



Agenda
Economic Development Committee Meeting
Monday, August 17, 2020
Via Zoom
Telephonic Access (877) 853-5247 or (888) 788-0099 Meeting ID 961 5564 9032

Pursuant to Resolution No. 100-20, this meeting will be conducted remotely via Zoom. The public may attend remotely by calling one of the numbers listed above.

Committee Members: Chair Bricker, Vice-Chair Kenney and Members Chacon, Higgins, Hughes, Holmberg, Newman and Sako

Liaisons: Council Liaison Christensen
Staff Liaison: Development Services Director Jensen

Regular Meeting - 4:00 p.m.

Call to Order/Attendance:

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

June 15, 2020 Meeting Minutes

Presentations: (10 Minutes)

- I. TRIDEC Quarterly Review Presentation
 - Joe Jacobs, Economic Development Manager

Business: (30 Minutes)

- I. 3 Rivers Diesel PSA
 - Darin Arrasmith, Planner

Announcements: (3 Minutes)

Adjournment

The next Economic Development Committee Meeting is September 28, 2020

Richland City Hall is ADA accessible. 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 942-7389.



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 8/17/2020

Agenda Category: Approval of Minutes

Prepared By: Kerwin Jensen, Development Services Director

Subject:

June 15, 2020 Meeting Minutes

Department:

Development Services

Recommended Motion:

Approve the minutes of the June 15, 2020 Economic Development Committee meeting.

Summary:

Fiscal Impact:

None

Attachments:



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 8/17/2020

Agenda Category: Presentations

Prepared By: Joe Jacobs, Economic Development Manager

Subject:

TRIDEC Quarterly Review Presentation

Department:

Development Services

Recommended Motion:

Summary:

Fiscal Impact:

None

Attachments:



ECONOMIC DEVELOPMENT COMMITTEE AGENDA ITEM COVERSHEET

Meeting Date: 8/17/2020

Agenda Category: Business

Prepared By: Darin Arrasmith, Planner

Subject:
3 Rivers Diesel PSA

Department:
Development Services

Recommended Motion:

That the Economic Development Committee make a positive recommendation to the Richland City Council to authorize the City Manager to enter into a Purchase and Sale Agreement with 3 Rivers Diesel, LLC for the purchase of a one-acre lot in the Horn Rapids Business Center.

Summary:

3 Rivers Diesel and Repair, LLC in Richland, are proposing to purchase a one-acre lot in the Horn Rapids Business Center at the southeast corner of the intersection of Robertson Drive and Manufacturing Lane. 3 Rivers Diesel employs 5 people and plans to relocate their mechanic services business from their current leased location on Henderson Loop. 3 Rivers Diesel and Repair, LLC are proposing to construct a 6,000 square foot building that will be used for automotive services and repairs.

The purchase price for the one acre lot is \$2.35 per square foot, amounting to estimated gross proceeds of \$101,200.

The City will retain a repurchase right if 3 Rivers Diesel and Repair, LLC has not submitted an application for approval of building plans to the City within eight (8) months of closing, and if they do not begin construction of their building within eighteen (18) months of closing.

Purchase Price is \$2.35 per square foot with estimated gross proceeds of \$101,200 for the 1.00 acre lot. A portion of the proceeds will be distributed to the City's Utility Fund to recover costs for construction of HRBC utilities in 1988, per the following:

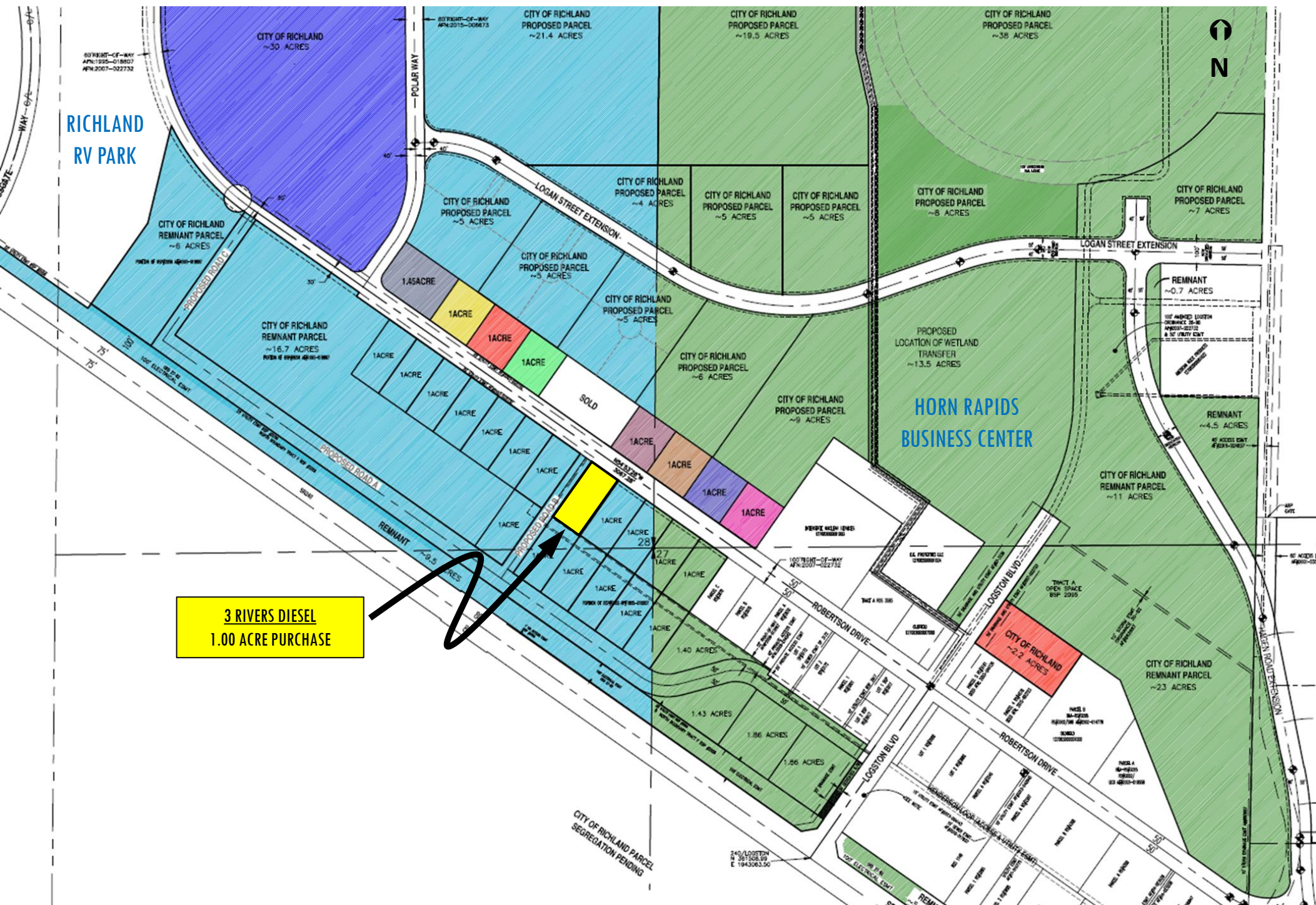
Fiscal Impact:

- Electric Fund (\$0.044 per square foot): \$1,916.64
- Water Fund (\$0.079 per square foot): \$3,441.24
- Sewer Fund (\$0.029 per square foot): \$1,263.24

Net Proceeds after closing and Utility Fund allocations will be distributed to the City's Industrial Development Fund

Attachments:

1. Site Map
2. Record Survey No. 5168
3. 3 Rivers Diesel LOI-DigiSign



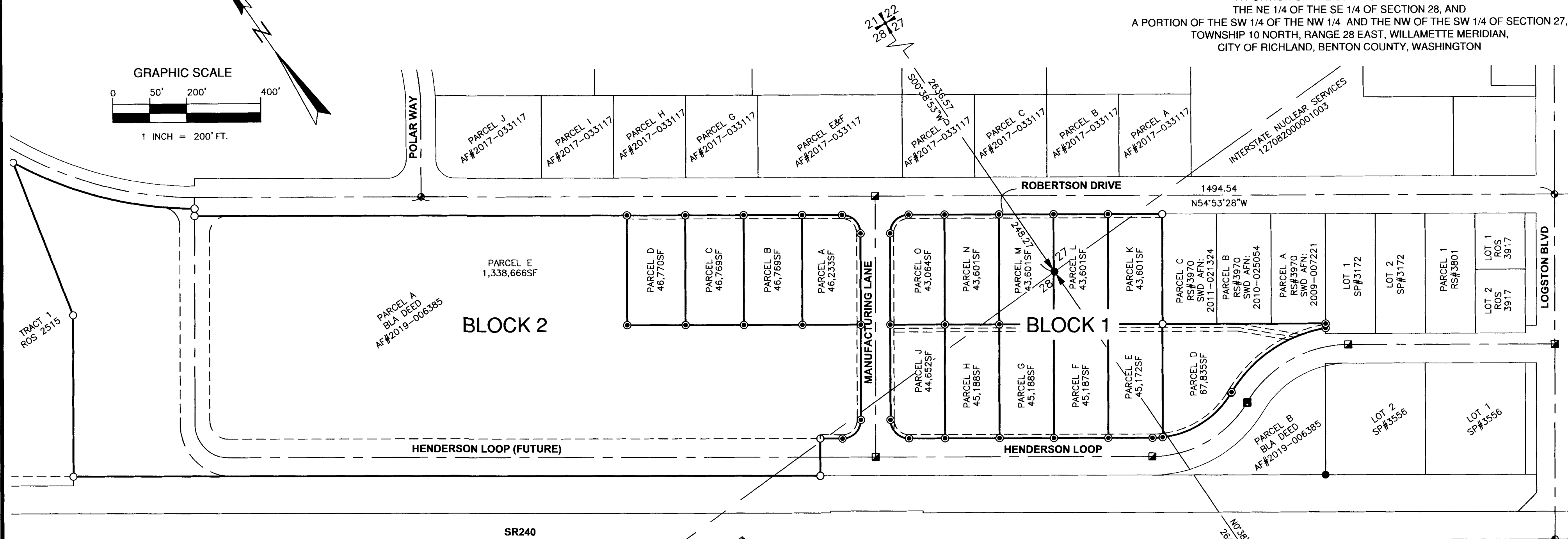
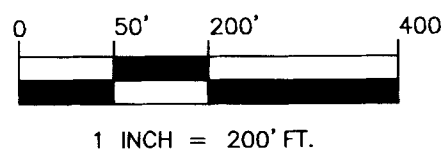
RECORD OF SURVEY NO. 5168

AMENDING A PORTION OF THAT RECORD OF SURVEY FOR
A BINDING SITE PLAN-VOLUME 1 OF SURVEYS, PAGE 2056
PREPARED FOR

THE CITY OF RICHLAND

A PORTION OF THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SECTION 28, AND
A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW OF THE SW 1/4 OF SECTION 27,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

GRAPHIC SCALE



DESCRIPTION

PARCEL A DEED AF#2019-006385

A PORTION OF BINDING SITE PLAN 2056, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SURVEYS, PAGE 2056, UNDER AUDITOR'S FILE NO. 1995-018807, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 28 EAST WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF A PUBLIC ROAD KNOWN AS LOGSTON BOULEVARD AND ROBERTSON DRIVE, AS DEPICTED ON RECORD OF SURVEY 4575, AS RECORDED IN VOL. 1 OF SURVEYS, PAGE 4575, UNDER AUDITOR'S FILE NUMBER 2015-003647, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 54°53'28" WEST ALONG THE CENTERLINE OF SAID ROBERTSON DRIVE FOR A DISTANCE OF 1061.78 FEET; THENCE SOUTH 35°06'32" WEST AT RIGHT ANGLES FOR A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY MARGIN OF SAID ROBERTSON DRIVE AND THE NORTHWESTERLY CORNER OF PARCEL "C" AS DESCRIBED IN STATUTORY WARRANTY DEED, UNDER AUDITOR'S FILE NUMBER 2011-021324, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING.

THENCE SOUTH 35°06'28" WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "C" FOR A DISTANCE OF 295.97 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 54°53'32" EAST ALONG THE PROJECTED SOUTHERLY LINE THEREOF FOR A DISTANCE OF 441.77 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL "A" AS DESCRIBED IN STATUTORY WARRANTY DEED, UNDER AUDITOR'S FILE NUMBER 2009-007221, RECORDS OF SAID COUNTY, SAID POINT ALSO BEING ON THE NORTHWESTERLY LINE OF LOT 1, SHORT PLAT 3172, RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3172, UNDER AUDITOR'S FILE NUMBER 2008-03032, RECORDS OF SAID COUNTY; THENCE SOUTH 35°06'28" WEST ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 27.00 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 54°53'32" WEST FOR A DISTANCE OF 0.65 FEET; THENCE SOUTH 35°06'28" WEST FOR A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SHORT PLAT 3556, RECORDED IN VOLUME 1 OF SHORT PLATS, AT PAGE 3556, UNDER AUDITOR'S FILE NUMBER 2018-001661, RECORDS OF SAID COUNTY; THENCE CONTINUING SOUTH 35°06'28" WEST ALONG THE NORTHWESTERLY LINE THEREOF FOR A DISTANCE 7.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF HENDERSON LOOP RIGHT-OF-WAY ESTABLISHED PER CITY OF RICHLAND ORDINANCE 04-19, RECORDED UNDER AUDITOR'S FILE NUMBER 2019-003503, RECORDS OF BENTON COUNTY, WASHINGTON AND A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES:

THENCE ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 45°23'56", HAVING A RADIUS OF 270.03 FEET, AN ARC LENGTH OF 213.96 FEET, A CHORD BEARING SOUTH 89°08'45" WEST 208.41 FEET; THENCE SOUTH 66°26'47" WEST FOR A DISTANCE OF 2.53 FEET TO A POINT ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 58°39'33", HAVING A RADIUS OF 350.03 FEET, AN ARC LENGTH OF 358.36 FEET, A CHORD BEARING NORTH 84°13'26" WEST 342.91 FEET TO A POINT ON THE NORTH LINE OF AN ELECTRICAL EASEMENT PER CITY OF RICHLAND ORDINANCE 27-82; THENCE NORTH 54°53'40" WEST ALONG THE NORTH LINE THEREOF, SAID LINE BEING PARALLEL WITH AND 100.00 FEET NORTHEASTERLY TO THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF STATE ROUTE 240 FOR A DISTANCE OF 2919.79 FEET TO A POINT ON THE NORTHEASTERLY LINE OF TRACT 1 AS DEPICTED ON RECORDED OF SURVEY 2515 RECORDED UNDER AUDITOR'S FILE NUMBER 1998-022820, RECORDS OF BENTON COUNTY WASHINGTON; THENCE NORTH 35°06'12" EAST ALONG THE NORTHEAST LINE THEREOF FOR A DISTANCE OF 435.86 FEET; THENCE NORTH 13°41'35" EAST FOR A DISTANCE OF 441.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THAT PORTION OF ROBERTSON DRIVE DESCRIBED IN CITY OF RICHLAND ORDINANCE 26-98, RECORDED UNDER AUDITOR'S FILE NUMBER 2007-022732, RECORDS OF SAID COUNTY AND A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG THE SOUTH RIGHT-OF-WAY MARGIN THEREOF, THROUGH A CENTRAL ANGLE OF 28°28'20", HAVING A RADIUS OF 1030.00 FEET WITH AN ARC LENGTH OF 511.84 FEET, HAVING A CHORD BEARING SOUTH 40°40'08" EAST AND A DISTANCE OF 506.59 FEET; THENCE SOUTH 35°06'32" WEST AT RIGHT ANGLES FOR A DISTANCE OF 20.00 FEET TO THAT PORTION OF THE SOUTHERLY RIGHT-OF-WAY MARGIN ROBERTSON DRIVE REVISED IN CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673; THENCE SOUTH 54°53'28" EAST ALONG THE RIGHT-OF-WAY THEREOF FOR A DISTANCE OF 2219.39 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER; THENCE CONTINUING SOUTH 54°53'28" EAST ALONG THE RIGHT-OF-WAY THEREOF FOR A DISTANCE OF 398.59 FEET TO TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF LAND LYING IN HENDERSON LOOP RIGHT-OF-WAY ESTABLISHED PER CITY OF RICHLAND ORDINANCE 04-19, RECORDED UNDER AUDITOR'S FILE NUMBER 2019-003503, RECORDS OF BENTON COUNTY, WASHINGTON.

AND EXCEPT THAT PORTION OF LAND LYING IN MANUFACTURING LANE RIGHT-OF-WAY ESTABLISHED PER CITY OF RICHLAND ORDINANCE 04-19, RECORDED UNDER AUDITOR'S FILE NUMBER 2019-003503, RECORDS OF BENTON COUNTY, WASHINGTON.

CONTAINS ~2,233,657 SF

BINDING SITE PLAN NOTES

1. THIS AMENDED BINDING SITE PLAN REFERENCES, AMENDS, AND INCLUDES THE REQUIREMENTS FROM THE ORIGINAL BINDING SITE PLAN NO. 08-95, DATED FEBRUARY 5, 1995, AND THE UPDATED HORN RAPIDS MASTER PLAN APPROVED BY CITY COUNCIL APRIL 5, 2016.
2. ALL LOTS CREATED BY THIS AMENDED BINDING SITE PLAN ARE SERVED BY EXISTING PUBLIC ROADS AND UTILITIES IN ROBERTSON DRIVE AND HENDERSON LOOP, AND CITY OF RICHLAND PROVIDED ELECTRICAL, POTABLE WATER, SANITARY SEWER, AND STORM WATER. THE HENDERSON LOOP WEST - ROADWAY AND UTILITIES PROJECT CONSTRUCTION PLANS, DATED MARCH 2018, ARE REFERENCED HEREIN AND ARE THE APPROVED PUBLIC RIGHT-OF-WAY AND UTILITIES FOR THIS AMENDED BINDING SITE PLAN. ADDITIONALLY, THE ROBERTSON DRIVE EXTENSION, ROAD A AND 1ST STREET IMPROVEMENTS, DATED MAY 2014, ARE ALSO REFERENCED HEREIN AND PROVIDE ROADWAY AND PUBLIC UTILITY ACCESS TO THE LOTS FRONTING ROBERTSON DRIVE.
3. ALL LOTS HAVE BEEN GRADED TO FINAL ELEVATIONS PRIOR TO THIS AMENDED BINDING SITE PLAN.
4. ALL EASEMENTS SHOWN ON THIS AMENDED BINDING SITE PLAN ARE APPROVED AND CREATED BY THIS AMENDED BINDING SITE PLAN AS PUBLIC UTILITY EASEMENTS FOR THE BENEFIT OF THE CITY OF RICHLAND.
5. ALL DRIVEWAY ENTRANCES SHALL BE AT LEAST 25 FEET FROM THE RIGHT-OF-WAY LINE OF AN INTERSECTING STREET.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF April, 2019 A.D. AT 2:16 P.M.,
AND RECORDED IN VOLUME 01 OF SURVEYS, PAGE 5168 AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR Brenda Chilton by Myriam Gutierrez Deputy
FEE NO. 2019-010507

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 THE CITY OF RICHLAND IN NOVEMBER 2018.

CHRISTOPHER C. AMMANN
CERTIFICATE NO. 45774
DATE 25 APR 2019



2245 Robertson Drive
Richland, Washington 99354

Office 509-375-4123
Fax 509-371-0999

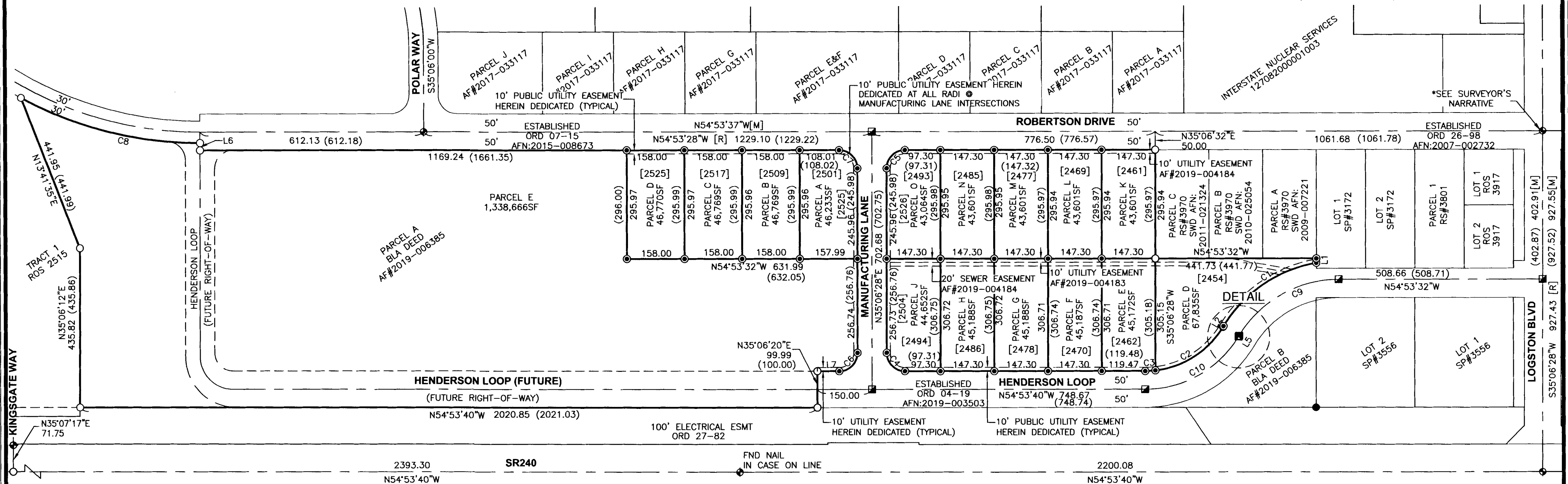
DATE: 04/20/2019
SCALE: 1"=200'
DRAWN BY: ADG
APPROVED BY: CCA
PROJECT: 17159
SHEET 1 OF 3

RECORD OF SURVEY NO. 5168

AMENDING A PORTION OF THAT RECORD OF SURVEY FOR
A BINDING SITE PLAN-VOLUME 1 OF SURVEYS, PAGE 2056
PREPARED FOR

THE CITY OF RICHLAND

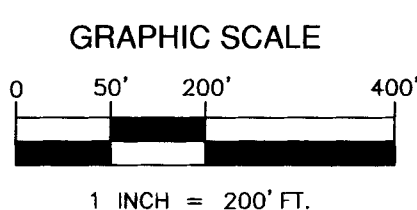
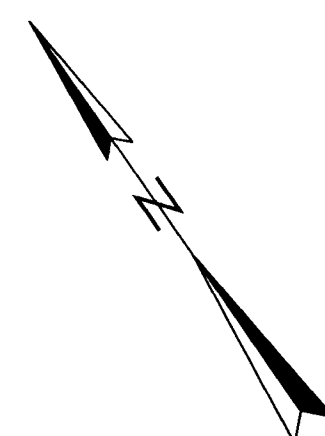
A PORTION OF THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SECTION 28, AND
A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 27,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	317.24	370.00	49°07'33"	N88°59'26"W	307.61
C2	228.06	250.01	52°16'02"	S87°25'12"E	220.24
C3	27.89	250.01	6°23'31"	S58°05'25"E	27.88
C4	78.53	50.00	90°00'08"	S09°53'36"E	70.71
C5	78.53	50.00	90°00'04"	S80°06'30"W	70.70
C6	78.53	50.00	89°59'52"	N80°06'24"E	70.70
C7	78.53	50.00	89°59'56"	N09°53'30"W	70.70
C8	511.80	1029.90	28°28'20"	S40°40'08"E	506.55
C9	327.63	320.00	58°39'41"	N84°13'22"W	313.50
C10	307.14	300.00	58°39'33"	S84°13'26"E	293.90

Curve Table (Ground)					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	317.27	370.03	49°07'33"	N88°59'26"W	307.64
C2	228.09	250.03	52°16'02"	S87°25'12"E	220.26
C3	27.89	250.03	6°23'31"	S58°05'25"E	27.88
C4	78.54	50.00	90°00'08"	S09°53'36"E	70.71
C5	78.54	50.00	90°00'04"	S80°06'30"W	70.71
C6	78.54	50.00	89°59'52"	N80°06'24"E	70.71
C7	78.54	50.00	89°59'56"	N09°53'30"W	70.71
C8	511.84	1030.00	28°28'20"	S40°40'08"E	506.59
C9	327.66	320.03	58°39'41"	N84°13'22"W	313.53
C10	307.17	300.03	58°39'33"	S84°13'26"E	293.93

Line Table		
Line #	Length	Direction
L1	12.11	S35°06'28"W
L2	2.53	S66°26'47"W
L5	2.53	S66°26'47"W
L6	20.00	S35°06'32"W
L7	60.01	N54°53'40"W

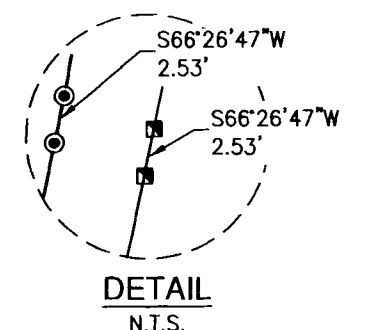


SURVEYOR'S NOTES

- DATE OF SURVEY/MONUMENTS VISITED: JANUARY 2018 AND OCTOBER 2018.
- BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- UNITS OF MEASURE ARE SURVEY GRID: SURVEYED DISTANCES SHOWN ARE US SURVEY FEET GRID DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 1.000092417 TO ACHIEVE GROUND (PLANE) DISTANCES. DEED DISTANCES AND THE SQUARE FOOTAGE OF LOTS ARE GROUND (PLANE) DISTANCES. MULTIPLY BY A COMBINED SCALE FACTOR OF 0.999907592 TO ACHIEVE GRID DISTANCES.
- EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
- THE PURPOSE OF THIS SURVEY IS TO RECORD THE CENTERLINE OF THE EXTENSIONS OF HENDERSON LOOP AND MANUFACTURING WAY AS CONSTRUCTED IN DECEMBER 2018 & TO AMEND A PORTION OF BINDING SITE PLAN, VOLUME 1 OF SURVEYS, PAGE 2056, RECORDED UNDER AUDITOR'S FILE NUMBER 95-18807.
- (XXX.XX) GROUND DISTANCES.
- FOUND 2.5" BRASS CAP IN MONUMENT CASE, UNLESS OTHERWISE NOTED.
- CALCULATED POINT ROS 2515, AF#1998-022820, NOT FOUND OR SET
- SET 2.5" BRASS CAP IN MONUMENT CASE "45774"
- SET 5/8" REBAR AND CAP " PERMIT SURVEYING, INC 45774"
- [M]=MEASURED
- [R]=RECORD *SEE NARRATIVE

SURVEYOR'S NARRATIVE

THE MONUMENT AT THE INTERSECTION OF LOGSTON BOULEVARD AND ROBERTSON DRIVE MEASURES 0.13 NORTH OF THE RECORDED DISTANCE AS SHOWN ON SHORT PLAT 3556, RECORDED UNDER AUDITOR'S FILE NUMBER 2018-001661. LOCATION OF INTERSECTION AND BEARING OF RECORD FOR ROBERTSON DRIVE HELD AS DESCRIBED IN CITY OF RICHLAND ORDINANCE 07-15, RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008673 AND AS DEPICTED ON RECORD OF SURVEY 4575 RECORDED UNDER AUDITOR'S FILE NUMBER 2015-003647.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF April, 2019 A.D. AT 2:16 P.M.,
AND RECORDED IN VOLUME 01 OF SURVEYS, PAGE 5168 AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR Brenda Chilton by Myriam Gutierrez Deputy
FEE NO. 2019-010507

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 THE CITY OF RICHLAND IN NOVEMBER 2018.

CHRISTOPHER C. AMMANN
CERTIFICATE NO. 45774
DATE 25 APR 2019



PERMIT SURVEYING NC
2245 Robertson Drive
Richland, Washington 99354
Office 509-375-4123
Fax 509-371-0999

DATE: 04/24/2019
SCALE: 1"=200'
DRAWN BY: ADG
APPROVED BY: CCA
PROJECT: 17159
SHEET 2 OF 3

APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2019. PARCEL NO. 121082000001082 / 1280810000002019

Kenneth Spencer by [Signature] 04/26/2019
BENTON COUNTY TREASURER DATE

THE BINDING SITE PLAN IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON

[Signature] 4/26/2019
ENGINEER, CITY OF RICHLAND DATE

[Signature] 4-25-19
SUBDIVISION ADMINISTRATOR, CITY OF RICHLAND DATE

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AS SHOWN AND THAT THE EASEMENTS ON THE BINDING SITE PLAN ARE HEREBY GRANTED FOR THE USES AND PURPOSES SHOWN HEREON.

[Signature] 4/26/19
CYNTHIA D. REENTS, CITY MANAGER DATE

[Signature] 4/26/19
DEBBY BARHAM, DEPUTY CITY CLERK DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON

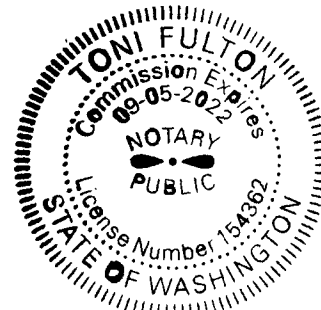
SS.

COUNTY OF BENTON

ON THIS 26th DAY OF April, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CYNTHIA D. REENTS AND DEBBY BARHAM, TO ME KNOWN TO BE THE CITY MANAGER AND DEPUTY CITY CLERK, RESPECTIVELY, OF THE CITY OF RICHLAND, WASHINGTON, THE CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID MUNICIPAL CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Benton County
MY COMMISSION EXPIRES 9-5-2022
Toni Fulton
PRINT NAME



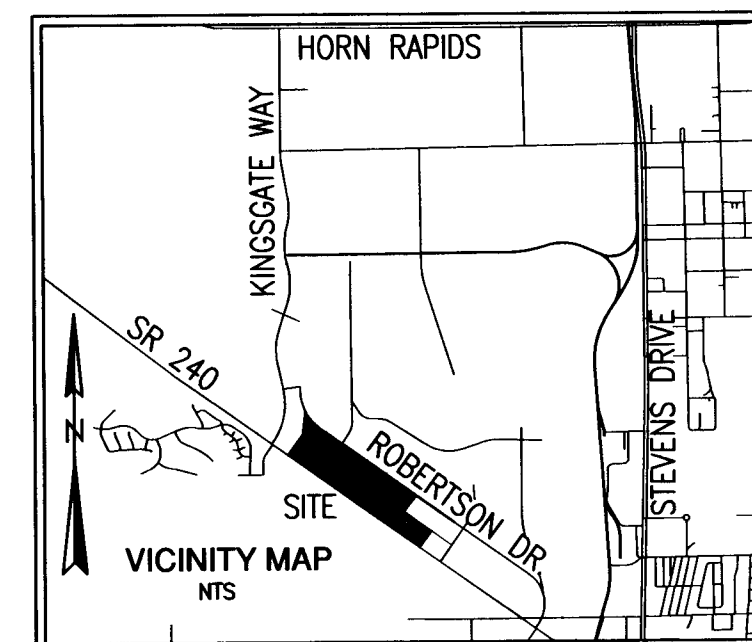
RECORD OF SURVEY NO. 5168

AMENDING A PORTION OF THAT RECORD OF SURVEY FOR
A BINDING SITE PLAN-VOLUME 1 OF SURVEYS, PAGE 2056

PREPARED FOR

THE CITY OF RICHLAND

A PORTION OF THE SE 1/4 OF THE NE 1/4 AND
THE NE 1/4 OF THE SE 1/4 OF SECTION 28, AND
A PORTION OF THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 27,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF April, 2019 A.D. AT 2:16 P.M.,
AND RECORDED IN VOLUME 01 OF SURVEYS, PAGE 5168 AT THE REQUEST OF
CHRISTOPHER C. AMMANN.
BENTON COUNTY AUDITOR Brenda Chilton by Myriam Gidionny Deputy
FEE NO. 2019-010507

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 THE CITY OF RICHLAND IN NOVEMBER 2018.

[Signature] 25 APR 2019
CHRISTOPHER C. AMMANN DATE
CERTIFICATE NO. 45774



PERMIT
SURVEYING
NC

2245 Robertson Drive
Richland, Washington 99354

Office 509-375-4123
Fax 509-371-0999

DATE: 04/24/2019
SCALE: NONE
DRAWN BY: ADG
APPROVED BY: CCA
PROJECT: 17159
SHEET 3 OF 3



Office 509.735.1025 · Fax 509.735.2757
8927 W. Tucannon Ave. Suite 201, Kennewick, WA 99336
www.kenmoreteam.com

May 6, 2020

RE: Letter of Intent to Purchase Parcel 1281081BP5168011

Darin Arrasmith Office of Economic Development for City of Richland:

The following is a letter of Intent for 3 Rivers Diesel and Repair, LLC and/or assigns at the above referenced property. The following proposed terms and conditions are the basis for a Purchase and Sale Agreement for the above referenced sites. This proposal is submitted to you subject to modification or withdrawal at any time. Neither this proposal nor any act of forbearance with respect thereto shall constitute or evidence an agreement with respect to any of the terms herein. Any such agreement shall be evidenced solely by a definitive Purchase and Sale Agreement, fully executed and delivered by both Seller and Purchaser. No liability or obligation, legal or otherwise, shall be created by this letter.

Purchaser: 3 Rivers Diesel and Repair, LLC

Location: 1281081BP5168011 1 Acre parcel located at the Southeast corner of Robertson Dr and Manufacturing Ln

Property: Approximately 43,560+/- square feet

Purchase Price: \$101,200.00

Use: Mechanic services. Will build 6,000 SF service shop with 4 full time employees.

Feasibility Period: Buyer shall have a period of 60 days running from the date of execution of the Purchase and Sale Agreement, to make inspection of the Property and satisfy itself as to the suitability of the Property for Purchaser's intended use (the "Feasibility Period").

Contingencies:

- Seller and Purchaser executing all access and parking easement documentation, and the issuance of all permits, licenses, zoning, subdivision and other approvals for Purchaser's improvements, use and signage.



Office 509.735.1025 · Fax 509.735.2757
8927 W. Tucannon Ave. Suite 201, Kennewick, WA 99336
www.kenmoreteam.com

- 60 day financing contingency starting at the end of the feasibility period. Purchaser's receipt of an irrevocable funding commitment from an institutional lender/equity investor.
- Property to be free of environmental contamination and/or hazardous materials.
- Seller providing clear and marketable title to the Property, and Purchaser's review and acceptance of any contemplated or existing covenants or restrictions affecting the Property.

Date of Closing: Within 30 days of removal of contingencies.

Signage: Shall comply with all city ordinances.

Brokerage Disclosure: David Fritch of Kenmore Team, LLC represents the buyer

Brokerage Commission: 4.0%, paid by Seller at closing to Kenmore Team, LLC.

Confidentiality: Except as may be required by law, all parties agree to keep confidential all information exchanged between them regarding the sale of the Property, including the terms of this Letter of Intent, and shall not disclose such information to the other parties (except for their counsel, prospective lenders, due diligence professionals and prospective investors) without each other's prior written consent.

This proposal is non-binding and is meant only as a basis upon which to negotiate a Purchase and Sale Agreement. Any binding agreement must be evidenced by a Purchase and Sale agreed, accepted and executed by both parties. If this letter accurately sets forth your understanding of the basic business terms relating to our negotiation of the proposed sale, please execute and return this letter to us no later than May 11, 2020. A Purchase and Sale Agreement will be written for review of all parties no later than five (5) days following execution of this Letter of Intent.

Sincerely,

David Fritch



Office 509.735.1025 · Fax 509.735.2757
8927 W. Tucannon Ave. Suite 201, Kennewick, WA 99336
www.kenmoreteam.com

David Fritch
Kenmore Team, LLC
8927 W. Tucannon Ave. Suite 201
Kennewick, WA 99336
509.735.1025 office
509.735.2757 fax
509.438.6260 cell
david@kenmoreteam.com

AGREED AND ACCEPTED:

AGREED AND ACCEPTED:

PURCHASER:

SELLER:

3 Rivers Diesel and Repair, LLC

By

Devin Bovee

05-06-2020

Date

By

Date