESS: 1900 N BERMUDA RD
Kennewick, WA 99338
CLIENT: PBS Engineering & Env.





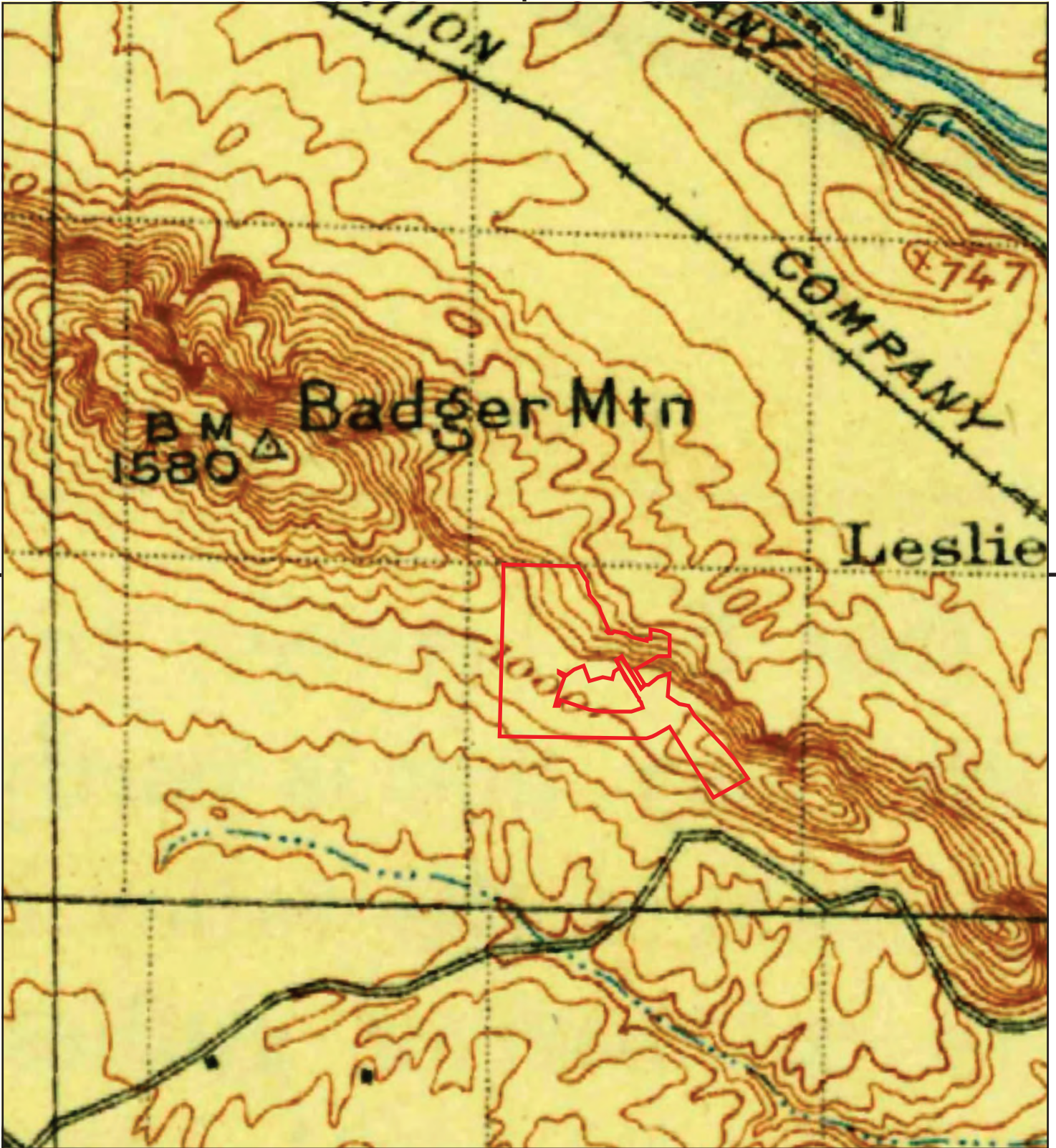
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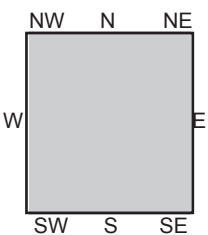
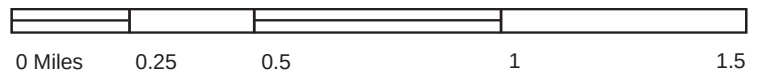
TP, Badger Mtn, 1965, 7.5-minute

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).



TP, Pasco, 1917, 30-minute

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.

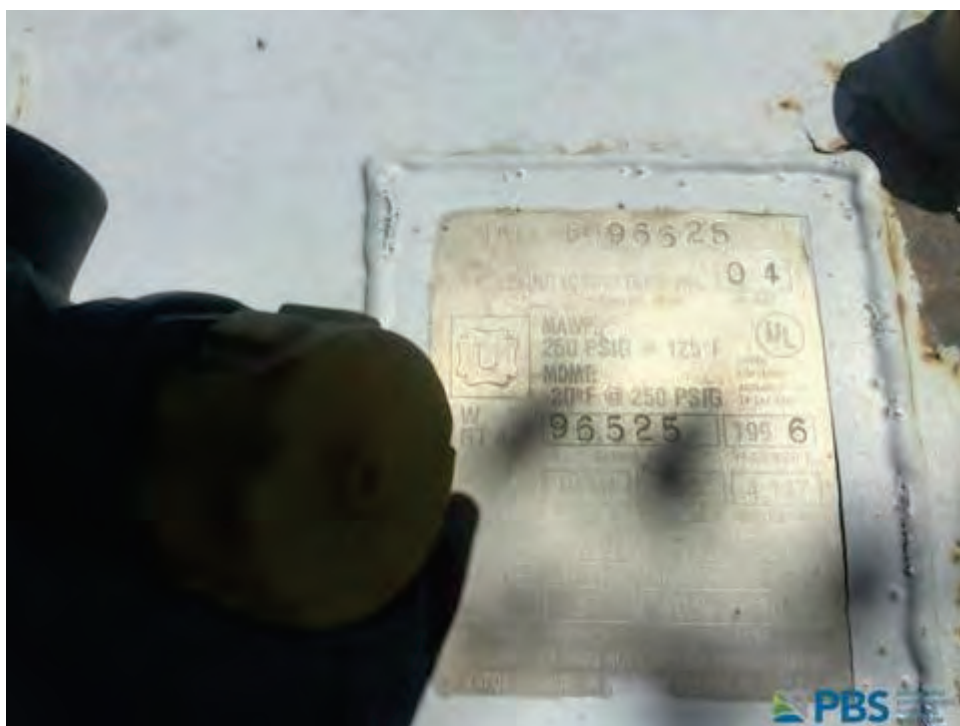


Photo 14. Empty ast label.



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.

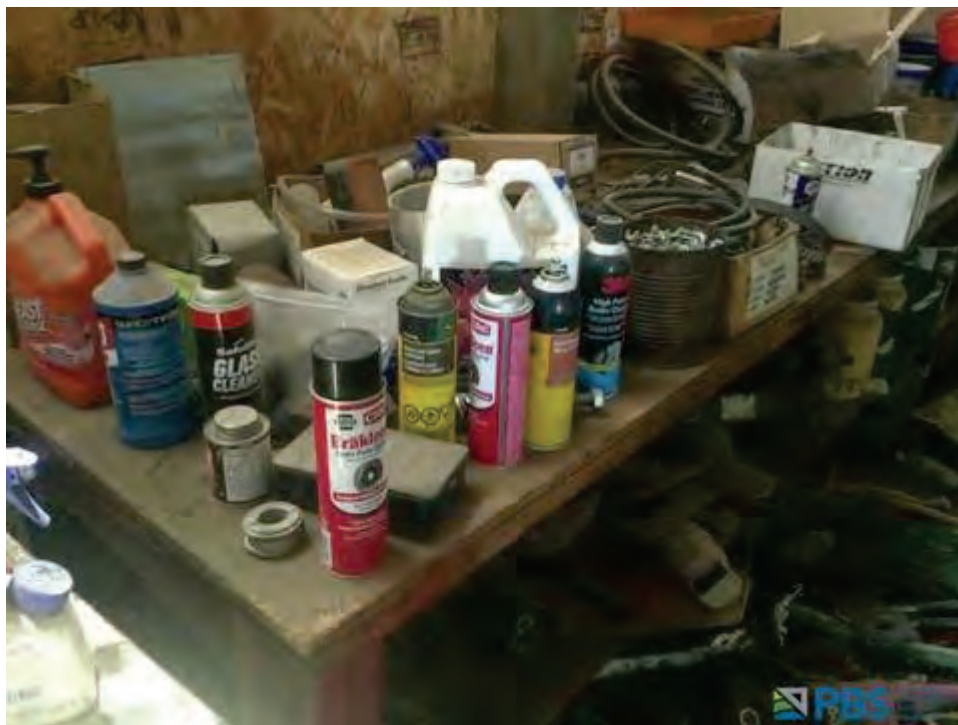


Photo 37. Chemical table.



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: Manson

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: Mid-grade Slope

SITE DEVELOPMENT

Building Descriptions (e.g., wood-frame residence, concrete tilt-up commercial) <i>NOTE: For multi-building sites, include individual addresses or building numbers.</i>	#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>Irrigation 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>can't see</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 neighborhoods + Irrigation pond

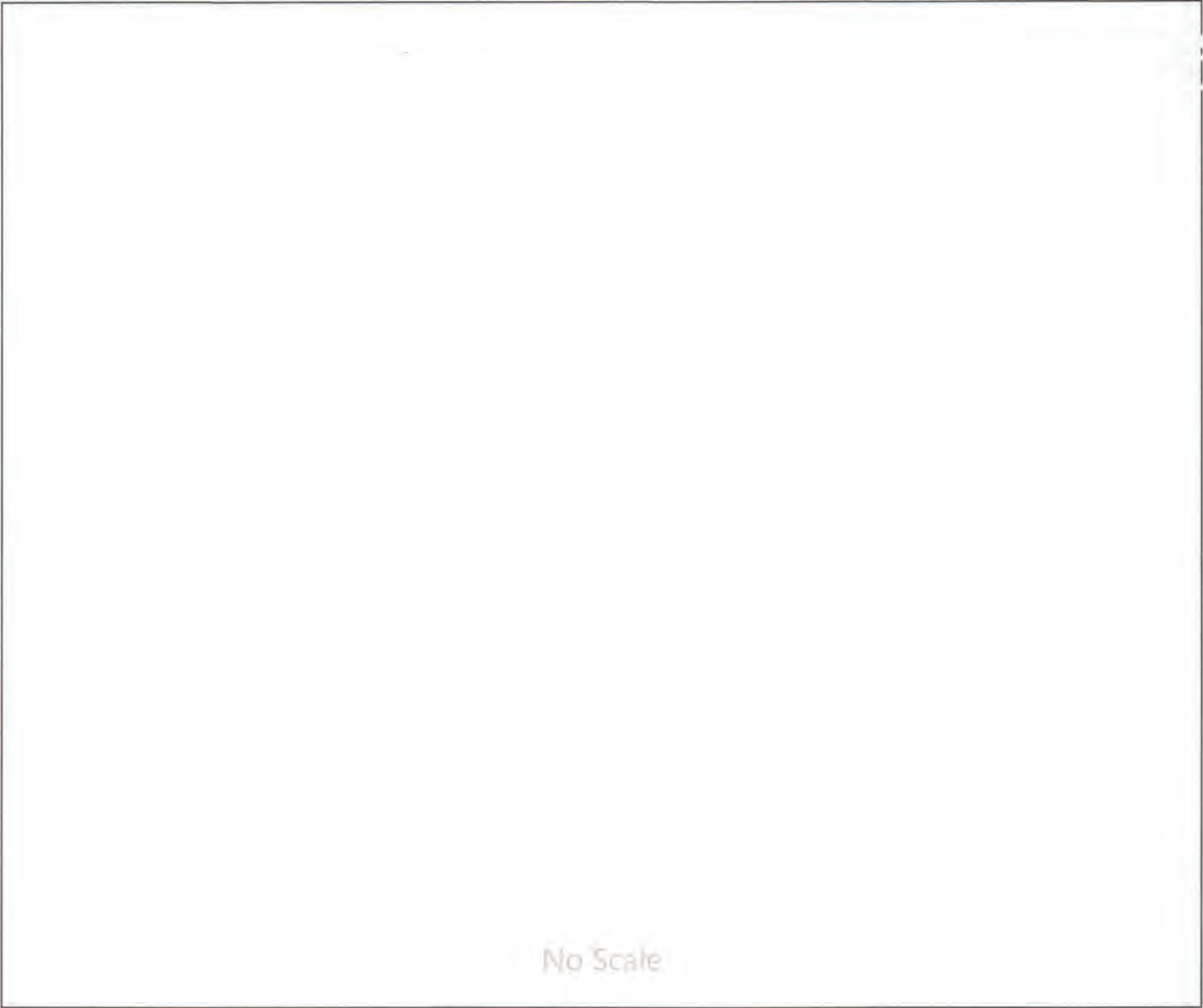
West: Farm

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:

Information:

Notes:

PHOTO#	DIRECTION	DESCRIPTION
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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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Table 2. Cation Exchange Capacity Test Results
Table 3. 2018 IBC Seismic Design Parameters
Table 4. Minimum AC Pavement Sections

FIGURES

Figure 1. Vicinity Map
Figure 2. Site Plan

APPENDICES

Appendix A: Field Explorations

Table A-1. Terminology Used to Describe Soil
Table A-2. Key to Test Pit and Boring Log Symbols
Figures A1–A27. Logs for Test Pits TP-1 through TP-27

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 Focht, 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 Focht, 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	$S_s = 0.43 \text{ g}$	$S_1 = 0.16 \text{ g}$
Site Class	D	
Site Coefficient	$F_a = 1.46$	$F_v = 2.27$
Adjusted Spectral Acceleration	$S_{MS} = 0.63 \text{ g}$	$S_{M1} = 0.37 \text{ g}$
Design Spectral Response Acceleration Parameters	$S_{DS} = 0.42 \text{ g}$	$S_{D1} = 0.25 \text{ g}$

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.*

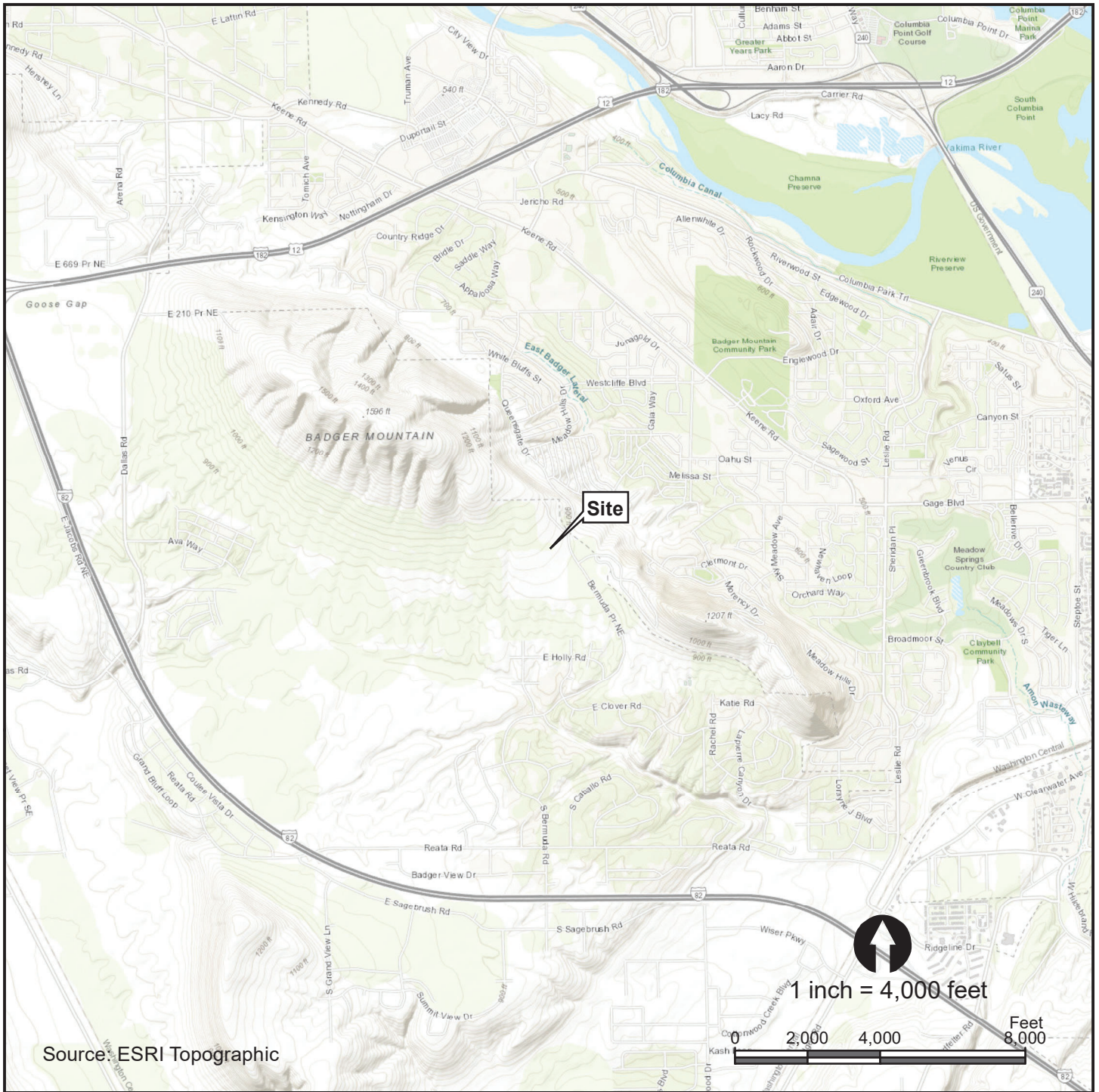


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Figures



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



SITE PLAN
MONSON PROPERTY
WORK PLAN
RICHLAND, WASHINGTON

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.

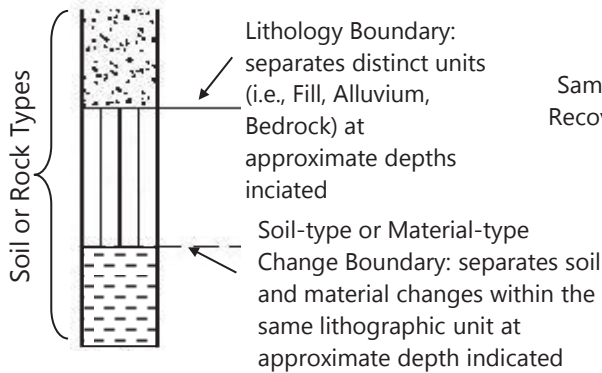
Relative Density Term	SPT N-value
Very loose	0 – 4
Loose	5 – 10
Medium dense	11 – 30
Dense	31 – 50
Very dense	> 50

SAMPLING DESCRIPTIONS

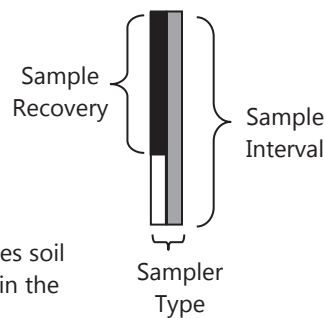
SPT Drive Sampler Standard Penetration Test ASTM D 1586	Shelby Tube Push Sampler ASTM D 1587	Specialized Drive Samplers (Details Noted on Logs)	Specialized Drill or Push Sampler (Details Noted on Logs)	Grab Sample	Rock Coring Interval	Screen (Water or Air Sampling)	Water Level During Drilling/Excavation	Water Level After Drilling/Excavation
								

LOG GRAPHICS

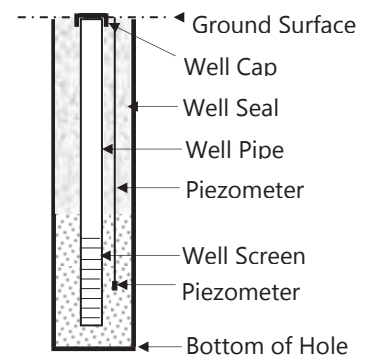
Soil and Rock



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		



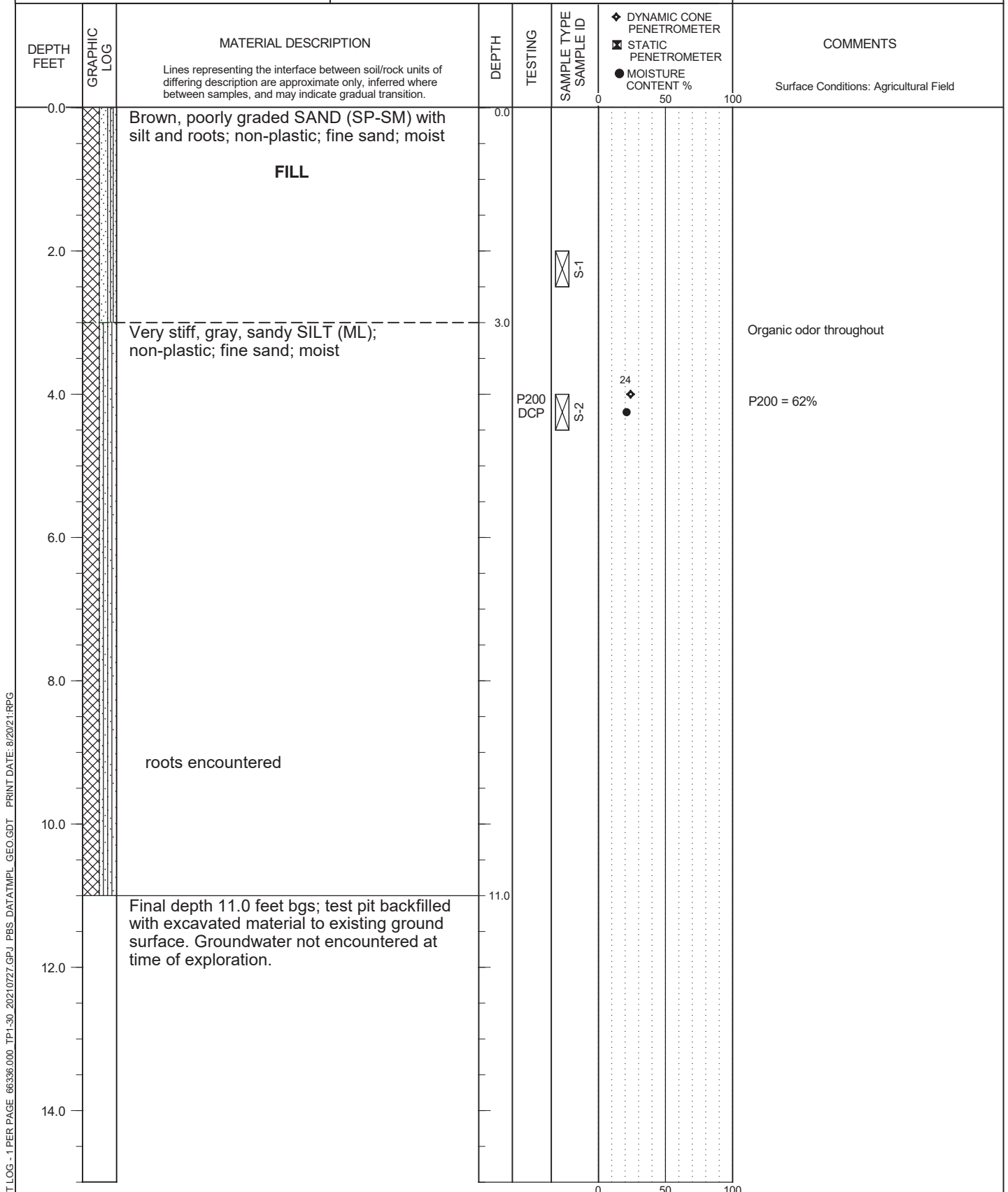
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

PBS PROJECT NUMBER:
66336.000

TEST PIT TP-1

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



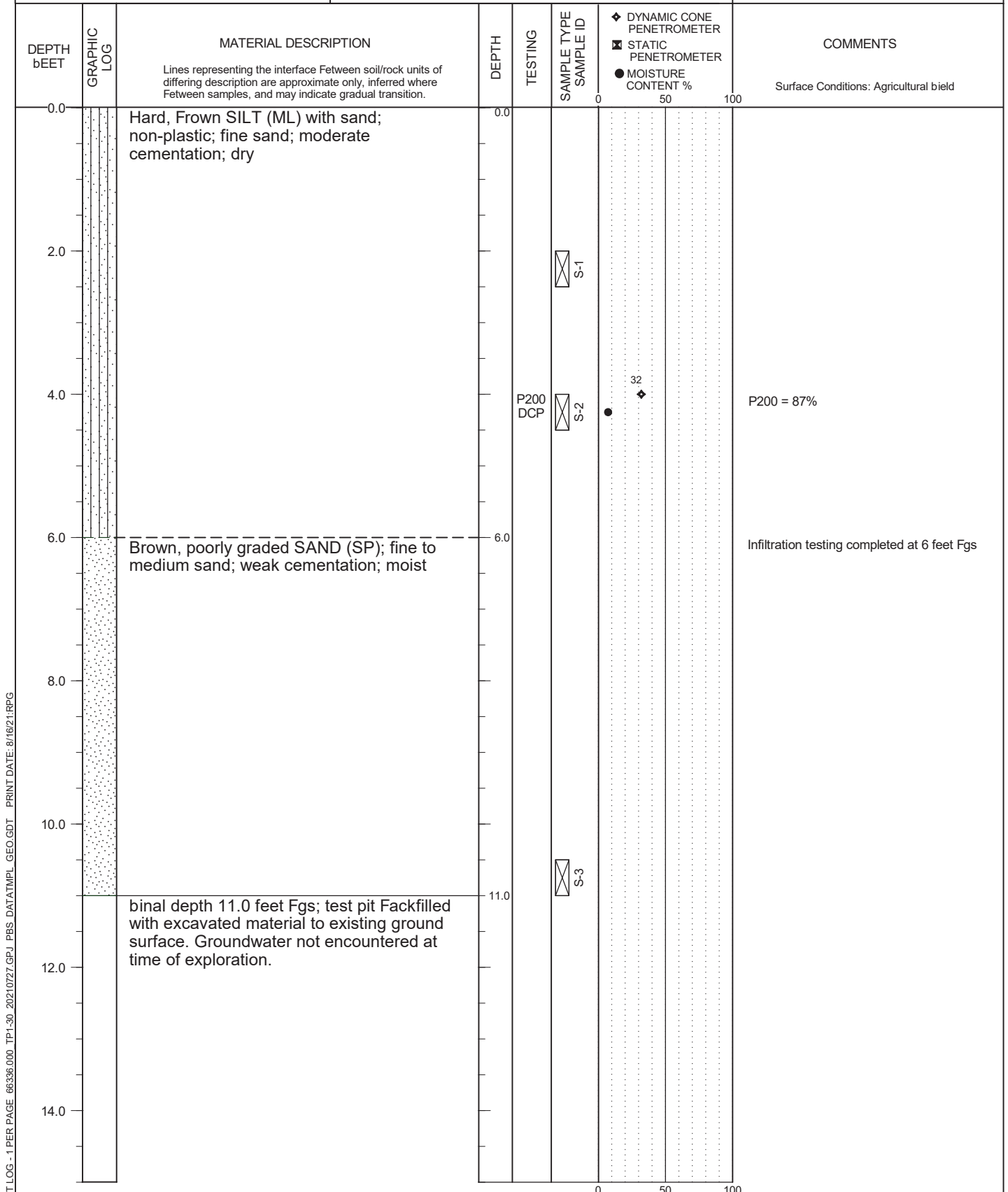
MONSON PROPERTY WORK PLAN
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PBS PROJECT NUMBER:
66336.000

TEST PIT TP-2

APPROX. TEST PIT TP-2 LOCATION:
(See Site Plan)

Lat: 46.22052 Long: -119.30466



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EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A2
Page 1 of 1



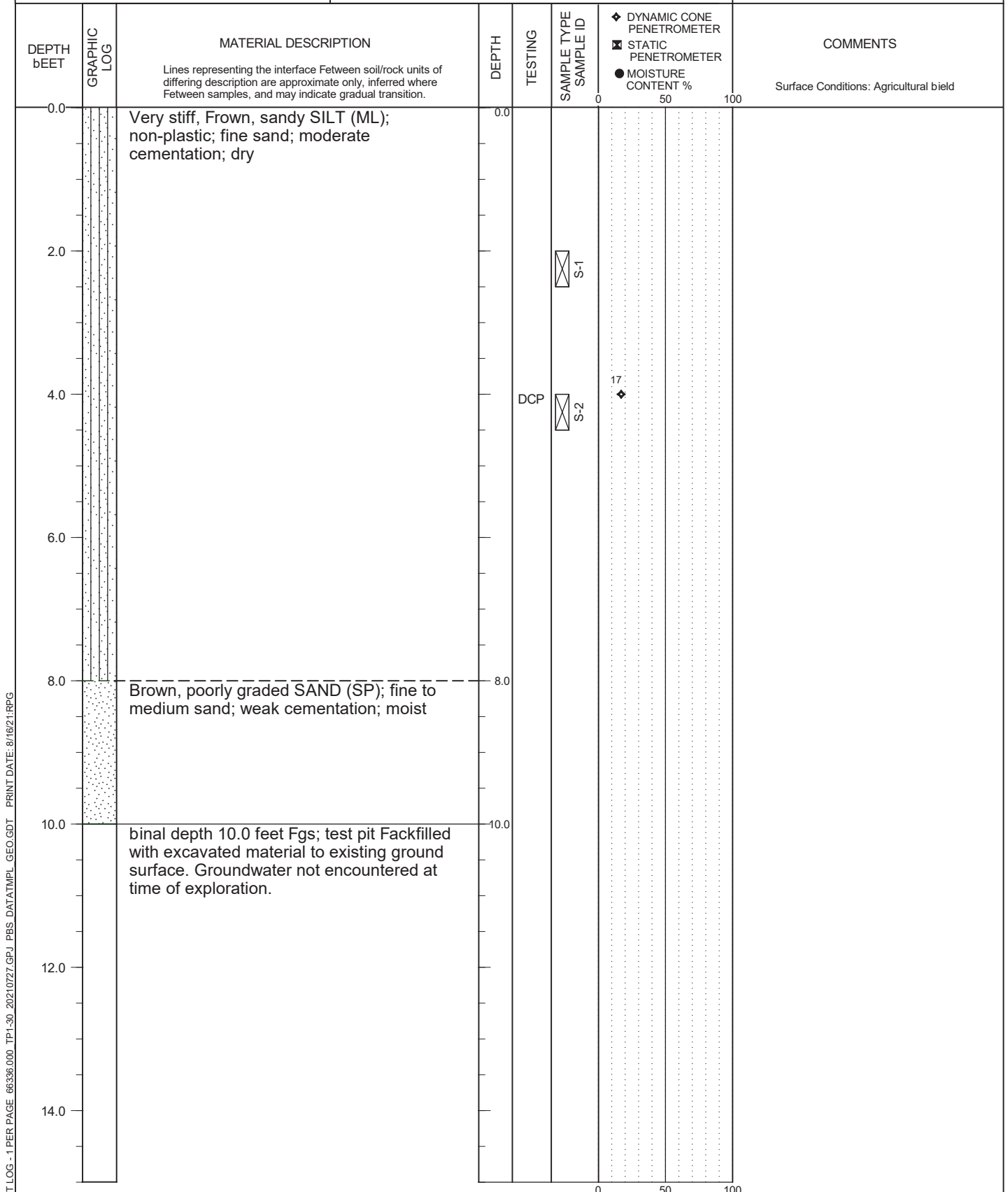
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RICHLAND, WASHINGTON

TEST PIT TP-3

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-3 LOCATION:
(See Site Plan)

Lat: 46.22131 Long: -119.30426



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EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A3
Page 1 of 1



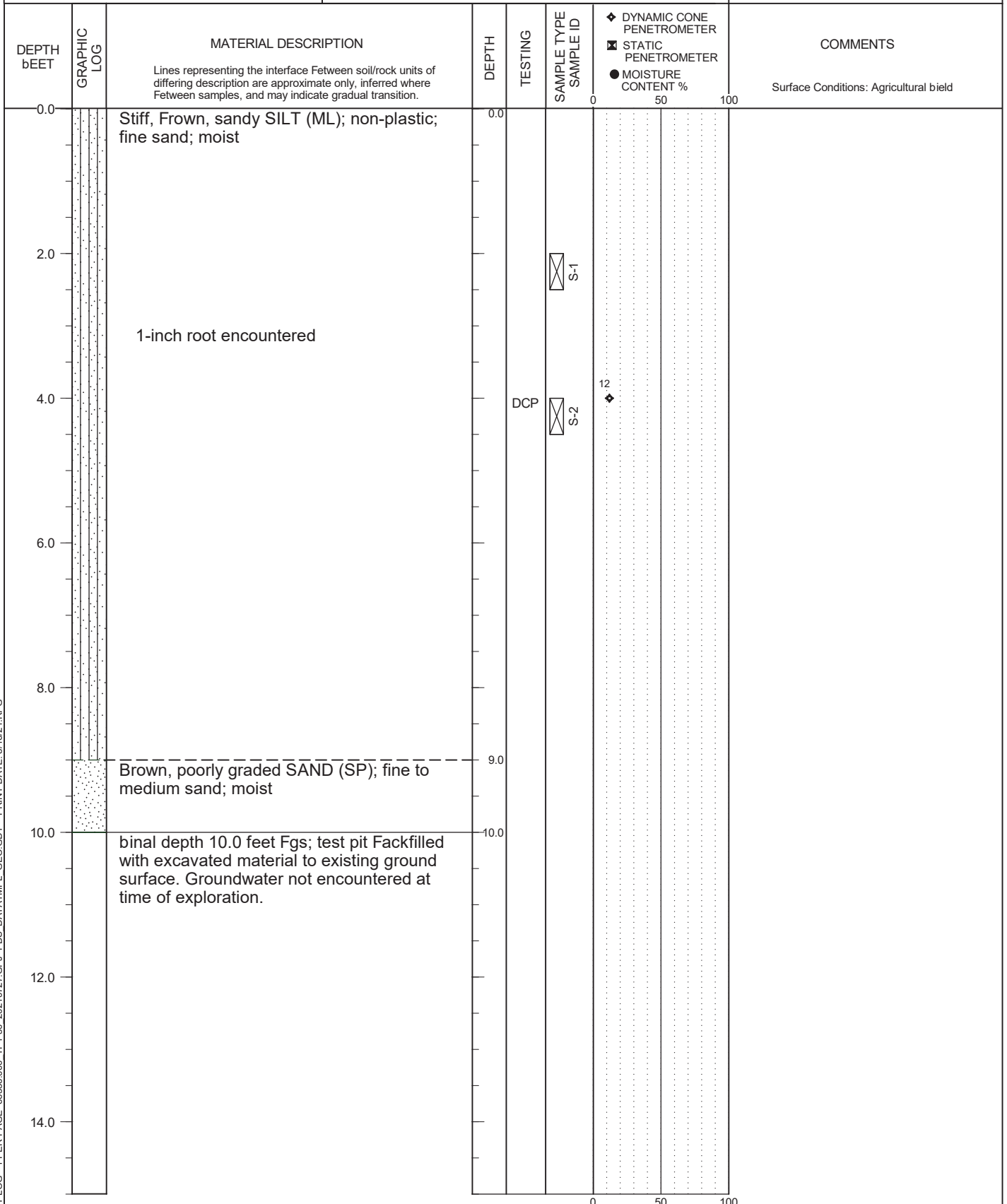
MONSON PROPERTY WORK PLAN
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TEST PIT TP-4

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-4 LOCATION:
(See Site Plan)

Lat: 46.22215 Long: -119.30418



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EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A4
Page 1 of 1



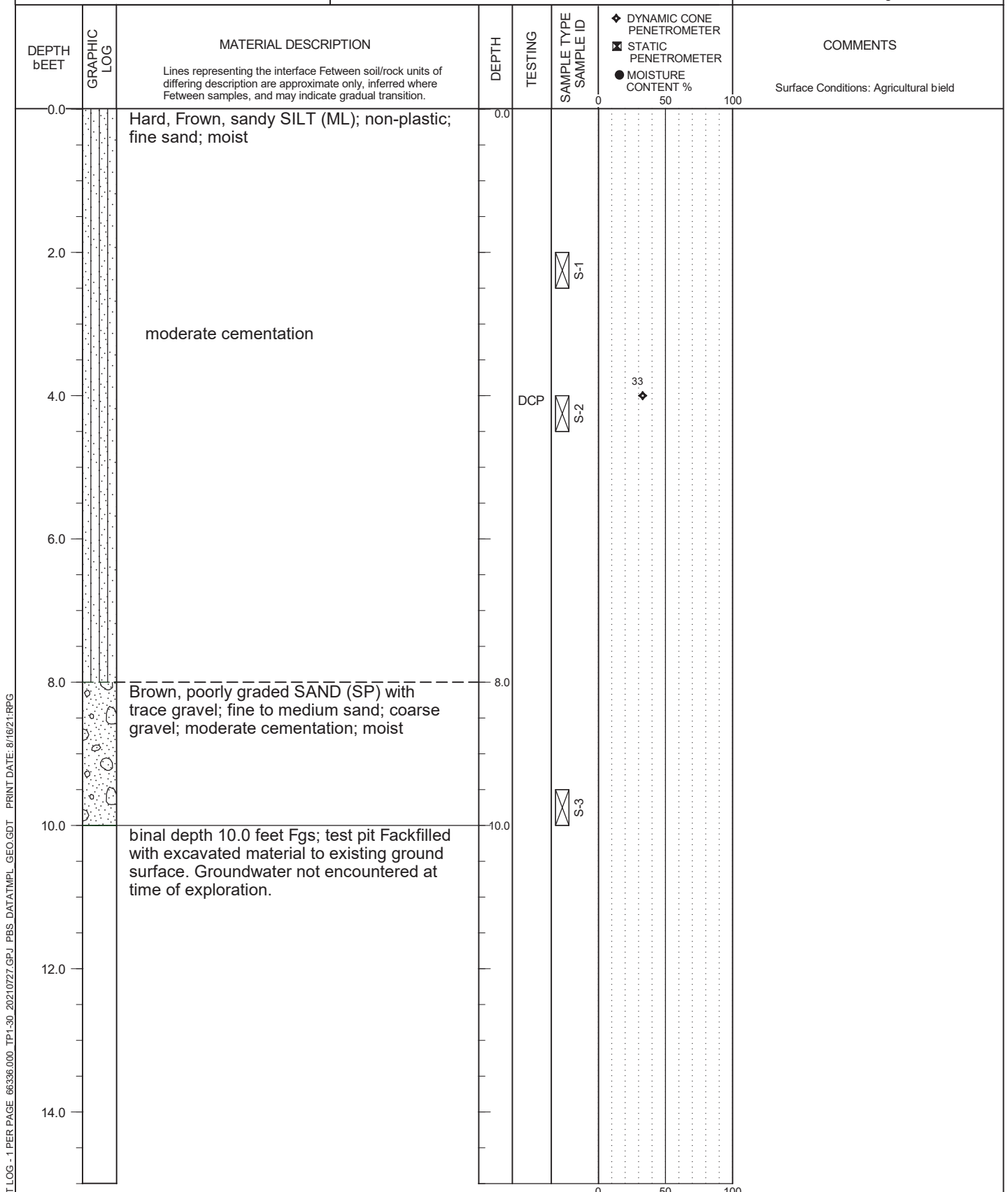
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

TEST PIT TP-5

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-5 LOCATION:
(See Site Plan)

Lat: 46.22320 Long: -119.30346



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EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A5
Page 1 of 1



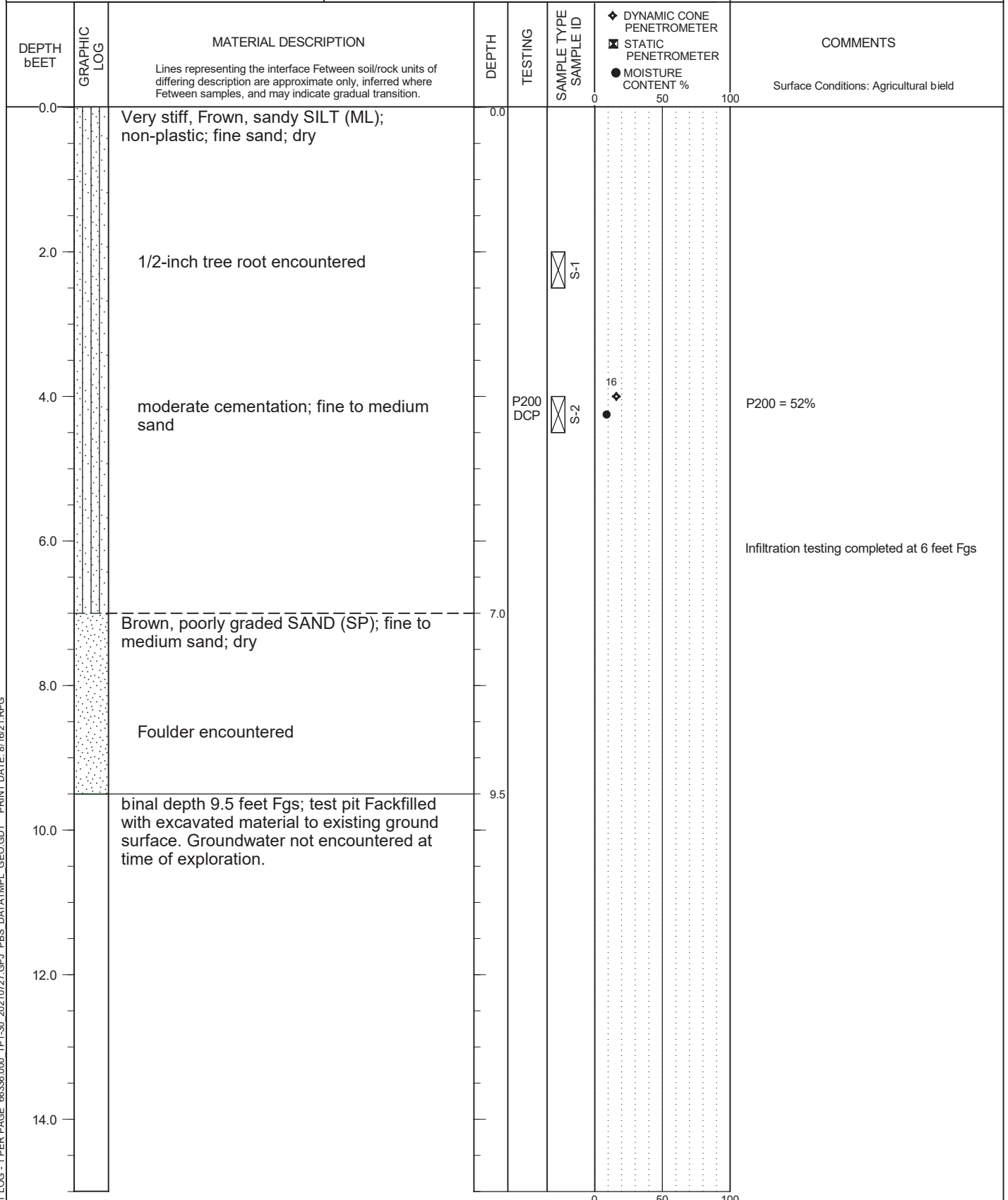
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RICHLAND, WASHINGTON

TEST PIT TP-6

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-6 LOCATION:
(See Site Plan)

Lat: 46.22051 Long: -119.30213



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EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A6
Page 1 of 1



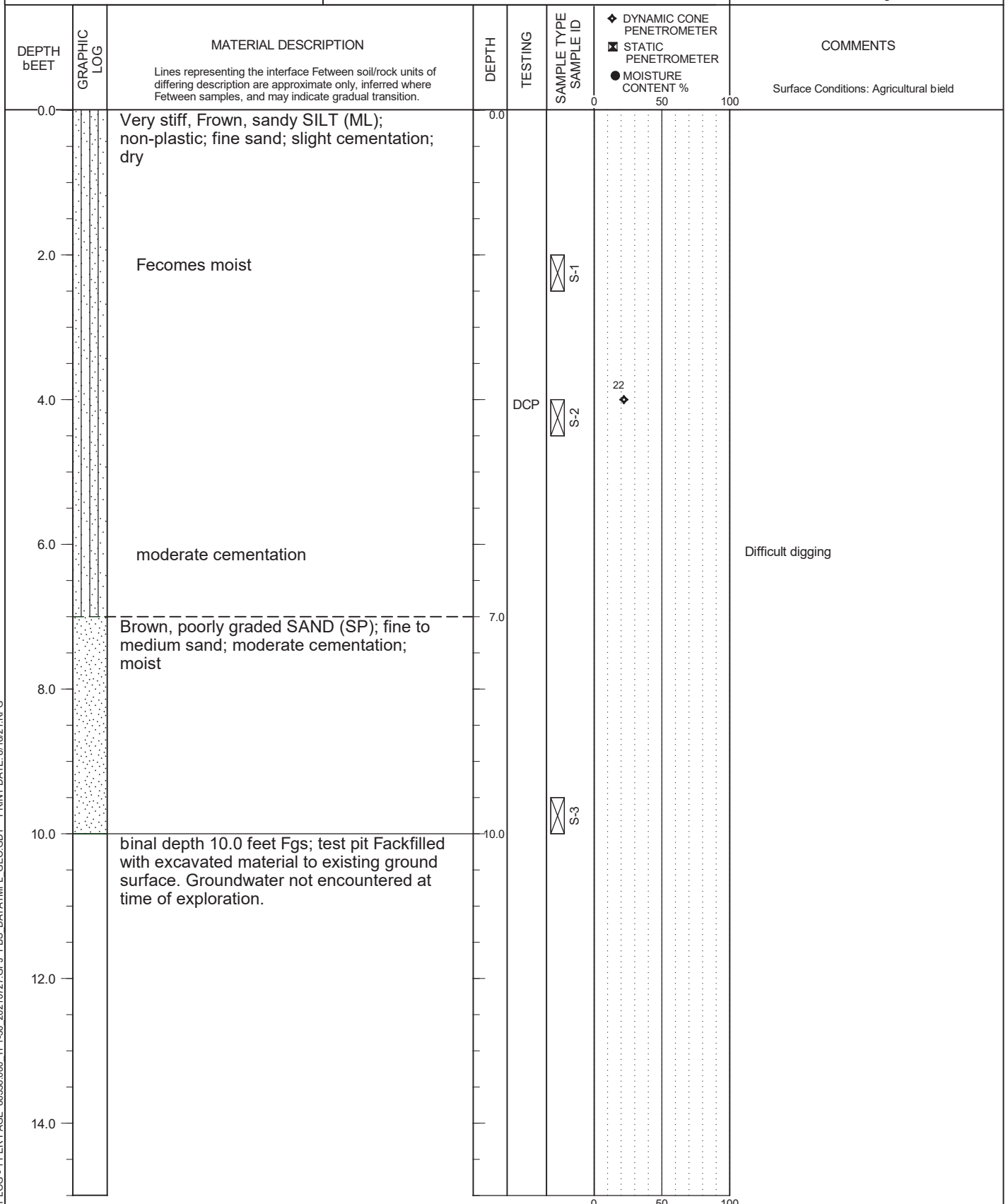
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TEST PIT TP-7

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-7 LOCATION:
(See Site Plan)

Lat: 46.22176 Long: -119.30098



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EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A7
Page 1 of 1



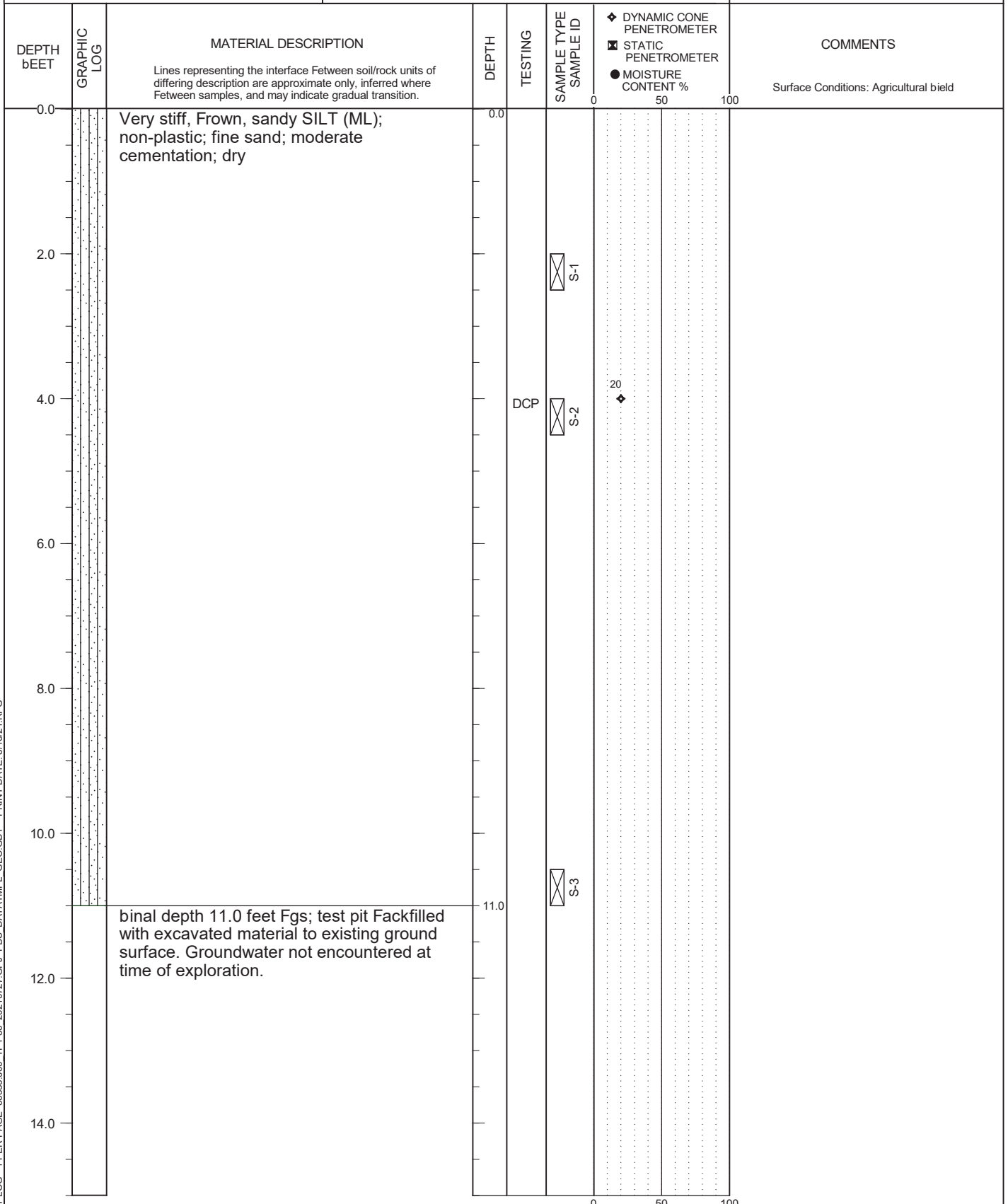
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TEST PIT TP-8

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-8 LOCATION:
(See Site Plan)

Lat: 46.22077 Long: -119.29710



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EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A8
Page 1 of 1



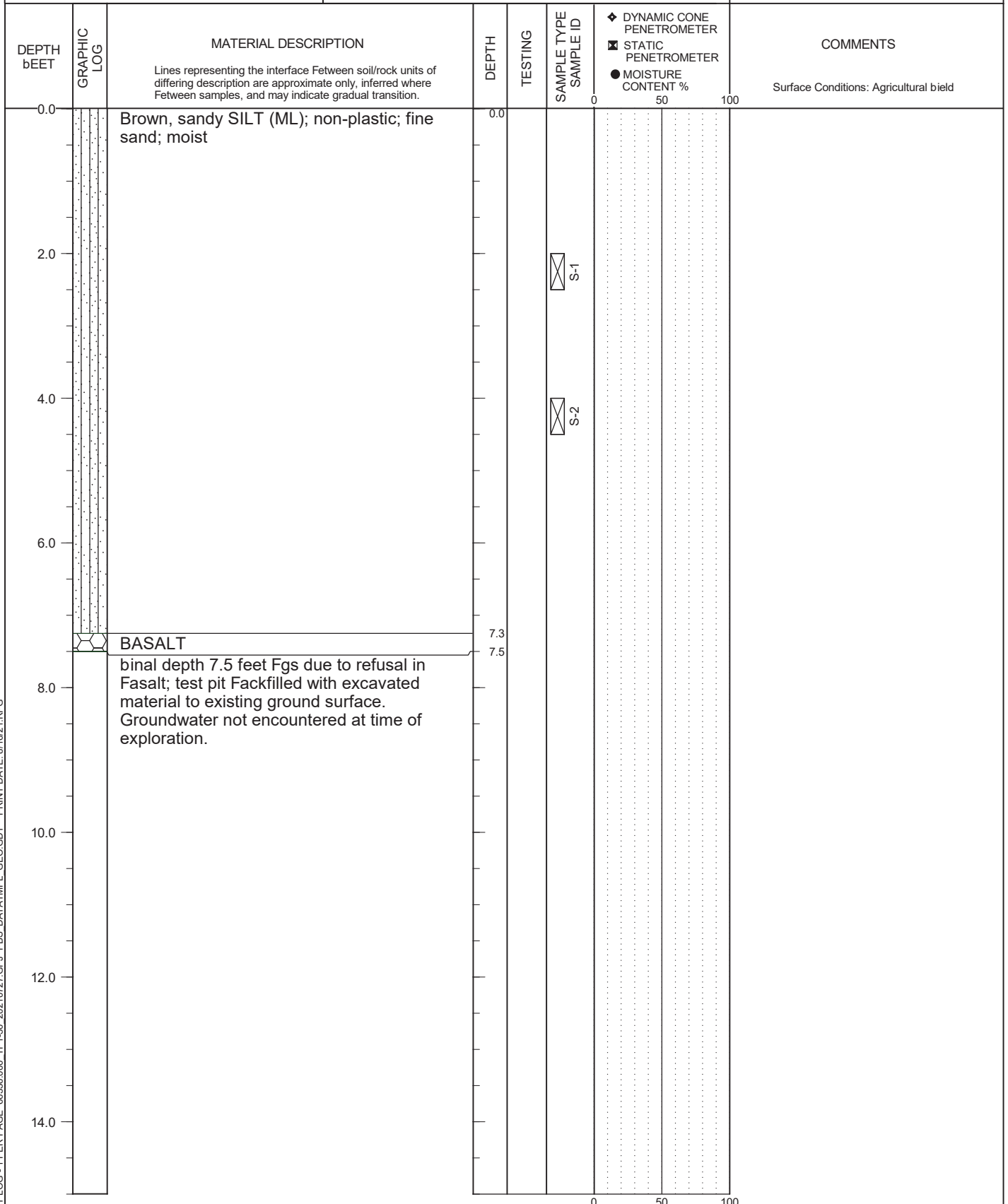
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RICHLAND, WASHINGTON

TEST PIT TP-9

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-9 LOCATION:
(See Site Plan)

Lat: 46.22162 Long: -119.29638



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COMPLETED: 7/21/2021

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EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A9
Page 1 of 1



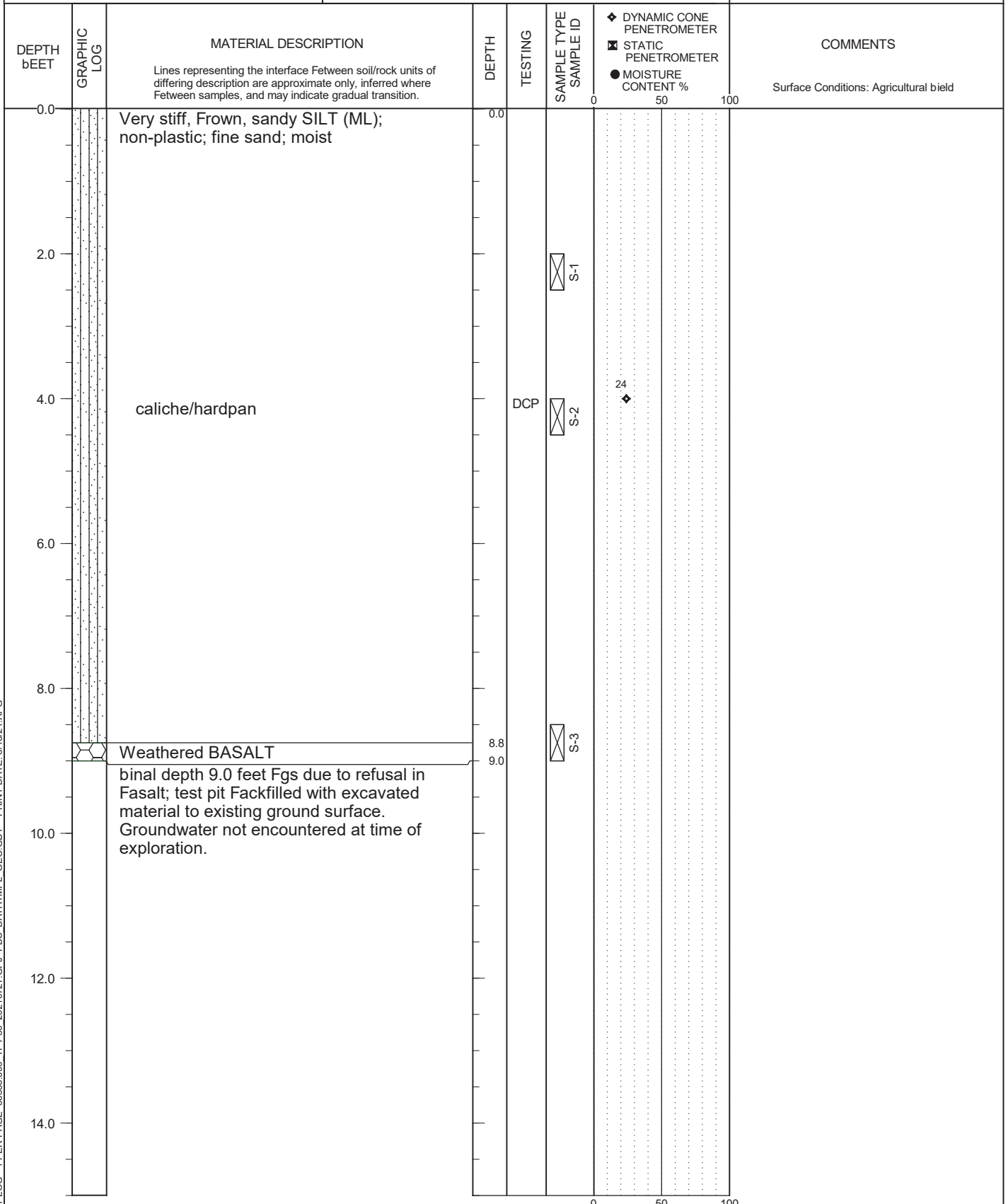
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RICHLAND, WASHINGTON

TEST PIT TP-10

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-10 LOCATION:
(See Site Plan)

Lat: 46.22244 Long: -119.30579



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COMPLETED: 7/21/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A10
Page 1 of 1



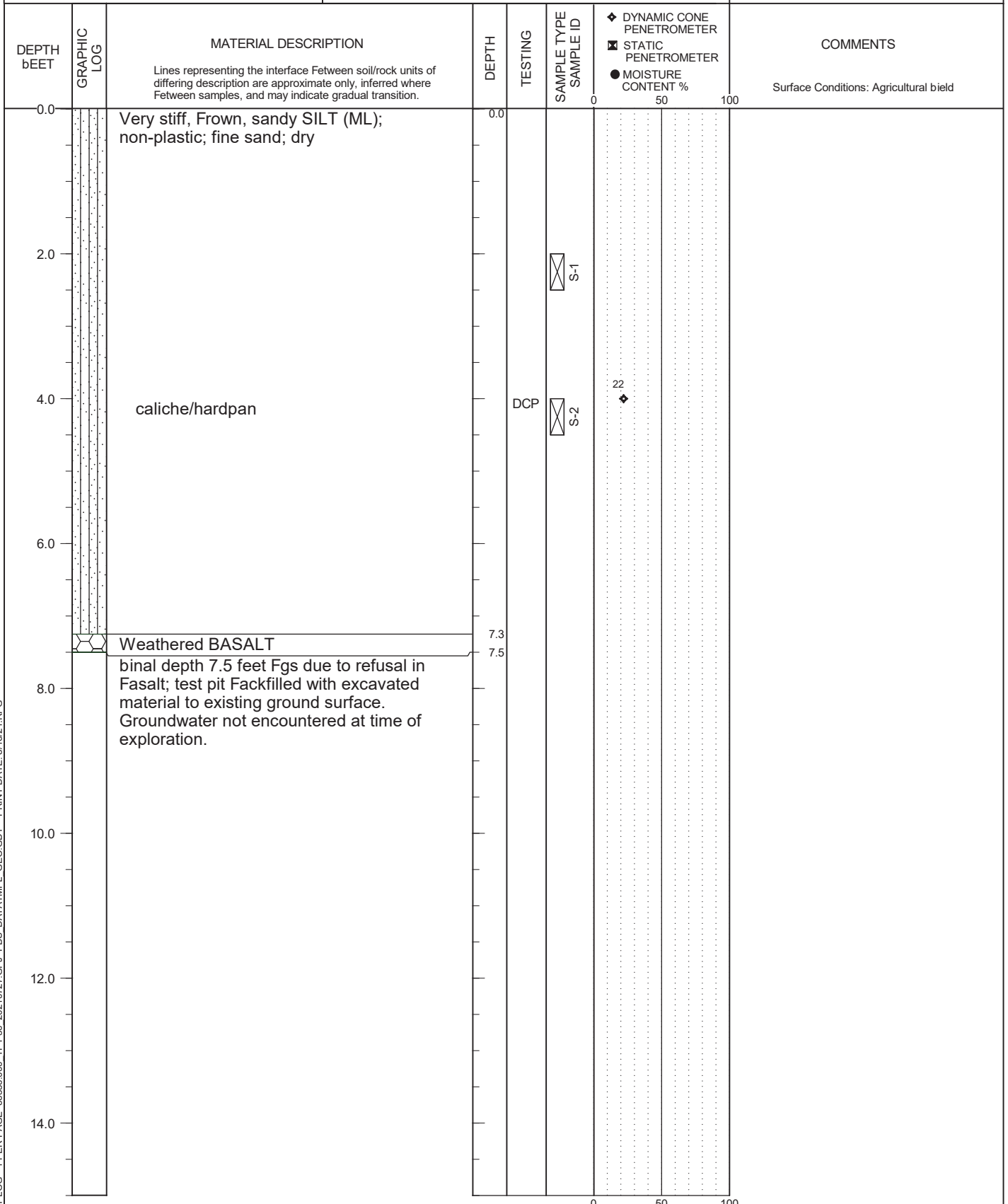
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RICHLAND, WASHINGTON

TEST PIT TP-11

PBS PROJECT NUMBER:
66336.000

APPROX. TEST PIT TP-11 LOCATION:
(See Site Plan)

Lat: 46.22387 Long: -119.30574



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EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A11
Page 1 of 1



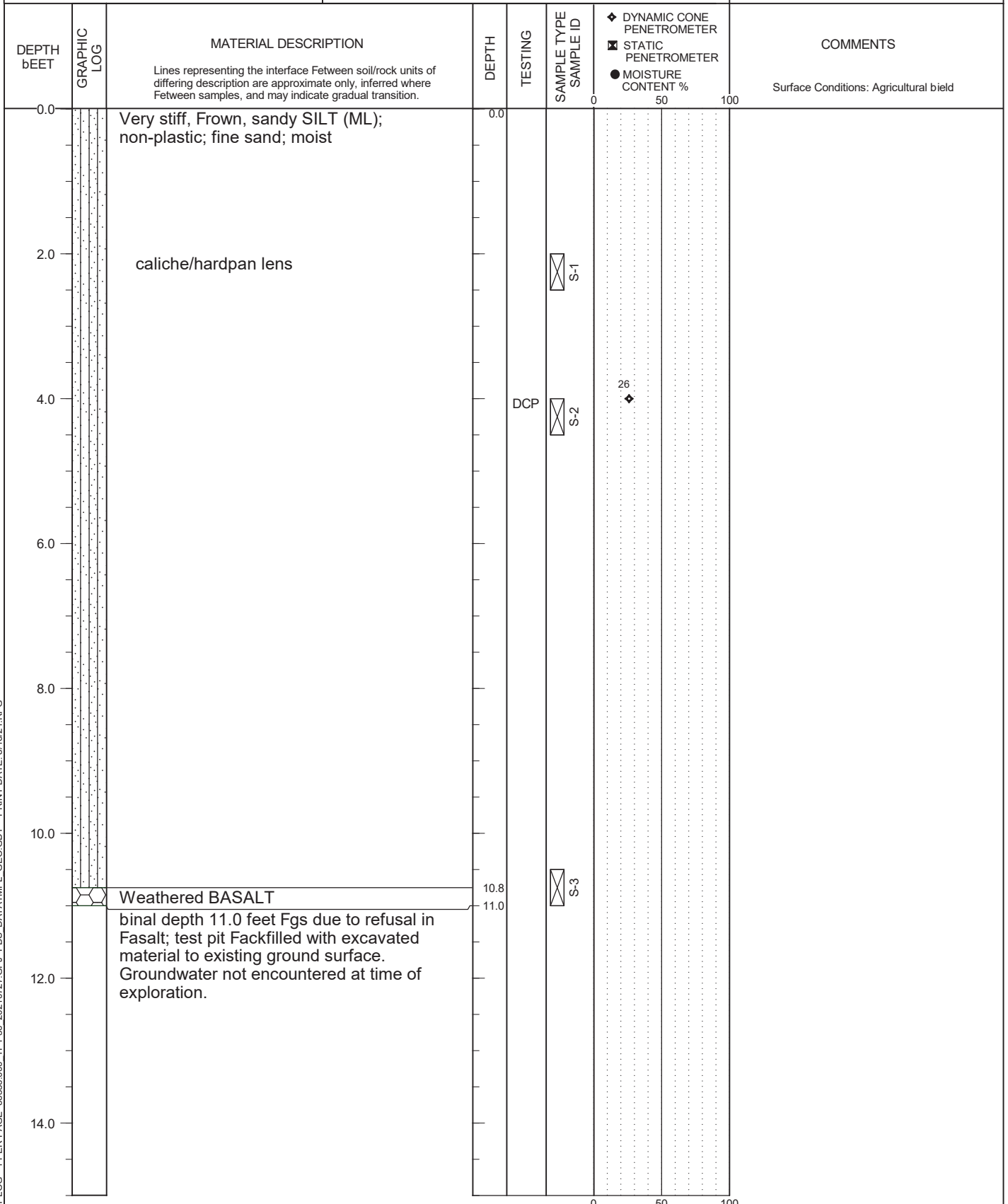
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

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-REG

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



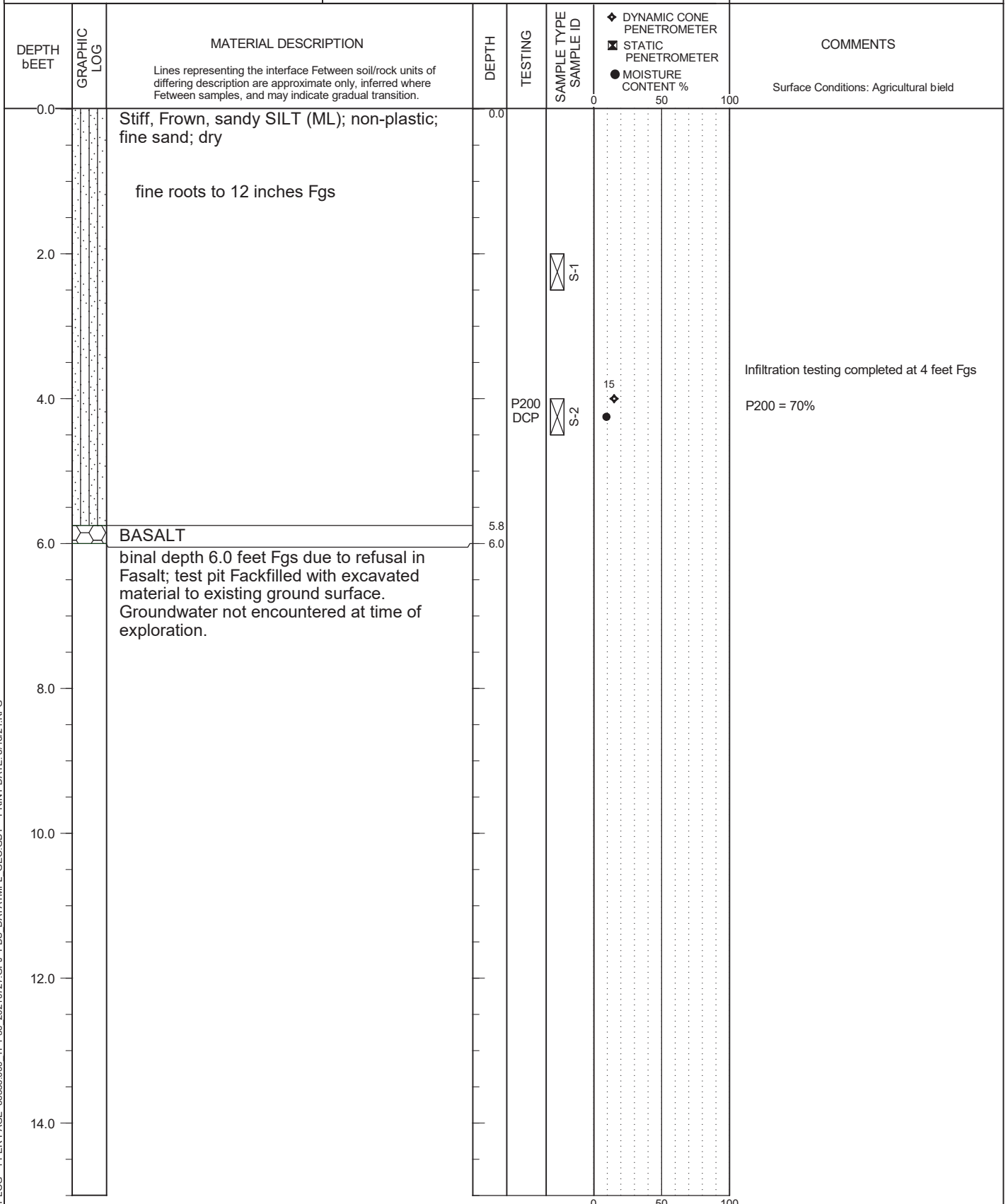
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RICHLAND, WASHINGTON

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

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COMPLETED: 7/20/2021

EXCAVATED BY: SG Excavation
EXCAVATION METHOD: Deere 50G with Toothed Bucket

FIGURE A13
Page 1 of 1



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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

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	◆ DYNAMIC CONE PENETROMETER ▣ STATIC PENETROMETER ● MOISTURE CONTENT %	COMMENTS Surface Conditions: Agricultural field
0.0		Brown, sandy SILT (ML); non-plastic; fine sand; moderate cementation; moist	0.0				
2.0							
3.3			3.3				
3.5		BASALT	3.5				
4.0		Below depth 3.5 feet Fgs due to refusal in Basalt; test pit backfilled with excavated material to existing ground surface. Groundwater not encountered at time of exploration.					
6.0							
8.0							
10.0							
12.0							
14.0							

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



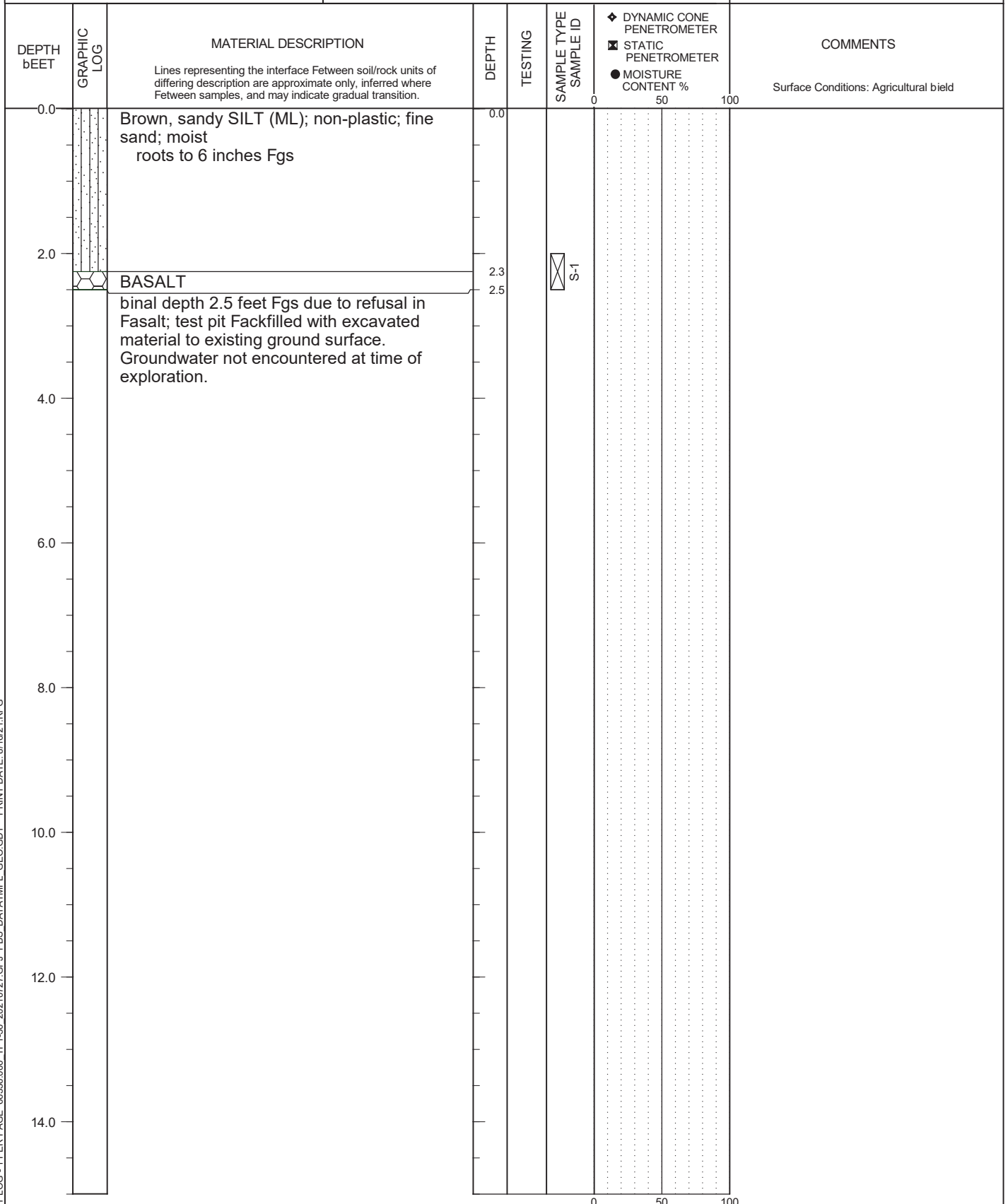
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

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



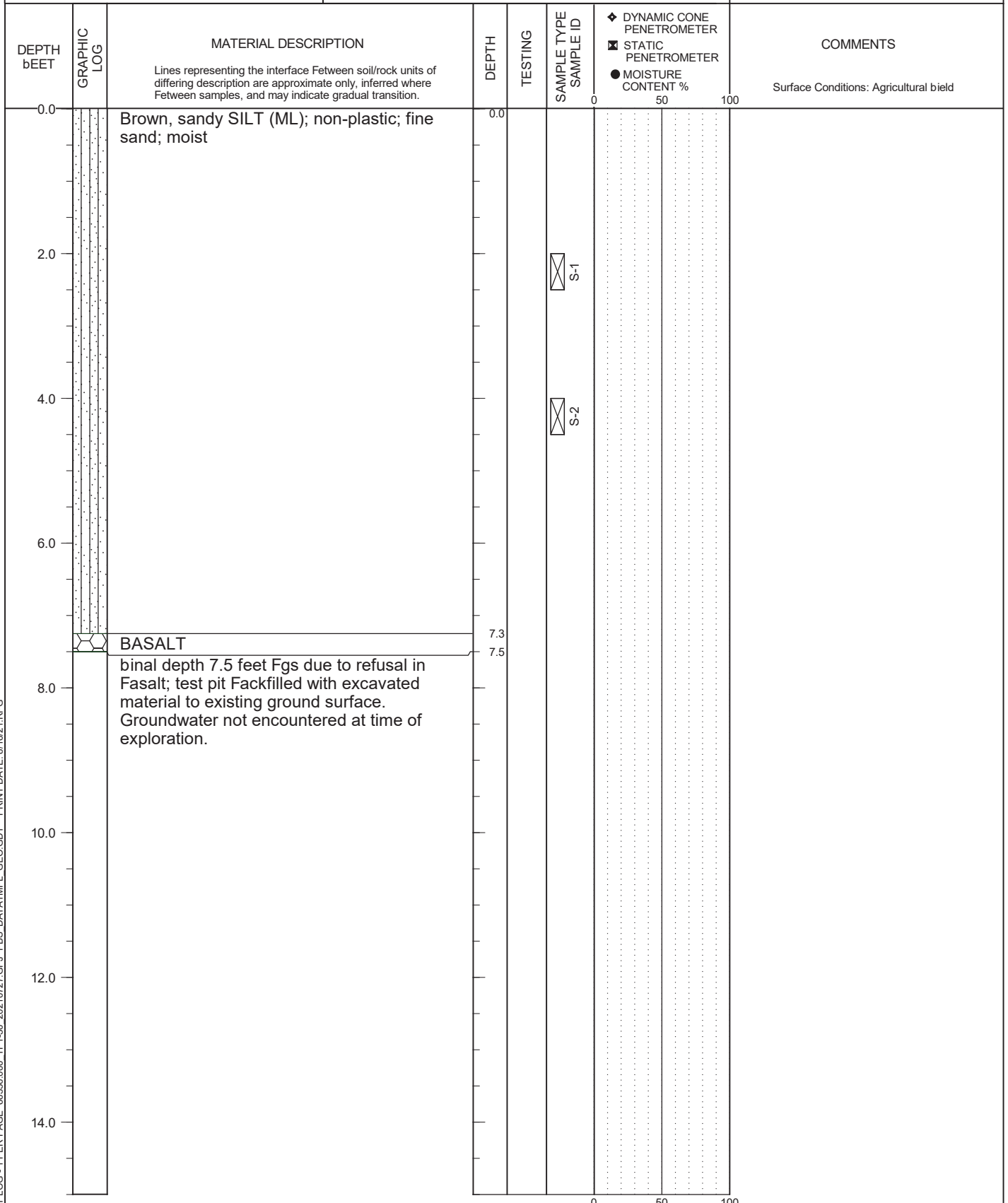
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

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:REG

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



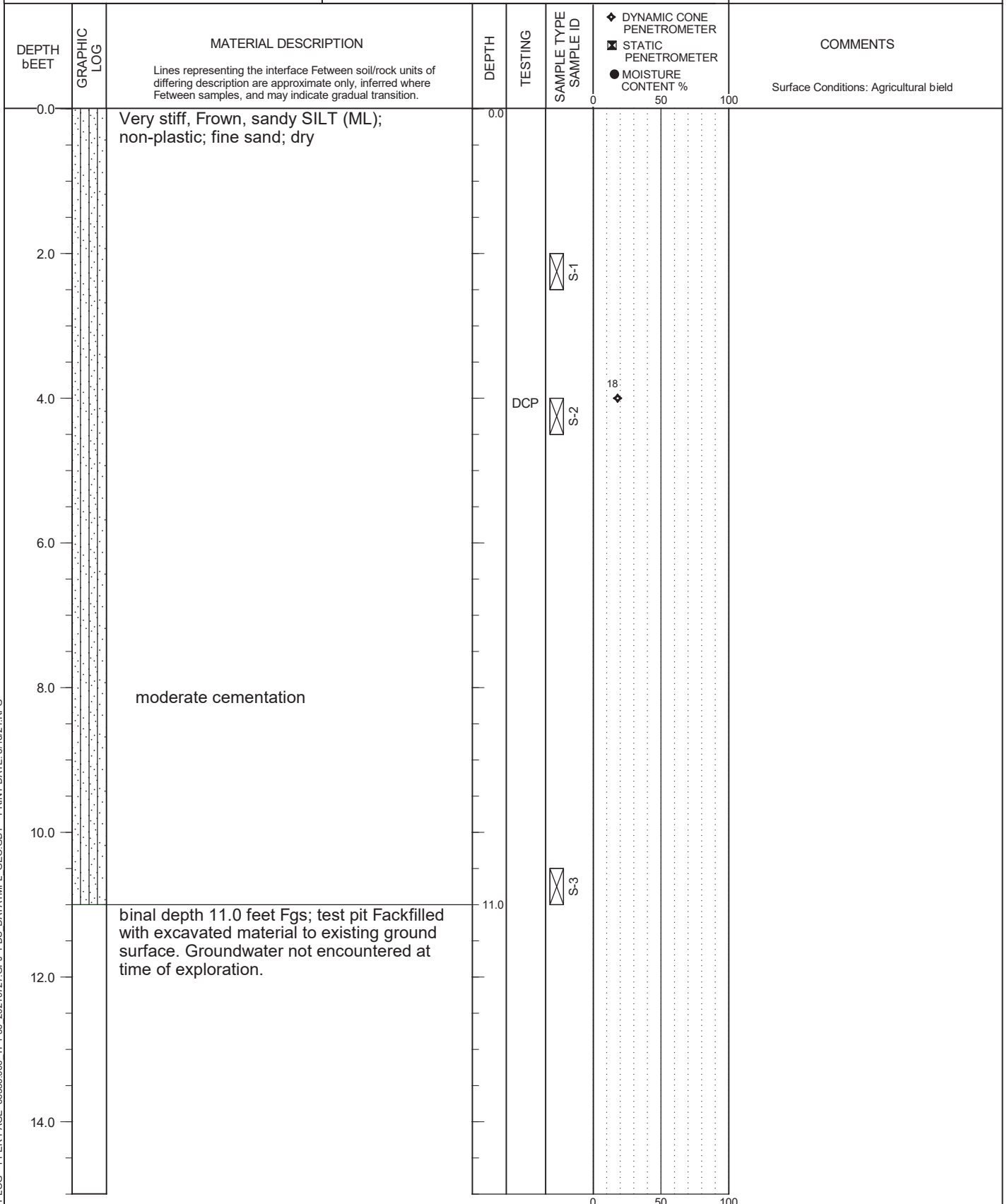
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

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-REG

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



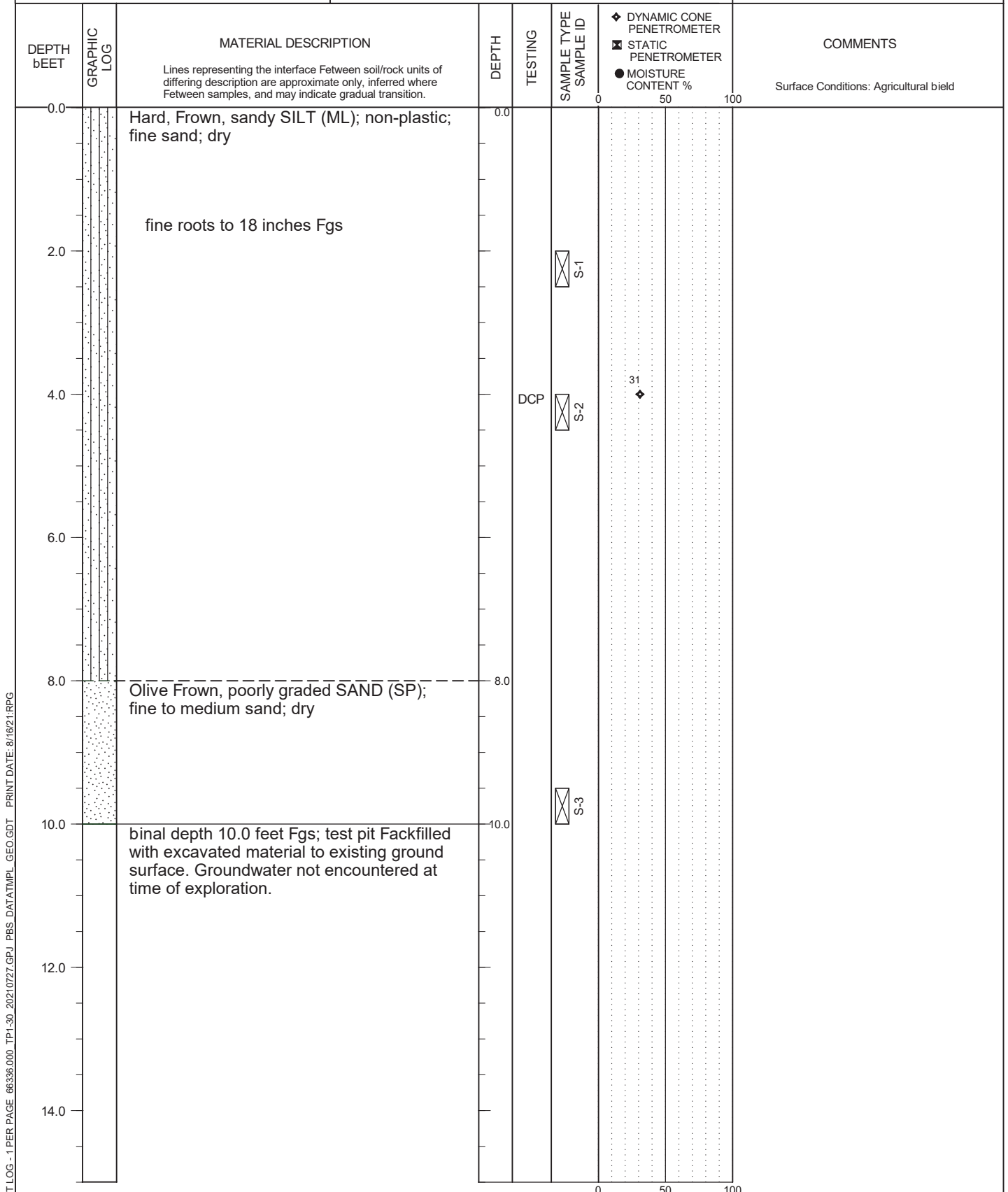
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

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-REG

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



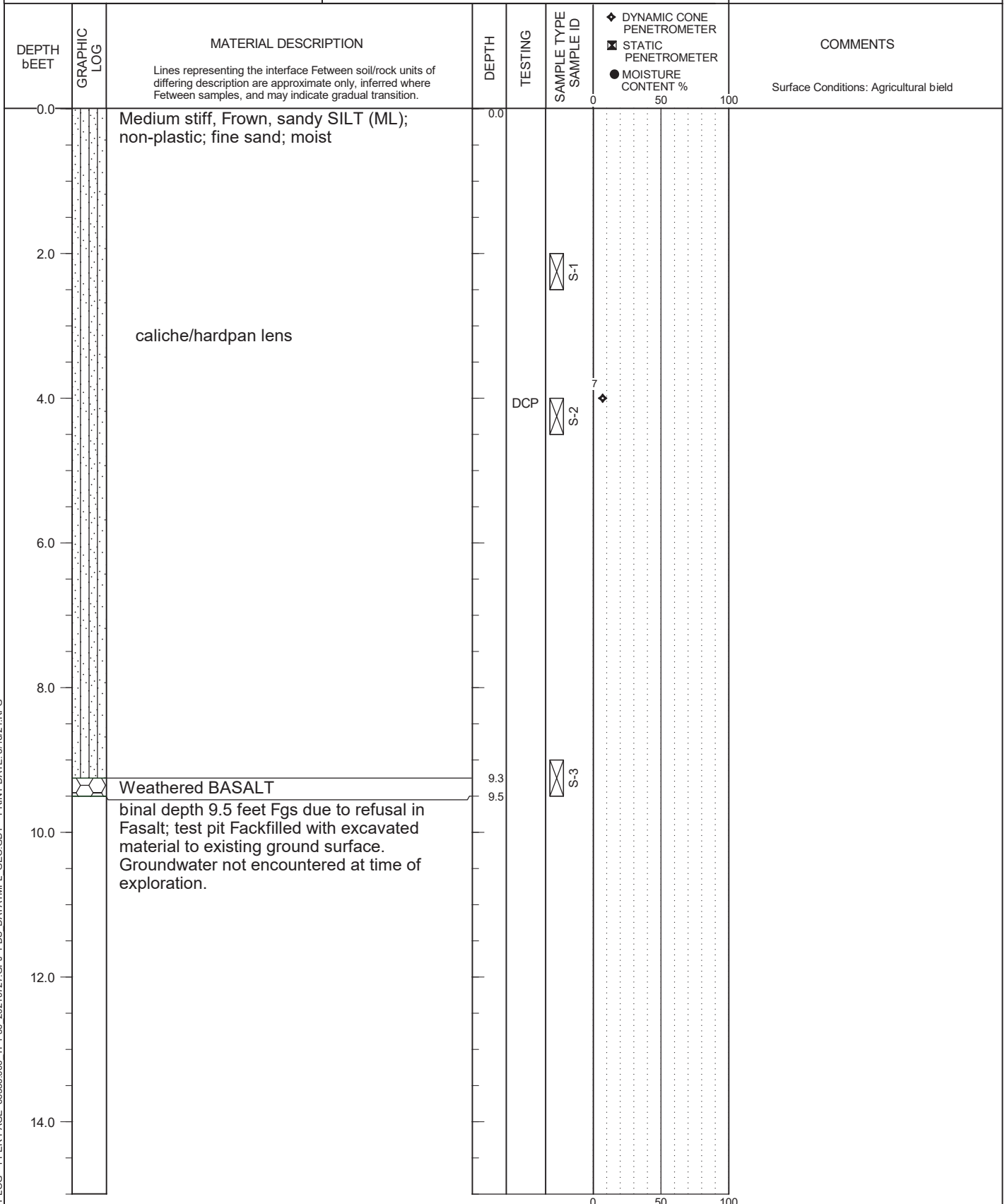
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

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



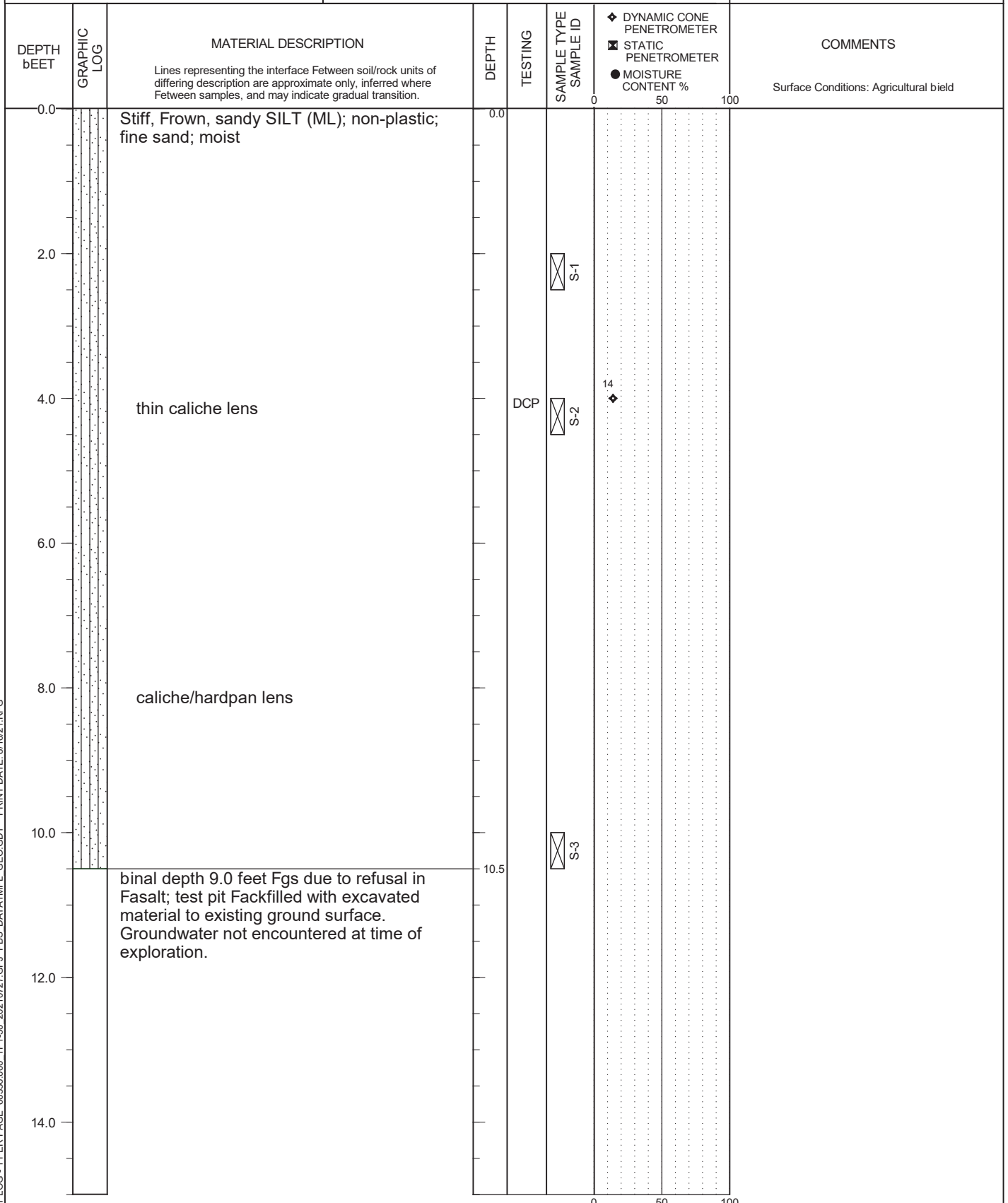
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

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

bIGURE A20
Page 1 of 1



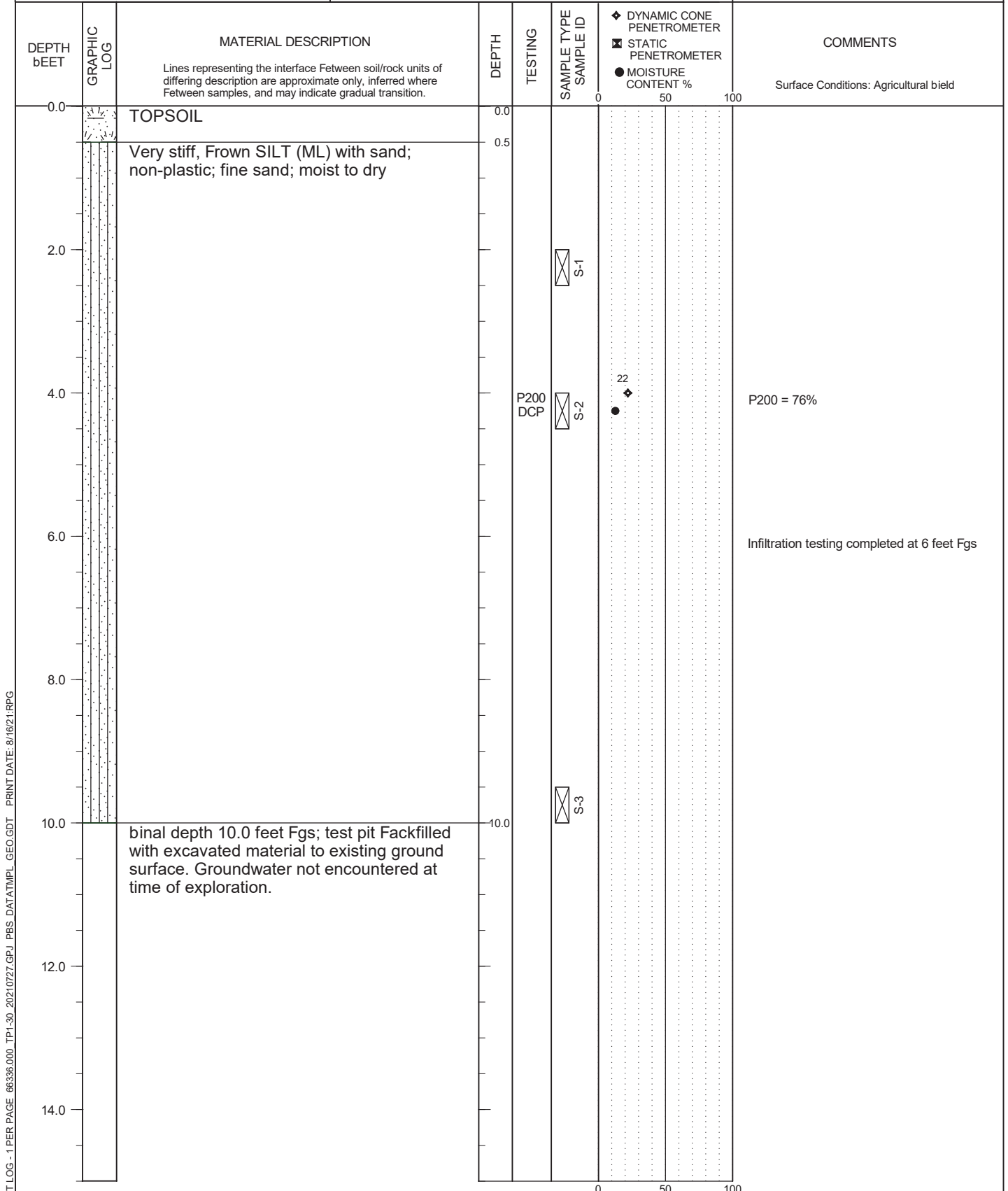
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

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



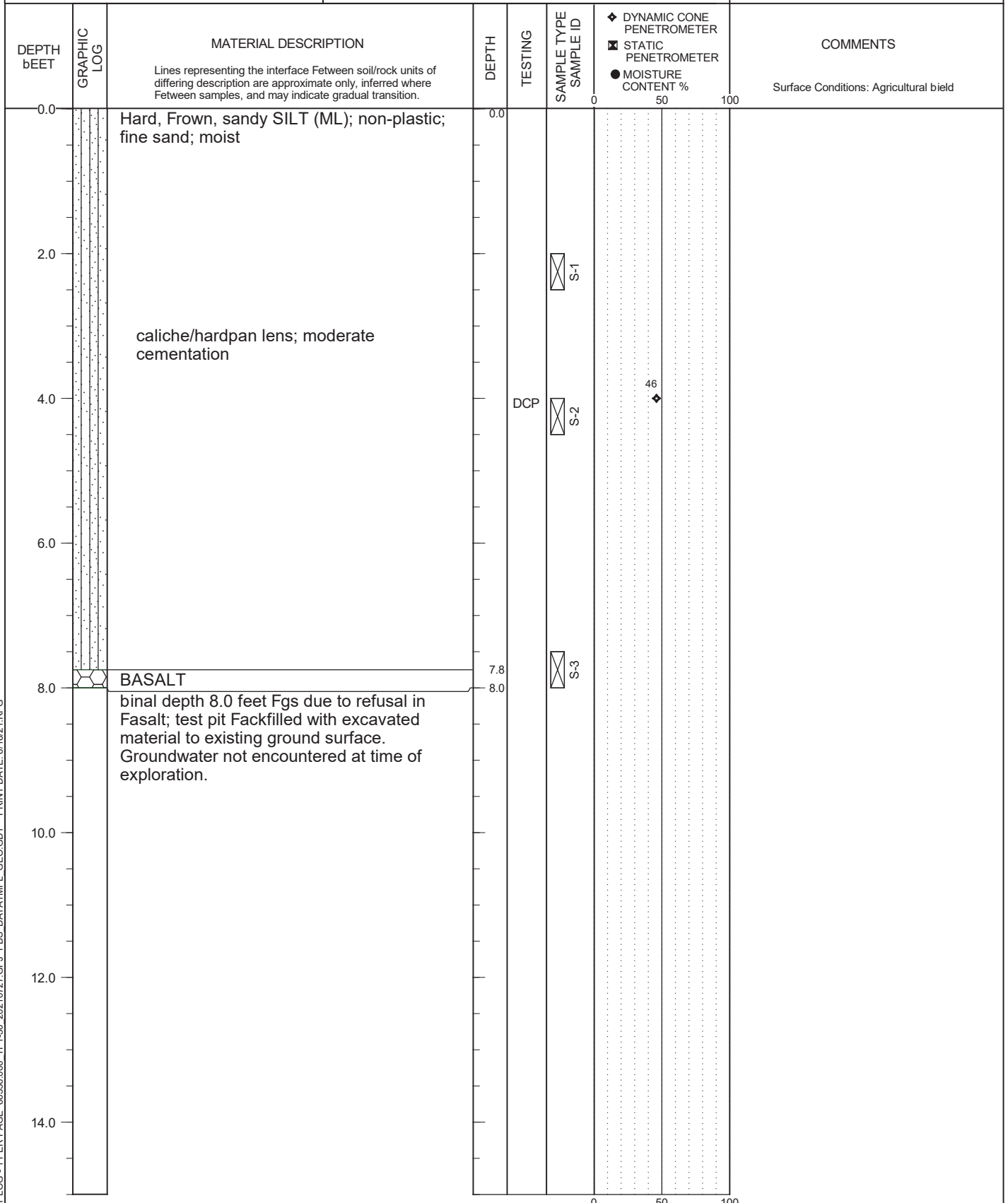
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

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



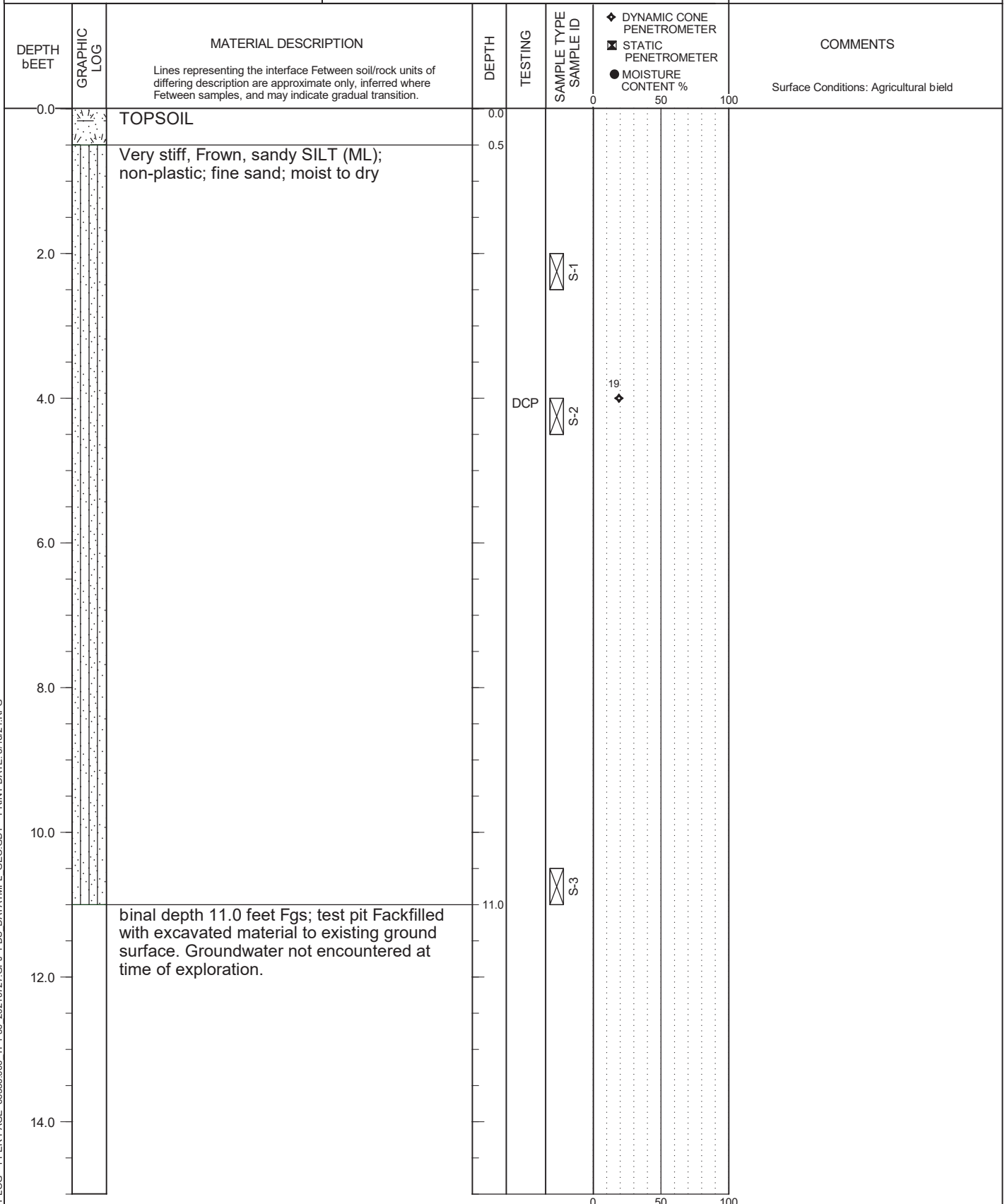
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

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



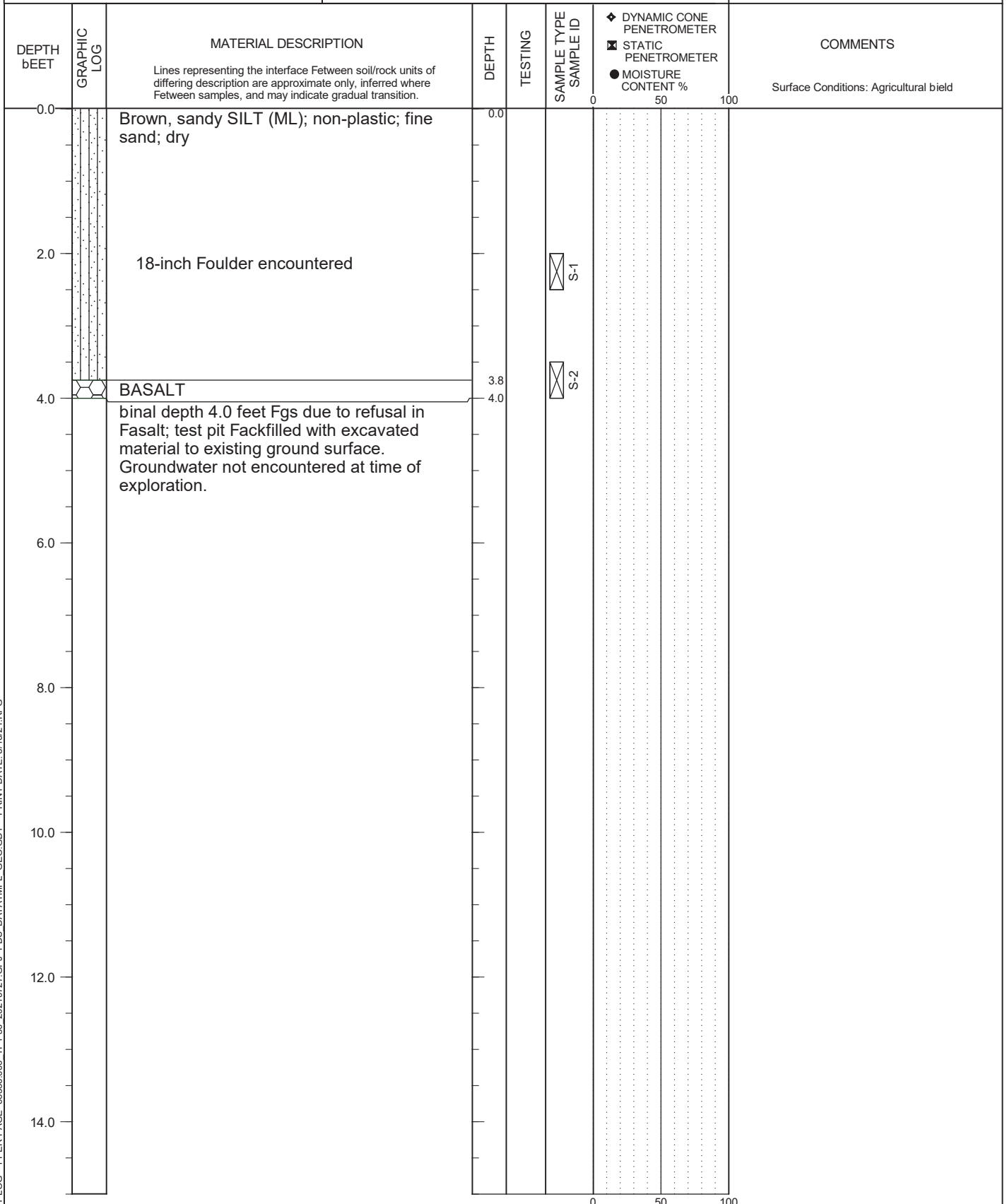
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

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



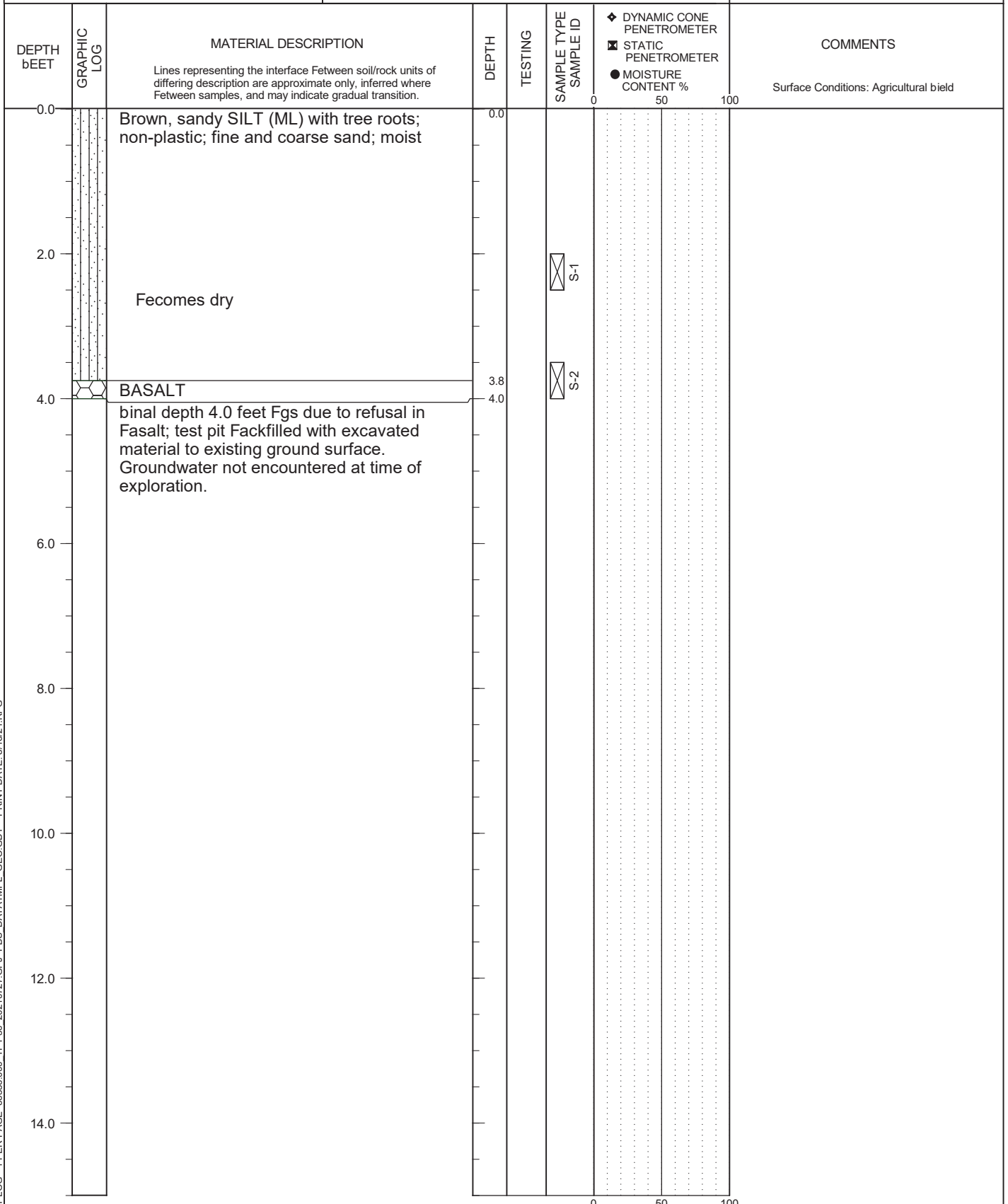
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

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

bIGURE 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

DEPTH FEET	GRAPHIC LOG	MATERIAL DESCRIPTION Lines representing the interface between soil/rock units of differing description are approximate only, inferred where between samples, and may indicate gradual transition.	DEPTH	TESTING	SAMPLE TYPE SAMPLE ID	◆ DYNAMIC CONE PENETROMETER ▣ STATIC PENETROMETER ● MOISTURE CONTENT %	COMMENTS Surface Conditions: Agricultural field
0.0		TOPSOIL	0.0			0 50 100	
0.5		Brown, sandy SILT (ML); non-plastic; fine sand; dry	0.5		S-1		
2.0		Weathered BASALT	2.0				
3.0		Below depth 3.0 feet Fgs due to refusal in Basalt; test pit backfilled with excavated material to existing ground surface. Groundwater not encountered at time of exploration.	3.0				
4.0			4.0				
6.0			6.0				
8.0			8.0				
10.0			10.0				
12.0			12.0				
14.0			14.0				

TEST PIT LOG - 1 PER PAGE 66336.000 TP1-30 20210727.GPJ PBS DATATMPL GEO.GDT PRINT DATE: 8/16/21:REG

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



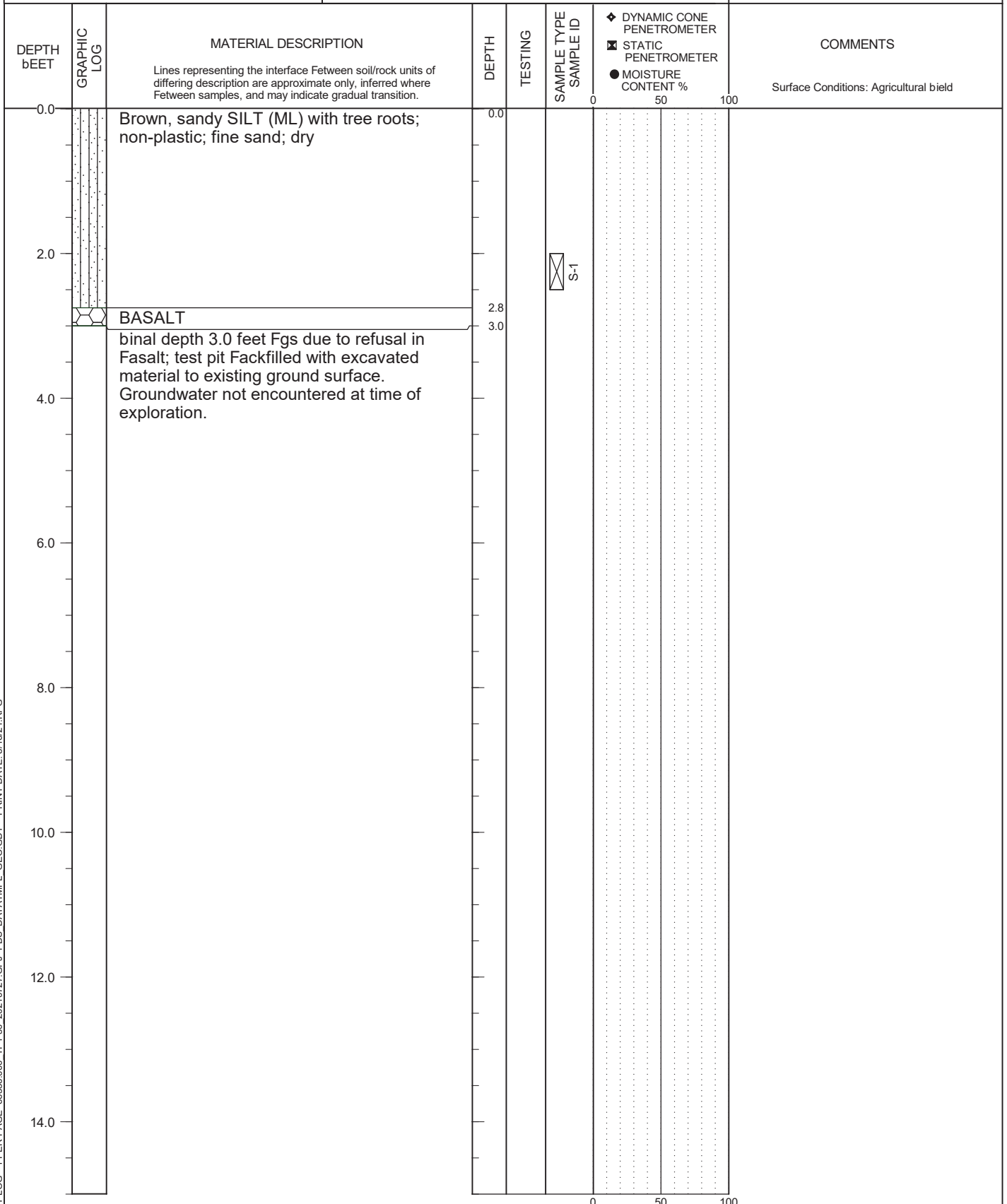
MONSON PROPERTY WORK PLAN
RICHLAND, WASHINGTON

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

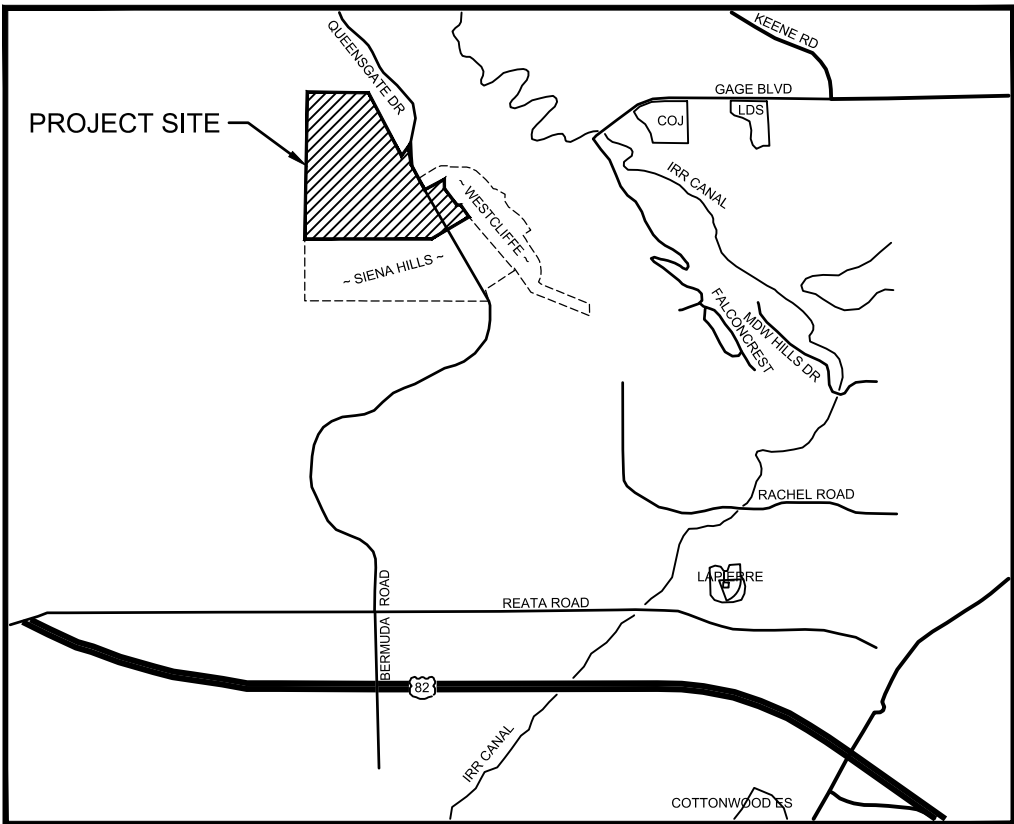
12.6

76

PEACHTREE ESTATES II

PRELIMINARY PLAT

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.	PRELIMINARY PLAT PLAN
2.	OVERALL SITE PLAN
3.	OVERALL UTILITY PLAN

SURVEY BENCHMARK:

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.

BASIS OF BEARINGS:

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 WILLAMETTE MERIDIAN, AS MEASURED BETWEEN EXISTING MONUMENTS.

NOTES:

- ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ABUTTING STREET RIGHT-OF-WAYS.

OWNER / DEVELOPER:

MD&D INVESTMENTS LLC,
63615 E. JACOBS ROAD NE
BENTON CITY, WA. 99320

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:	26.34 ACRES
R-2S RESIDENTIAL ZONED AREA:	26.34 ACRES
RIGHT OF WAY DEDICATION:	8.57 ACRES
SINGLE FAMILY RESIDENTIAL LOT COUNT (PHASE 2):	49 LOTS
SINGLE FAMILY RESIDENTIAL LOT COUNT (PHASE 3):	63 LOTS
MINIMUM LOT AREA:	4,781 SF
MAXIMUM LOT AREA:	10,399 SF
AVERAGE LOT AREA:	6,131 SF

PBS Engineering and
Environmental Inc.
106
Richland, WA 99352
509.942.1600
pbsusa.com



PRELIMINARY PLAT FOR:
PEACHTREE ESTATES II
A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



Know what's below.
Call before you dig.



DESIGNED:
MRC/ELG

CHECKED:
JLM

FEB 2024
66336.003

SHEET ID

PARCEL #12982012465001
FRANK TIEGS LLC



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.

OVERALL SITE PLAN FOR:

PEACHTREE ESTATES II

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



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MRC/ELG

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FEB 2024
66336.003

SHEET ID

SHEET

2

OF

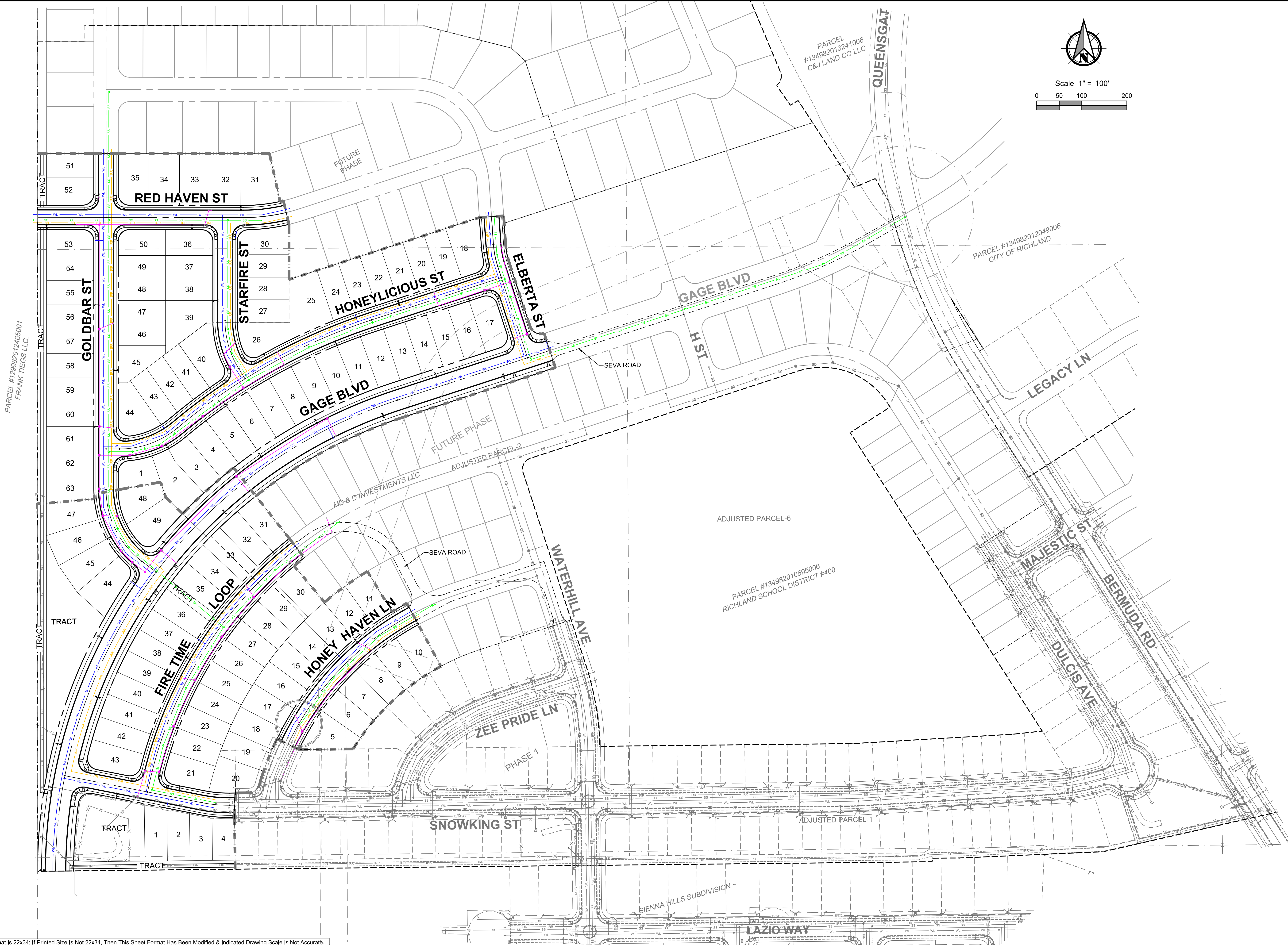
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PBS Engineering and Environmental Inc.
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Richland, WA 99352
509.942.1600
pbsusa.com

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OVERALL UTILITY PLAN FOR:

PEACHTREE ESTATES II

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



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Call before you dig.



DESIGNED: MRC/ELG
CHECKED: JLM
FEB 2024 66336.003
SHEET ID

SHEET **3** OF **3**

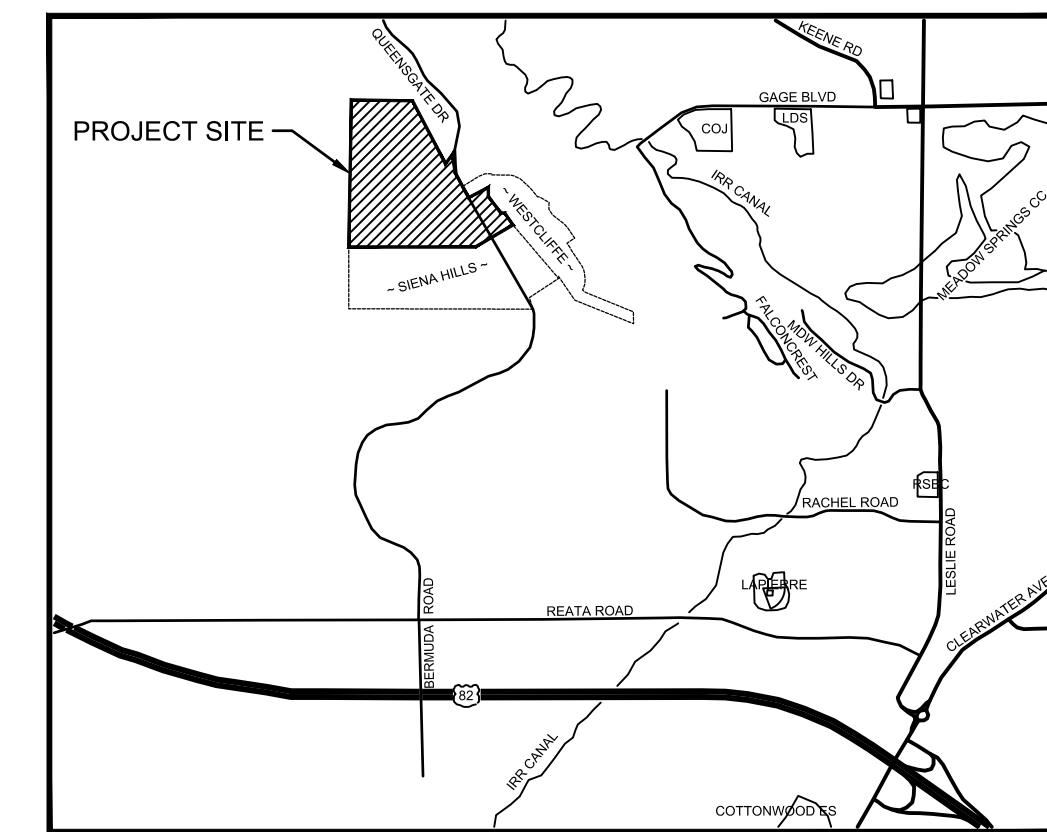
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Environmental Inc.
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Richland, WA 99362
509.942.1600
pbsusa.com



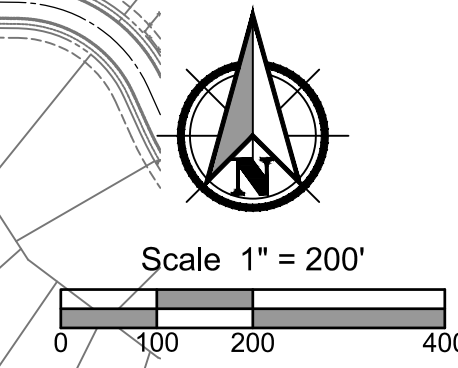
PEACHTREE ESTATES II

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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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.

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Richland, WA 99352
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GAGE BOULEVARD OVERALL PRELIMINARY PLAN AND COVER SHEET FOR:

PEACHTREE ESTATES II

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



Know what's below.
Call before you dig.

DESIGNED:
MER

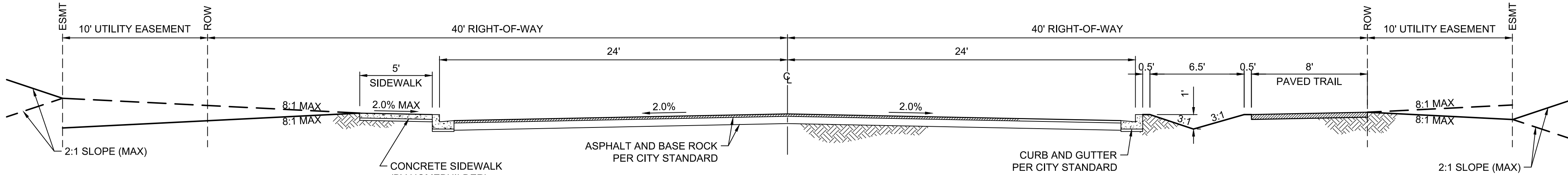
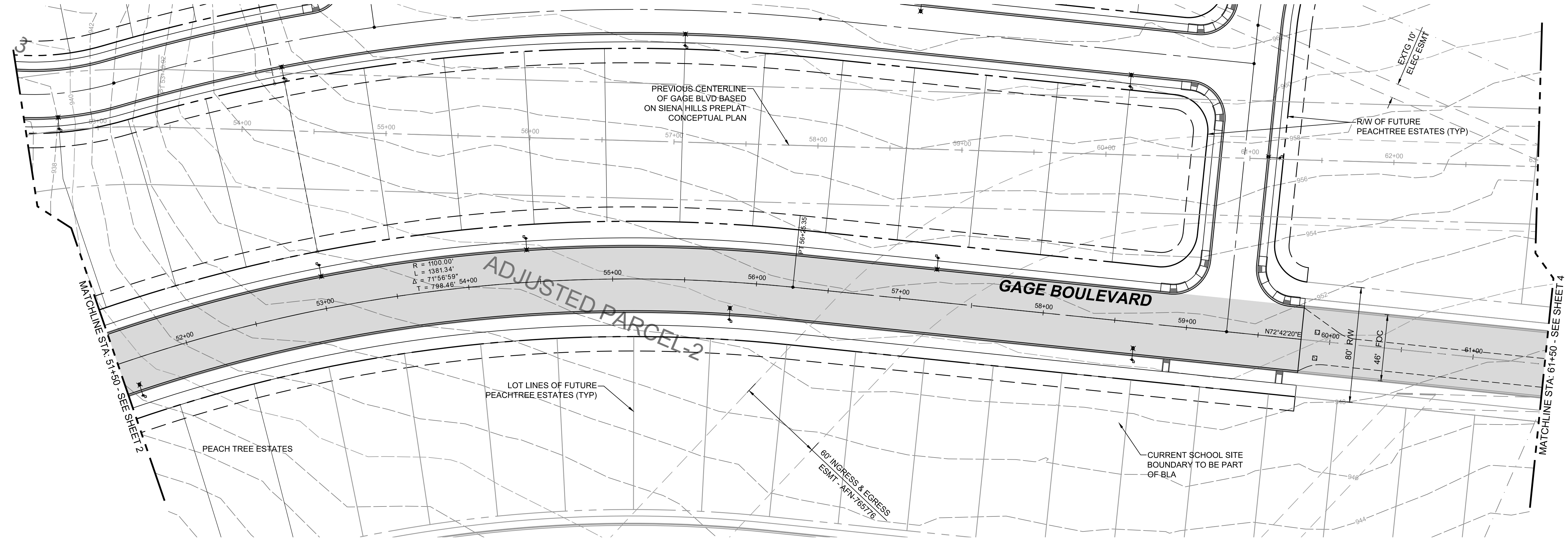
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FEB 2024
66336.003

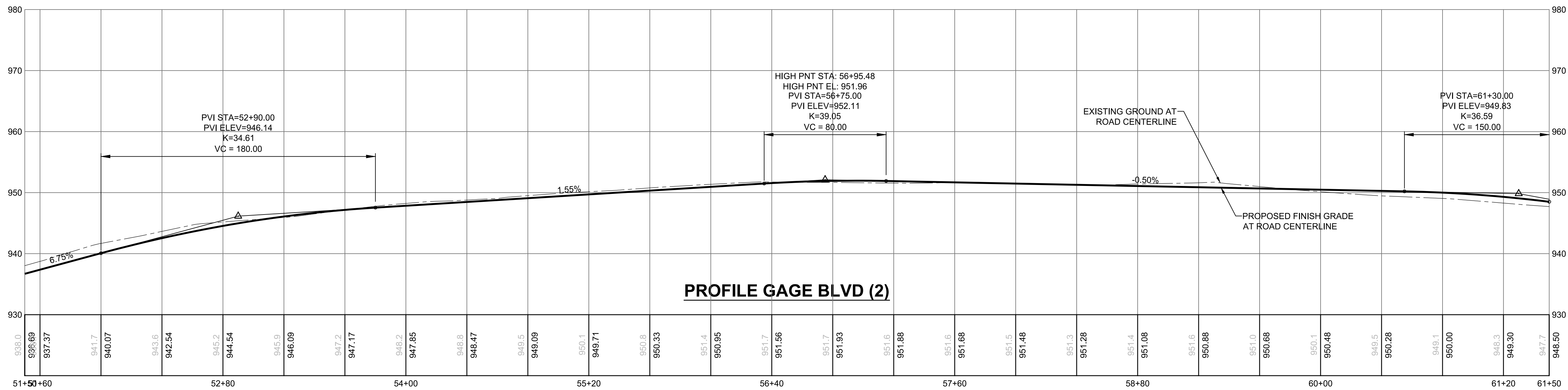
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SHEET 1 OF 5

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48' MODIFIED ARTERIAL ROAD SECTION PER CITY OF RICHLAND DETAIL ST10
NOT TO SCALE



PROFILE GAGE BLVD (2)

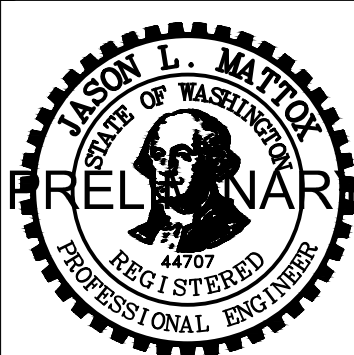
PBS Engineering and
Environmental Inc.
106
Richland, WA 99362
509.942.1600
pbsusa.com



GAGE BOULEVARD PRELIMINARY PLAN AND PROFILE STA: 51+50 TO STA: 61+50 FOR:
PEACH TREE ESTATES II
A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



Know what's below.
Call before you dig.



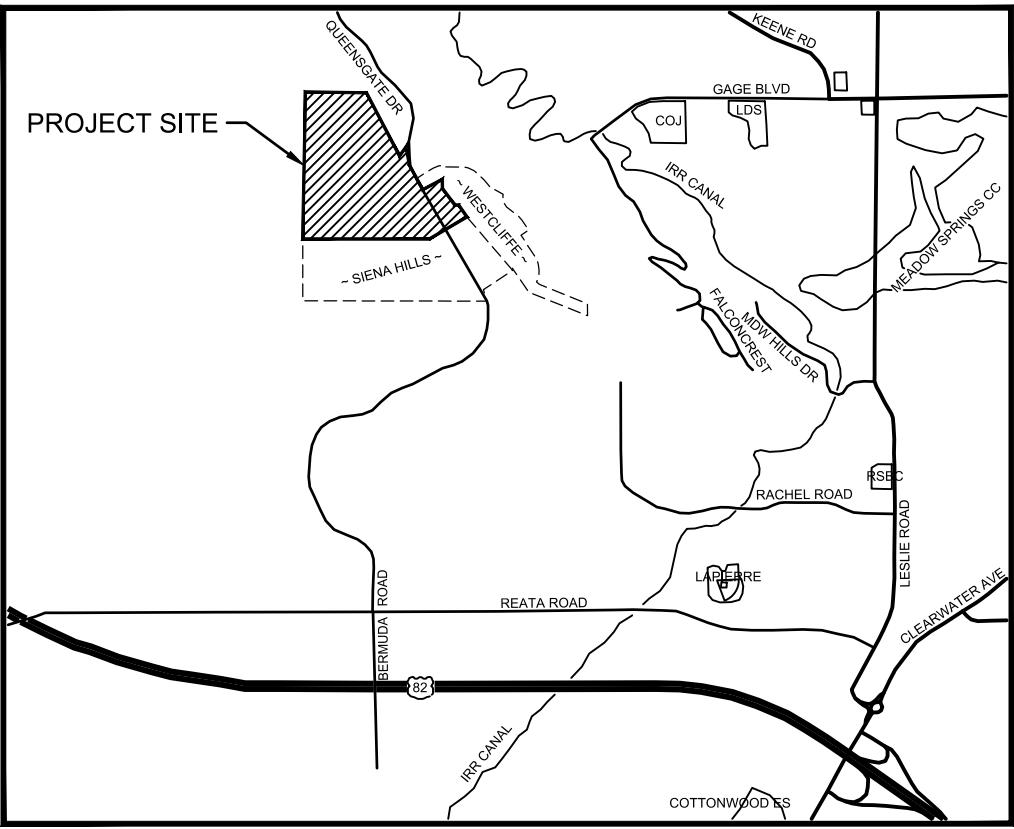
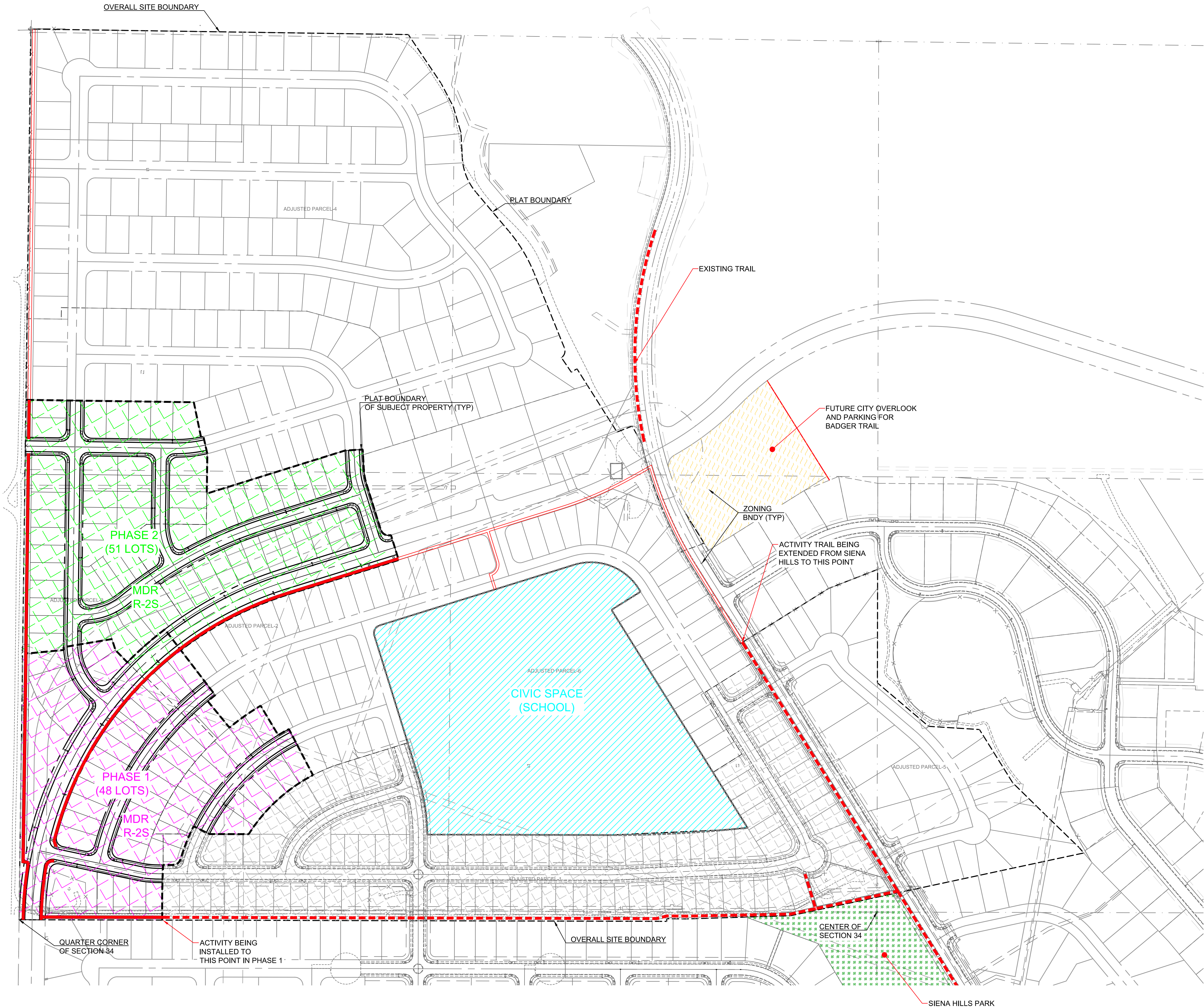
DESIGNED:
MER

CHECKED:
JLM

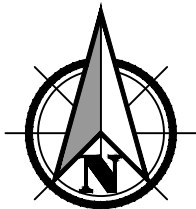
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VICINITY MAP
NOT TO SCALE



Scale 1" = 160'
0 80 160 320

- 8' WIDE ACTIVITY TRAIL TO BE COMPLETED FOR PEACHTREE ESTATES II
- 8' WIDE ACTIVITY TRAIL UNDER CONSTRUCTION OR PREVIOUSLY COMPLETED
- FUTURE 8' WIDE ACTIVITY TRAIL CONCEPT FOR FUTURE PEACHTREE PLATS

ACTIVITY TRAIL PLAN FOR:

PEACHTREE ESTATES II

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



DESIGNED:	JLM2
CHECKED:	JLM
FEB 2024	66336.003
SHEET ID	





Richland

EXHIBIT 3

File No. EA2024-107

CITY OF RICHLAND Determination of Non-Significance

Description of Proposal: Preliminary Plat of Peach Tree Estates II – subdivide a 26+ acre site into 112 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 1500-feet west of the intersection of Queensgate Drive and Legacy Lane (APN 1-34982000005007, 1-34982010595005, & 1-34982010595007), 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: April 2, 2024

Signature



SEPA Environmental Checklist

PBS Project 66336.003

Client: MD&D Investments LLC

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 State Environmental Policy Act (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 nonprojects) questions in Part B—Environmental Elements—that do not contribute meaningfully to the analysis of the proposal.

Background

a. Name of proposed project, if applicable:

Peach Tree Estates II

b. Name of applicant:

MD&D Investments, LLC

c. Address and phone number of applicant and contact person:

63615 E Jacobs Road NE
Benton City, Washington 99320
509-778-2373

d. Date checklist prepared:

January 18, 2024

e. Agency requesting checklist:

City of Richland

f. Proposed timing or schedule (including phasing, if applicable):

To be in construction of summer/fall of 2024.

g. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Peachtree Estates II is part of a multiphase development project. Phases outside of Peachtree Estates II will require a comprehensive plan amendment and rezone to accommodate future development plans. The future plans include development of the project. This will include extension of public facilities to and within the project. Development of a street system to support the development for commercial, residential, mixed use, and civic uses.

h. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Phase I Environmental Site Assessment, soil testing, and a geotechnical engineering report, topographic and boundary survey were done for the area.

i. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No, there are no known projects in the project areas currently seeking government approval that would directly affect this project.

j. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary Plat, Grading permit, final site and engineering plans for public infrastructure, final plats, and improvements to Gage Blvd.

k. Give a 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.)

The project proposed subdivision a 26.34 acre lot into 112 single family lots with public roadway and utilities. The project will have provisions for open space along the eastern edge of the property that will provide for pedestrian connectivity to Gage Blvd.

l. 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.

The project is located in Section 34 Township 9 North, Range 28 East, W.M. City of Richland, Benton County, WA. The project lies east and northeast of the existing Peach Tree Estates.

Environmental Elements

Earth

a. General description of the site:

(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 found on the project site are Sand (SP), Sandy Silt (ML) and Silt with Sand (ML).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe any filling, excavation, and grading proposed.

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. 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:

This is a non-project application.

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.

Air

- 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 offsite 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 control by person-operated watering devices.

Water

Surface Water

- a. 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 approximately 500 feet northeast of the property.

- b. 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.

- c. 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.

- d. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

None.

- e. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan**

No.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No waste materials will be discharged to surface waters.

Ground Water

- a. **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.

- b. **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.

Water Runoff (Including Stormwater):

- a. **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.

- b. **Could waste materials enter ground or surface waters? If so, generally describe.**

None. Waste materials are not allowed to be discharged to City owned and maintained storm systems.

- c. **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.

Plants

a. Check the types of vegetation found on the site:

The orchard that was previously on the site. It has since been removed, and 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.

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.

No known noxious weeds or invasive species on site.

Animals

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. Examples include:

Ground squirrel, hawk, songbirds

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Wildlife is limited to common passerine songbirds and small rodents.

b. List any threatened and endangered species known to be on or near the site.

There are no threatened or endangered species known to occur within the project area or general vicinity.

c. Is the site part of a migration route? If so, explain.

The site is part of the Pacific Flyway for migratory birds.

d. Proposed measures to preserve or enhance wildlife, if any:

No measures are proposed at this time.

e. List any invasive animal species known to be on or near the site.

No invasive animal species are known to occur on or near the site.

Energy and Natural Resources

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.

The 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.

Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

The Washington Department of Ecology Database shows no known spills or potential contaminants within the project area.

1. Describe any known or possible contamination at the site from present or past uses.

The Washington Department of Ecology Database shows no known spills or potential contaminants within the project area.

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.

Noise

a. 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.

b. 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 the 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.

c. 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); 7AM – 9PM.

Land and Shoreline Use

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 (Peachtree Estates, 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.

c. 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:

There will be no impacts to surrounding farm operations.

d. Describe any structures on the site.

There are no structures on the project site.

e. Will any structures be demolished? If so, what?

No.

f. What is the current zoning classification of the site?

AG - Agricultural

g. What is the current comprehensive plan designation of the site?

Badger Mountain Subarea plan – Medium Density Residential

h. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

j. Approximately how many people would reside or work in the completed project?

The preliminary plat would allow for the development of 112 single family housing units with approximately 224 residents.

k. Approximately how many people would the completed project displace?

None.

l. Proposed measures to avoid or reduce displacement impacts, if any:

None proposed.

m. 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.

n. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None.

Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

112 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 will 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.

Aesthetics

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?

None.

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.

Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lights 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.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

The project does not anticipate any significant light or glare impacts. Any installed streetlights will be faced downwards to limit light pollution into neighboring environments.

Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

The site is located approximately 1.2 miles from Badger Mountain 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.

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 along the eastern edge of the site along with improved connecting trail along Queensgate/Bermuda.

Historic and Cultural Preservation

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.

No professional archeological studies have been completed to date on this 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.**

A cultural resources investigation was performed for the project area, inclusive of Peachtree Estates II, and future development areas. The investigation included a pedestrian survey a shovel test probes performed by an archaeologist. Results were documented in a cultural resources report.

- 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.**

An Inadvertent Discover Plan (IDP) will be put in place during construction.

Transportation

- 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

- 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 currently not serviced by public transit. The nearest transit 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 will have the ability to provide on-street parking as well as a 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 project will develop new city streets within the project limits.

- 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 non passenger vehicles). What data or transportation models were used to make these estimates?**

Peachtree Estates II will likely generate 1,120 trips on a typical weekday, including 84 trips during the AM peak hour and 111 trips during 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.

Public Services

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.

The project will result in the need for fire protection, police protection, schools, and other public services associated with a 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.

Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer septic system, other _____

b. 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, natural gas will be provided by Cascade Natural Gas, and telephone is provided by Lumen 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.

Signature

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.

Digitally signed by
Ryan Billen
Date: 2024.02.22
09:00:11-08'00'



2/22/2024

Date



EXHIBIT 4

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (Z2024-101, S2024-101 & EA2024-107)

Notice is hereby given that MD&D Investments, LLC has filed rezone and preliminary plat applications to: 1) rezone the site to R-2S (Medium-Density Residential-Small) reflecting the City's Comprehensive Plan, and 2) subdivide a 26+ acre site into 112 lots (Preliminary Plat of Peach Tree Estates II).

Project Site: The project site is located at 1251 Bermuda Road, which is located approximately 1500-feet west of the intersection of Queensgate Drive and Legacy Lane (APNs 1-34982000005007, 1-34982010595005, and 1-34982010595007). The proposed plat will have an average lot size of 6,130 square feet.

Public Hearing: The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, April 8th, 2024 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

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.

Public Comment: 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 be emailed to mstevens@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Sunday, April 7th. However, written comments must be received no later than 5:00 p.m. on Monday, April 1, 2024 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

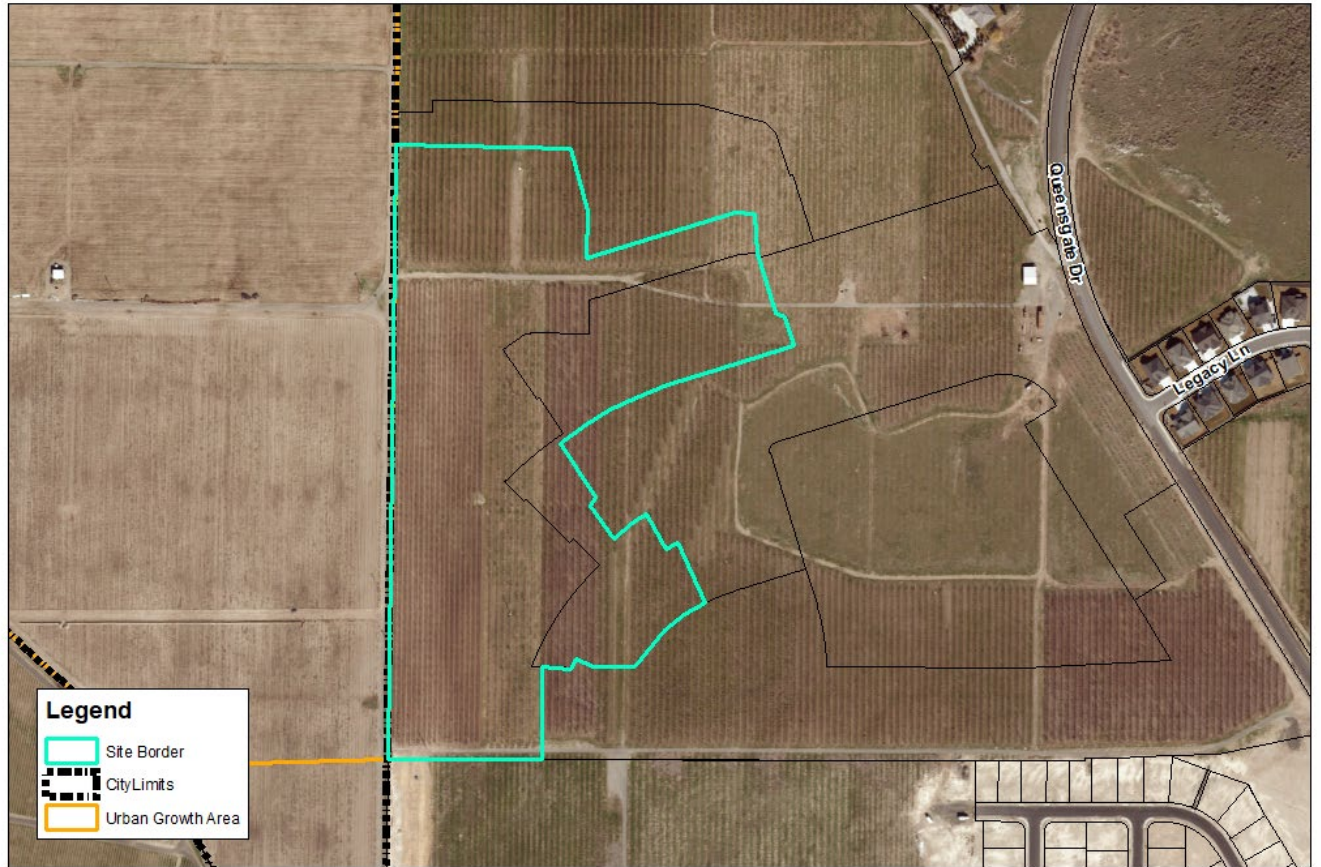
Appeal: The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: Peach Tree Estates II
Applicant: MD&D Investments
File #: S2024-101 & Z2024-101



0 125 250 500 Feet



AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

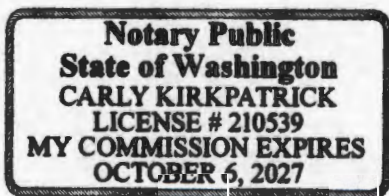
COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.

2. On the 12th day of March 2024, I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (Z2024-101, S2024-101 & EA2024-107) to the attached list of individuals via regular USPS or email on the date indicated above. The Richland Hearings Examiner will conduct a public hearing at 6:00 p.m. on Monday, April 8th, 2024.

Jodi Hogan
Signed: Jodi Hogan

SIGNED AND SWORN to before me this 12th day of March 2024 by Jodi Hogan.



Carly Kirkpatrick
Notary Public in and for the State of Washington,
Print Name Carly Kirkpatrick
Residing at Benton County
My appointment expires: Oct. 6, 2027

AFFIDAVIT OF MAILING - 1
Notice of Closed Record Hearing attached.
Address list attached.

C & J LAND COMPANY LLC
1276 N BERMUDA RD
RICHLAND, WA 99352

DALAN KYLE & JULIE
2114 LEGACY LN
RICHLAND, WA 99352

FRANK TIEGS LLC
6610 W COURT ST #B
PASCO, WA 99301

HEARNE FIONA
2113 LEGACY LN
RICHLAND , WA 99352

JAYLEX BUILT CO
6855 W CLEARWATER AVE
KENNEWICK, WA 99336

MD&D INVESTMENTS LLC
63615 E JACOBS RD NE
BENTON CITY, WA 99320

PAR HOMES LLC
PO BOX 4927
PASCO , WA 99301

RICHLAND SCHOOL DISTRICT #400
6972 KEENE RD
WEST RICHLAND, WA 99353

RIVERWOOD HOMES WASHINGTON LLC
PO BOX 344
MERIDIAN , ID 83680

SIENA HILLS HOMEOWNERS ASSOCIATION
6725 W CLEARWATER AVE
KENNEWICK, WA 99336

CARTER MICHAEL & JANICE KAY
2107 LEGACY LN
RICHLAND, WA 99352

DAUGHTERS KOURTNEY & DAVID L
2101 LEGANCY LN
RICHLAND, WA 99352

HAYNES SANDRA D & DEMSEY ROBERT
2120 LEGACY LANE
RICHLAND , WA 99352

JAMES LINDA L
2337 SIENA AVE
RICHLAND, WA 99352

KOHLER HEATH LEWIS
2102 LEGALCY LN
RICHLAND , WA 99352

MW DEVELOPMENT LLC
615 BIG SKY DR
RICHLAND, WA 99352

RICHLAND PROPERTIES LLC
PO BOX 344
MERIDIAN , ID 83680

RIEBE STEPHEN WAYDE & KATHERINE
18018 147TH AVENUE SOUTHEAST
RENTON, WA 98508

SHENK MERRILEE
2108 LEGACY LN
RICHLAND , WA 99352

SIGNATURE HOMES LLC
2445 WOODS DR
RICHLAND , WA 99352

TANNINEN CUSTOM HOMES INC

4364 HIGHVIEW ST

RICHLAND , WA 99352

TRAN VU THUY & ROMANO NASHIA

2325 SIENA AVE

RICHLAND, WA 99352

THE SIENA HILLS HOMEOWNERS ASSOCIATION

PO BOX 344

MERIDIAN, ID 83680

WESTCLIFFE HEIGHTS OWNERS ASSOCIATION

PO BOX 8550

BEND, OR 97708

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

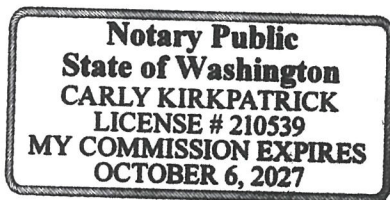
COMES NOW, **Kyle Hendricks**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 12th day of March 2024, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2024-101, S2024-101, and EA2024-107 (Zone Change and Preliminary Plat for Peach Tree Estates II) in the following locations:

The intersection of Bermuda Road and Legacy Lane, generally at the western terminus of Legacy Lane.


Signed: Kyle Hendricks

SIGNED AND SWORN to before me this 12th day of March, 2024, by Kyle Hendricks.




Signature of Notary

Carly Kirkpatrick
Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: Oct. 6, 2027

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	530891	Print Legal Ad-IPL01642010 - IPL0164201	HE PHN Z2024-101, S2024	\$205.46	1	71L

Attention: Jennifer Anderson

CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-05
RICHLAND, WA 99352

janderson@ci.richland.wa.us

CITY OF RICHLAND
NOTICE OF APPLICATION,
PUBLIC HEARING AND
OPTIONAL DNS
(Z2024-101, S2024-101 &
EA2024-107)

Notice: MD&D Investments, LLC has filed a rezone and preliminary plat application to: 1) rezone the site to R-2S (Medium-Density Residential-Small) reflecting the City's Comprehensive Plan, and 2) subdivide a 26+ acre site into 112 lots (Preliminary Plat of Peach Tree Estates II).

Project Site: The project site is located at 1251 Bermuda Road, which is approximately 1500 feet west of the intersection of Queensgate Drive and Legacy Lane (APNs 1-34982000005007, 1-34982010595005, and 1-34982010595007). The proposed plat will have an average lot size of 6,130 square feet.

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, April 8, 2024 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

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). 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.

Public Comment: 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 be emailed to mstevens@ci.richland.wa.us. The deadline for written comments is 6:00 p.m. on Sunday, April 7, 2024; however, written comments must be received no later than 5:00 p.m. on Monday, April 1, 2024, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Date Published: Sunday, March 17, 2024
IPL0164201
Mar 17 2024

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Mary Castro, 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 03/17/2024, and ending on 03/17/2024 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

03/17/24

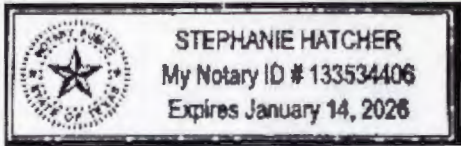
Mary Castro

(Signature of Legals Clerk)

Sworn to and subscribed before me this 19th day of March in the year of 2024

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 5



2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

March 12, 2024

Mike Stevens, Planning Manager
City of Richland – Development Services
625 Swift Blvd., MS-35
Richland, WA 99352

Subject: S2024-101 – Pre-Plat Review - Peach Tree Estates II - Review Comments

Dear Mr. Stevens:

This letter provides Kennewick Irrigation District (KID) review comments for the Preliminary Plat of Peach Tree Estates II. The proposed Preliminary Plat consists of Assessor Parcel Number 134982000005007, 134982010595005, and 134982010595007, and is generally located at 1251 Bermuda Road, 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: Cristina Woods <Cristina.Woods@co.benton.wa.us>
Sent: Wednesday, March 13, 2024 8:22 AM
To: Stevens, Mike
Cc: Matt Mahoney; Michelle Mercer; PUBLICWORKS
Subject: RE: 1251 Bermuda Road - Peach Tree Estates 2

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Good morning, Mike.

I received this notice for comment on Peach Tree Estates 2 subdivision from Benton County Planning Department.

It would be best to add Benton County Public Works (publicworks@co.benton.wa.us) to the city's distribution list for project referral packets, this will ensure we are able to provide comments in a timely manner when applicable.

For this subdivision Benton County Public Works does not have any comments.

Thank you for your time and consideration of the request above.



Cristina Woods, PE • *Civil Engineer I*
Benton County Public Works
102206 Wiser Parkway , Kennewick WA, 99338
(509) 786-5611 Ext: 5684

From: Michelle Mercer <Michelle.Mercer@co.benton.wa.us>
Sent: Tuesday, March 12, 2024 10:19 AM
To: PUBLICWORKS <PublicWorks@co.benton.wa.us>
Cc: Matt Mahoney <Matt.Mahoney@co.benton.wa.us>; Cristina Woods <Cristina.Woods@co.benton.wa.us>
Subject: FW: 1251 Bermuda Road - Peach Tree Estates 2

FYI this proposed subdivision has connection to Bermuda Rd in case you would like to provide comments to the City of Richland.



Michelle Mercer • *Planning Manager*
Benton County Community Development Department - Planning Division
Benton County Courthouse, 620 Market Street, Prosser, WA 99350
Benton County Public Services Office, 102206 E Wiser Parkway, Kennewick, WA 99338
Michelle.Mercer@co.benton.wa.us

(509) 786-5612

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this email account may be a public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

Sent: Tuesday, March 12, 2024 9:40 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>; Michelle Mercer <Michelle.Mercer@co.benton.wa.us>; Segregations <segregations@co.benton.wa.us>; Planning Department <Planning.Department@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>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; FormerOrchards@ecy.wa.gov; Gary Graff <gary.graff@ecy.wa.gov>; GIS <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>; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; 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>; Kelly Cooper <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>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Steve Davenport <steve.davenport@commerce.wa.gov>; 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>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>
Subject: [EXTERNAL] 1251 Bermuda Road - Peach Tree Estates 2

Hello,

MD&D Investments, LLC have applied to rezone and preliminary plat approximately 26 acres of land located near 1251 Bermuda Road, Richland, WA. The following link will take you to the application materials submitted for the proposal: ci.richland.wa.us/home/showpublisheddocument/15891 .

Please review and submit any comments you may have back to me by 5:00 PM, Thursday, March 28th.

Thank you!



Mike Stevens

Planning Manager

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7596

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**CITY OF RICHLAND
DEVELOPMENT SERVICES**

**625 Swift Blvd.
Richland, WA 99352**
Telephone (509) 942-7794
Fax (509) 942-7764

CI.RICHLAND.WA.US • 509-942-7390

DATE: March 18, 2024

TO: Mike Stevens, Planning Manager

REVIEW BY: Nichole Westphal, Permit Technician III

PROJECT NAME: S2024-101, Peachtree Estates II

1. 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. Honeylicious and Starfire were previously approved during the review of Peachtree Estates Phase One; all others will need to be submitted for review and approval.
2. Please reference RM 12.01.060 to determine acceptable street designations.
3. Addressing brackets [] are needed on all lots and tracts.

Stevens, Mike

From: WSDOT Aviation Land Use Inquiries and Application Submittals
<AviationLandUse@WSDOT.WA.GOV>
Sent: Monday, March 18, 2024 10:04 AM
To: Stevens, Mike
Subject: RE: [EXTERNAL] 1251 Bermuda Road - Peach Tree Estates 2

You don't often get email from aviationlanduse@wsdot.wa.gov. [Learn why this is important](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Hi M Stevens,

WSDOT Aviation Division reviewed the provided documentation on 03/18/2024. We have no comments.

Enjoy the weather!

David Ison, PhD | Aviation Planner
Emerging Aviation Technologies & Land Use Compatibility
Washington State Department of Transportation
david.ison@wsdot.wa.gov C: 360-890-5258

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Tuesday, March 12, 2024 9:40 AM
To: Acevedo, Mizaël <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 County Planning <Planning.Department@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>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; 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>; Jack Howard <jack.howard@bfhd.wa.gov>; 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>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; 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>; Davenport, Steve (COM) <Steve.Davenport@commerce.wa.gov>; 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>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>

Subject: [EXTERNAL] 1251 Bermuda Road - Peach Tree Estates 2

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Hello,

MD&D Investments, LLC have applied to rezone and preliminary plat approximately 26 acres of land located near 1251 Bermuda Road, Richland, WA. The following link will take you to the application materials submitted for the proposal: ci.richland.wa.us/home/showpublisheddocument/15891.

Please review and submit any comments you may have back to me by 5:00 PM, Thursday, March 28th.

Thank you!



Mike Stevens

Planning Manager

625 Swift Blvd., MS-35 | Richland, WA 99352

(509) 942-7596

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**CITY OF RICHLAND
PUBLIC WORKS ENGINEERING
DEVELOPMENT COMMENTS**

DATE: March 27, 2024

TO: MIKE STEVENS, PLANNING MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR
CARLO D'ALESSANDRO, TRANSPORTATION & DEVELOPMENT MGR.

PROJECT NAME: PEACH TREE ESTATES II (S2024-101)

PROJECT LOCATION: NORTH AND WEST OF THE PLAT OF PEACH TREE ESTATES I

The Public Works Engineering Division has reviewed the preliminary plat received in this office on March 12, 2024 for the above referenced property and has the following conditions.

General Conditions:

1. 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 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.
2. 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.
3. 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.
4. 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 be responsible for payment of the recordation fees.
5. 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.

6. 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.
7. 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:

8. Public improvement design shall follow the following general format:
 - A. All public improvements, materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details, Public Infrastructure Design Guidelines, Richland municipal code, 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.
9. 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.
10. 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.

11. **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 & Streets:

- 12. The Peach Tree Estates II 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). The developer of this proposed project shall receive "credits" for construction of a portion of Gage Blvd. as allowed under Richland Municipal Code Section 12.03.
- 13. Gage Blvd. shall be constructed as a city standard rural section roadway from "Elberta St." to Bermuda Road, concurrent with phase 2. This rural section road shall include street lighting.
- 14. A note will be shown on the face of the final plat stating that Gage Blvd. is classified as a "minor arterial street". No driveways accessing single family lots will be allowed directly onto it.
- 15. The maximum centerline finish grade for the proposed Gage Blvd. shall be no more than 5%.
- 16. There appears to be an existing access easement crossing the proposed preliminary plat which will be displaced by single family lots. The developer of the preliminary plat shall reconcile all access issues with all parties named in the easements prior to issuance of a right-of-way construction permit.
- 17. Street names are not reviewed or vested until construction plans are submitted for review. The street names included on the pre-plat may not be approved or available during the construction plan review process.
- 18. 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.).
- 19. All pedestrian ramps, driveway entrances and sidewalks shall be designed to current City standard details and PROWAG Standards to be compliant with federal ADA 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.

20. 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.
21. All roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
22. If the project is to be constructed in phases, all 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:

23. The proposed preliminary plat is located within both the Tapteal IV and V water pressure zones. The closest Tapteal IV water main is located in the plat of Peach Tree Estates Ph.1 to the east and south, and also Bermuda Road to the east. The closest Tapteal V water main is located in Bermuda Road to the east. The separation between these pressure zones is at approx. 944-feet in elevation. It shall be the responsibility of the developer to extend these water mains to this property to serve domestic water to the correct zones at the time of plat construction. These water mains shall be sized to adequately supply domestic water and fire flows to the proposed development. This may require looping of the water mains, which increases fire flows and provides redundancy.
24. A segment of the 12-inch Tapteal IV transmission main shall be installed in a north-south direction through this plat. This water main shall be extended from the southern end of Gage Blvd. to the north end of this project via Goldbar Street.
25. 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.
26. 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.
27. The fire hydrant layout shall be approved by the City Fire Marshal.
28. 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. Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer. 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:

29. The closest sanitary sewer available for this development is located in the development of Peach Tree Estates Phase 1. 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.

30. The sewer flows from this development will require off-site sanitary sewer system improvements. The applicant shall be responsible for these improvements prior to completion and final platting of phase 1.
31. This development will drain at least a portion of its sanitary sewer to the Siena Hills development to the south. That project installed a sewer pump station and has an active latecomer agreement. This project will be responsible for paying its portion of the latecomer reimbursement.
32. 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.
33. Sanitary sewer shall be extended to the adjoining properties adjacent to the preliminary plat.

Storm Water:

34. 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.
35. 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.
36. 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.
37. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").
38. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.

39. 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.
40. The amount of post-development storm runoff from the proposed site shall be in compliance with RMC Chapter 16.06.
41. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat.
42. 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.
43. 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.
44. 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 to control weeds in excess of 18-inches in height for the 12-months following the date of final plat acceptance.

Final Platting / Project Acceptance Requirements:

45. When the construction is substantially complete a 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.
46. 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.

47. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City prior to permit issuance.
48. 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.
49. 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.
50. The final plat shall include notes identifying all common areas including any private streets and/or tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.
51. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
52. A one-foot "No access / screening easement" will be required along the Gage Blvd. Right of Way.
53. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
54. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.



HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 4/8/2024

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:
SSDP2022-101 - 470 Bradley Boulevard, Riverfront Apartments

Department:
Development Services

Recommended Motion:

Summary:

Attachments: