

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

GENERAL INFORMATION:

PROPOSAL NAME:	953 Jericho Court Zone change
LOCATION:	953 Jericho Court
APPLICANT:	Cedar Creek Architectural Design, on behalf of CCWO13 LLC.
PROPERTY OWNER:	CCWO13 LLC.
FILE NO.:	Z2023-109
DESCRIPTION:	Request to rezone one (1) parcel from Retail Business (C-2) to General Business (C-3) APN: 1-22982020003012
PROJECT TYPE:	Type IIIA Site-Specific Rezone
HEARING DATE:	January 8, 2024
REPORT BY:	Kyle Hendricks, Planner
RECOMMENDED ACTION:	Recommendation to City Council for Approval

Vicinity Map

Item: 953 Jericho Court Zone Change
Applicant: Cedar Creek Architectural Design
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Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

The current request is to make a zone change to one parcel on 2.07 acres from Retail Business (C-2) to General Business (C-3). The applicant claims that the C-3 zoning will allow for greater flexibility in their plans to expand the storage facility. In general, they would like to expand their indoor storage space, in addition to making various landscaping improvements around the site. (APN: 1-22982020003012) *Figure 1* (above) shows the subject 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 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

The subject site is a single parcel of approximately 2.07 acres, resembling a square shape. It is located at the northwest corner of the Jericho Road and Jericho Court intersection and is generally depressed a few feet below the elevation of the adjacent streets but is otherwise generally flat.

The subject site is occupied by two single story storage locker structures, a number of boats and recreational vehicles, and covered in gravel with no vegetation. With the rezone the applicant has stated that the site will allow them to have three multistory indoor storage buildings and the paving of the lot. The proposed work would be subject to current landscaping standards found in Richland Municipal Code.

CURRENT LAND USE DESIGNATION AND USES

North: Commercial (COM), Ranch

East: Commercial (COM), Single residence

South: Commercial (COM), Bux Bear Storage

West: Medium Density Residential (MDR), Richland Church of the Nazarene

Land Use Map

Item: 953 Jericho Court Zone Change
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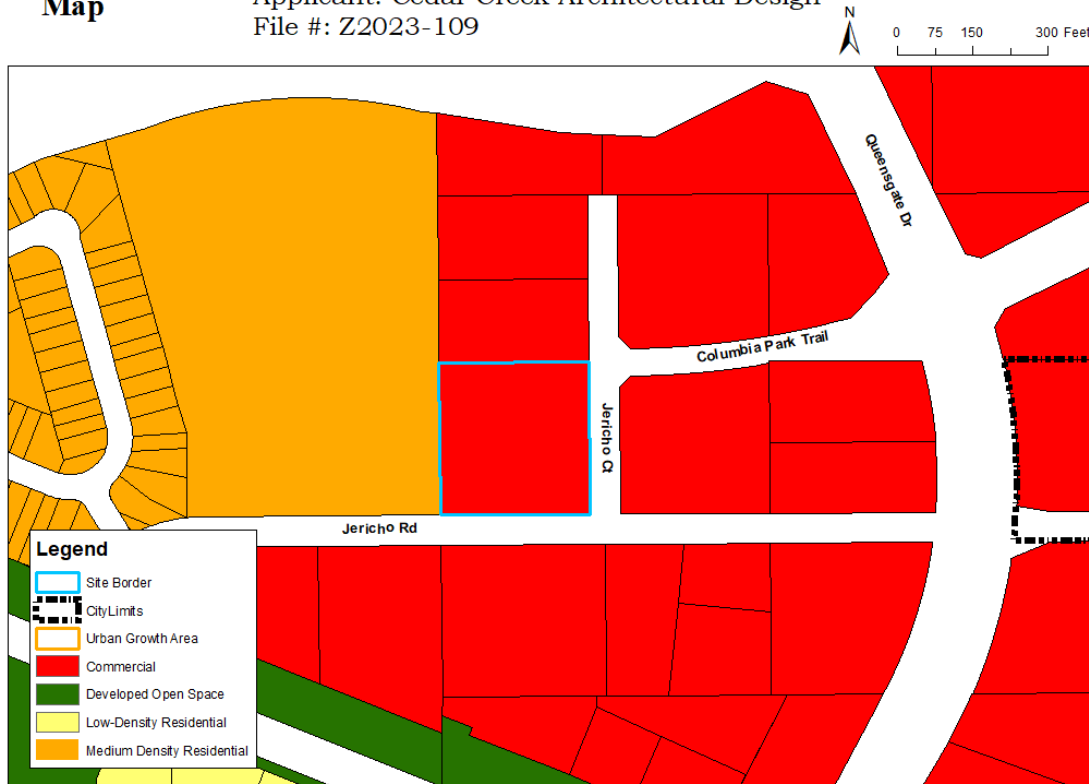


Figure 2 – Comprehensive Plan Land Use Map

COMPREHENSIVE PLAN

As illustrated in Figure 2 (above), the Comprehensive Plan Land Use designation for the subject site and much of the surrounding area is Commercial (COM). The medium density residential immediately adjacent to the subject property is occupied by a church.

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 4: Promote commercial and industrial growth that supports the City's economic development goals.

Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.

Urban Design Goal 1: Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.

Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.

CURRENT ZONING

The subject site is zoned Retail Business (C-2). Surrounding parcels are zoned as follows:

North: AG, Agriculture use district

East: AG, Agriculture use district

South: C-3, Commercial use district

West: R-1-12, Single Family Residential use district

Zoning Map

Item: 953 Jericho Court Zone Change
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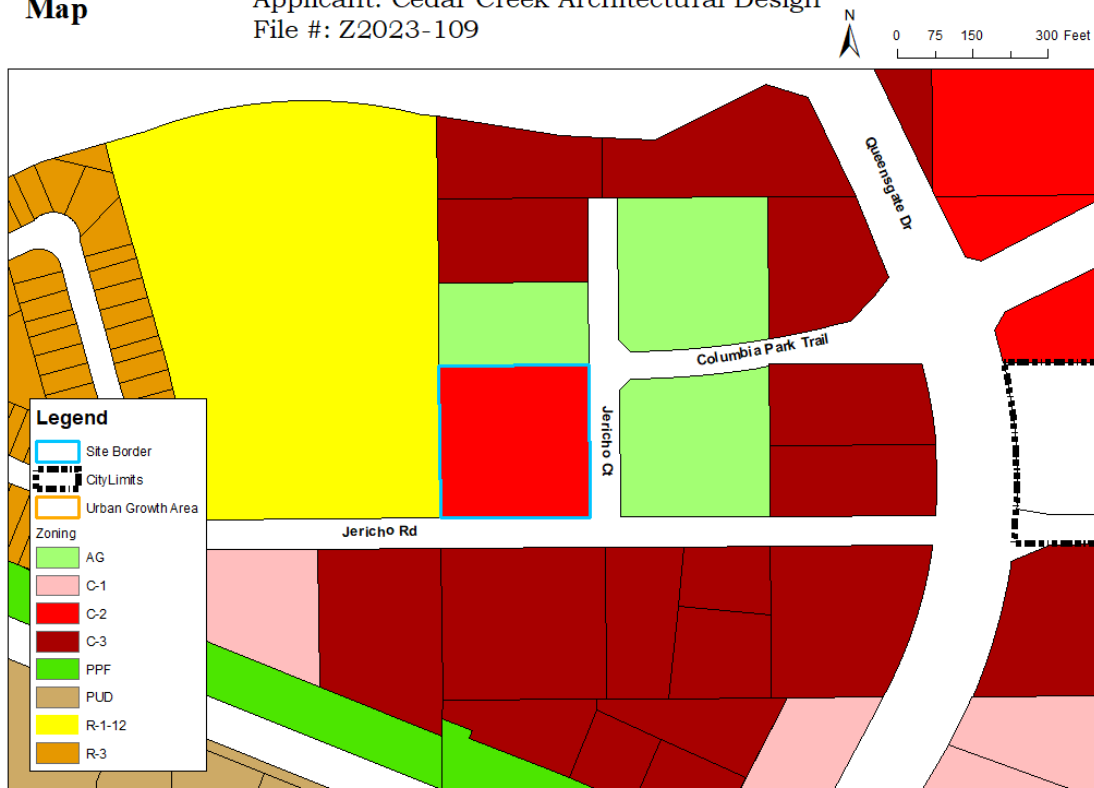


Figure 3 – Zoning Map

RMC 23.22.010(C) The retail business use district (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the city and providing a focal point for the commerce of the city. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

REQUESTED ZONING

Following the applicant's request, Staff has prepared this Report and associated application materials for a site-specific rezone of 2.07 acres.

RMC 23.22.010(D) The general business use district (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are either designated as commercial or designated as industrial and located adjacent to SR 240 under the city of Richland comprehensive plan.

23.22.020 Performance standards and special requirements.

C. General Business. All permitted commercial business uses may be located in the C-3 district, provided their performance is of such a nature that they do not inflict upon the surrounding residential areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting the areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits they shall be as herein considered a nuisance, declared in violation of this title and shall be ordered abated.

1. Smokestacks shall not emit a visible smoke except for one 10-minute period each day, when a new fire is being started. During this period, the density of the smoke shall not be darker than No. 2 of the Ringlemann Chart as published by the U.S. Bureau of Mines.
2. No visible or invisible noxious gases, fumes, fly ash, soot or industrial wastes shall be discharged into the atmosphere from any continuous or intermittent operation except such as is common to the normal operations of heating plants or gasoline or diesel engines in cars, trucks or railroad engines.
3. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare to areas surrounding the C-3 district.
4. Odors of an intensity greater than that of a faint smell of cinnamon which can be detected by persons traveling the roads bordering the lee side of the C-3 district, when a 10 mph wind or less is blowing, are prohibited.

5. Machines or operations which generate air or ground vibration must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-3 district.

Site requirements for use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	C-2	C-3
Minimum Lot Area	None	None
Maximum Density – Multifamily Dwellings (units:square feet)	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A
Minimum Front Yard Setback ¹⁴	0 feet ²	0 feet ²
Minimum Side Yard Setback	None	None
Minimum Rear Yard Setback	None	None
Maximum Building Height – Main Building ¹⁴	80 Feet	80 Feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	N/A	N/A

2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.

14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

UTILITY AVAILABILITY

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

Utility Map

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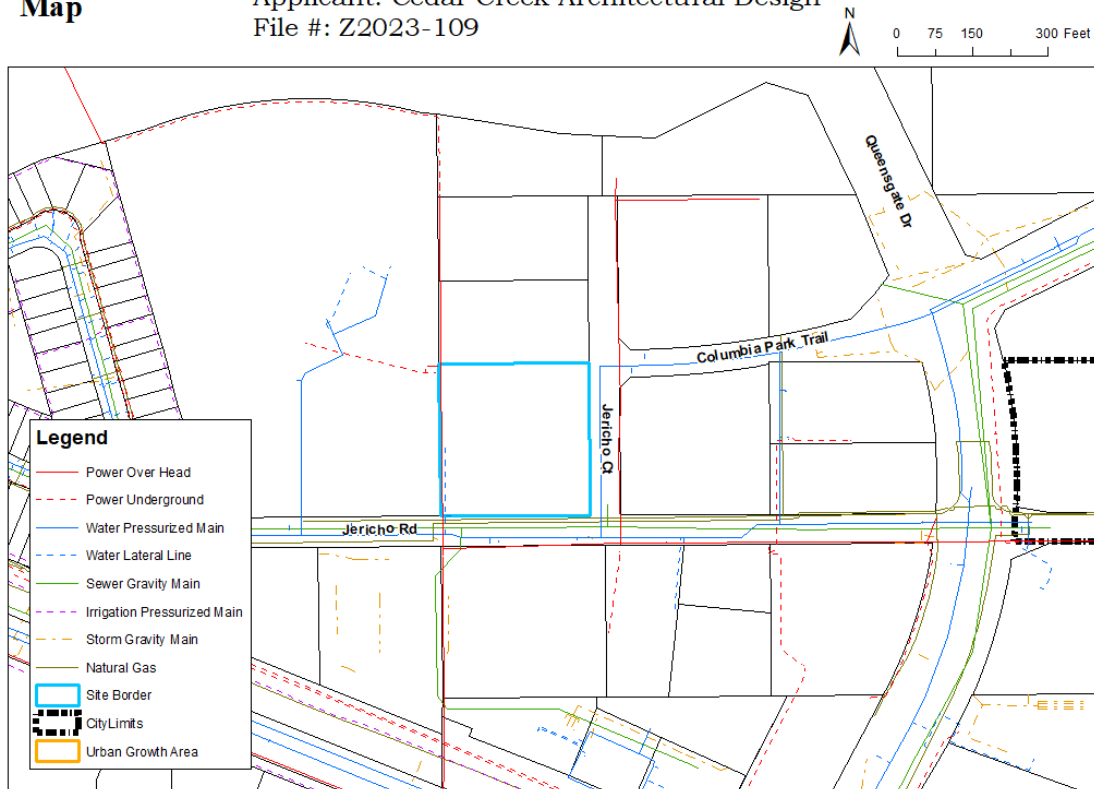


Figure 4 – Utilities Map

Sewer

There is an existing 8-inch ductile iron gravity main connection available to future development under Jericho Road.

Water

There are existing 8-inch ductile iron potable water distribution mains under Jericho Court and Jericho Road. Additionally, there is an 8-inch ductile iron hydrant lateral water line near the western boundary of the subject site.

Irrigation

There is no existing dedicated irrigation infrastructure within or near to the parcels subject to this rezone request.

Stormwater

There are two catch basins within the right of way of Jericho Road. They are approximately located near the southeast and southwest corner of the subject site.

Power

There are overhead primary conductors along Jericho Court and Jericho Road available for connection. It appears on city mapping information, a connection to the property is already in place near the northwest corner.

Natural Gas

There are 2-inch plastic and 6-inch coated steel Cascade Natural Gas main lines under Jericho Road available for connection.

TRANSPORTATION & ACCESS

Primary access into the site currently comes from a driveway located along Jericho Court, approximately 70 feet south from the Columbia Park Trail intersection with Jericho Court. The applicant has shared their belief that this current driveway orientation is a safety hazard and has proposed a driveway to be installed further west upon zone change approval and future development. Driveway location will be reviewed during potential future improvements. Jericho Road and Jericho Court are both considered local roads according to the city's road rating system.

Sidewalks are not in place along Jericho Court and Jericho Road frontages of the subject site, though sidewalks are otherwise already installed in seemingly random locations in the vicinity of the subject site. This includes the storage facility across Jericho Road. Existing on-street bicycle routes are in place along Columbia Park Trail, Queensgate Drive, and nearby Keene Road to the south. Benton Franklin Transit Bus Route 110 runs along Columbia Park Trail and Queensgate Drive. The nearest bus stop for this route is approximately 1,550 feet east of the subject site along Columbia Park Trail.

Transportation Map

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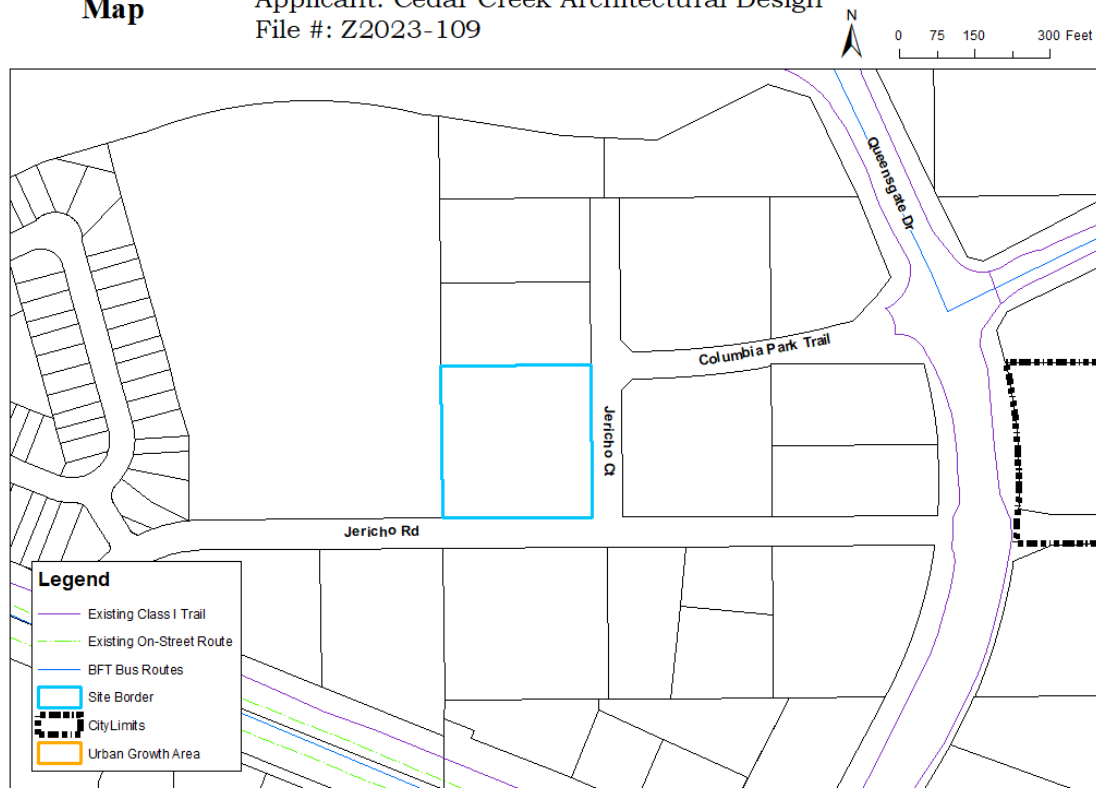


Figure 5 – Transportation Map

EASEMENTS

There is a 10-foot-wide electric utility easement along the southern property boundary, Jericho Road. There is also approximately half of a 10-foot-wide utility easement running along the western subject site boundary, the other half of this easement is on the neighboring church property.

FIRE SAFETY

The City of Richland Fire Department will provide fire protection services to the subject property and resulting development. Currently, there are a number of hydrants along Jericho Road, but also at the corner of Jericho Court and Columbia Park Trail. Additionally, one hydrant is on the subject site.

SCHOOLS

The plat falls within the boundaries of the Richland School District. White Bluffs Elementary is nearly a mile and a half away from the subject site.

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 an existing, recognized Critical Area.

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. Agency comments were received, but did not express significant concern, these comments are included in *Exhibit 4*.

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, Staff have received no public comments regarding this proposed zoning action.

PUBLIC NOTICE

Notice of Hearing Mailed:	December 5, 2023
Notice of Hearing Posted:	December 4, 2023
Notice of Hearing Published:	December 10, 2023
Public Hearing:	January 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 3*.

ANALYSIS

The C-3 commercial zoning district allows for the most commercial uses according to the land use table in RMC 23.22.030. A mini-warehouse is permitted in the C-3 zone, whereas it is not permitted in the C-2 zone as the code currently exists. It is planning staff's opinion that the applicant must rezone the property in order to expand their storage operation, as they have described in the application for a zone change. It can be interpreted that bringing the site into zoning compliance is one reason for the request.

Additionally, as shown above in Figure 3, nearly all other commercial lots in the area are also zoned C-3. This rezone would eliminate the outlier C-2 parcel, creating a more harmonious zoning area. It should be noted that there are a few parcels of Agriculture (AG) zoning adjacent to the subject site to the east, northeast, and north of the subject site. As shown in Figure 2 above this entire swath of land is designated as a commercial district in the Richland Comprehensive Plan, therefore in time it would be appropriate for these lots to request a zone change to a commercial zone type. Staff is not aware of these property owners' intention to rezone at this time. Additionally, to the west of the subject site, there is a church on an R-1-12 zoned parcel. This parcel is approximately 10.5 acres in size and is approximately 504 feet wide. It is staff's opinion that this provides a substantial buffer between the commercial site and the residences located on Jason Loop. As noted above, notification was mailed and posted on the site and Planning staff has not received public comment at the time of writing this report.

Included near the end of Exhibit 1, the applicant has provided preliminary renderings of their intent to develop the subject site. It appears to include a new multi-story interior storage building near the Jericho Road frontage, and a new single-story storage building near the western property line.

It should be noted that if this rezone is granted, it would open the parcel to a plethora of C-3 land uses that may be considered intense when placed next to the residential uses like single family homes and the church that are adjacent to the site. While RMC 23.22.020(C) does provide guidance on what is not allowed in the C-3 zone when next to residential areas, these uses shall not inflict various pollutants on the neighboring lots. RMC 23.22.020(B) does provide additional guidance for when a C-1 zone is adjacent to residences, this section may be used as inspiration for additional buffers if it is perceived as necessary to maintain a certain level of public health, safety, or general welfare.

Staff here address questions posed to Hearing Examiner via "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 C-2 zoning land uses do permit a substantial number of similar uses as the C-3 zone, with the exception of higher intensity uses like manufacturing being allowed in C-3. With that said, the Comprehensive

Plan has designated the subject site as commercial, and the nearby commercial lots are already zoned C-3, so this zone change would create a more continuous swath of zoning. Upon approval of the zone change the applicant has explained in the application materials that they would expand their storage operation, therefore participating in infill development, which is a goal described in the Comprehensive Plan.

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

As stated in the site description, the lot is primarily covered in gravel drive lanes. Upon approval of the zone change the applicant has proposed various improvements that would be possible with the higher zoning designation. These improvements include enclosed storage facilities, paving, landscaping, curb, gutter, and sidewalk. Providing sidewalk along a stretch of road which is lacking it, is a commendable improvement for public on its own. The addition of landscaping, which would be required by code for an improvement like the proposed, would also add to the safety and general welfare of the surrounding area.

Recommendation

The Planning Department requests the Hearing Examiner recommend the proposed zoning change to the Richland City Council.

SUGGESTED FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2023-109) and recommends approval of the request based on the following:

1. The property owner in this matter is CCWO13 LLC., with Cedar Creek Architectural Design (Chuck Tookey) acting on behalf of, and, as lead contact.
2. The application is to rezone a portion of one parcel: Benton County Assessor's Tax Parcel Number 122982020003012.
3. The subject parcel is zoned as a Retail Business use district (C-2).
4. The requested zone change is to rezone the parcel to General Business (C-3).
5. The site is essentially flat, with only changes in elevation near the Jericho Road and Jericho Court, street frontages.
6. The Comprehensive Plan designates this parcel as Commercial (COM).
7. Neighboring lots are zoned for Agriculture (AG) and Low density residential (R-1-12). The AG lots have single family dwellings on them, and the R-1-12 lot is occupied by the Richland Church of the Nazarene.
8. The neighboring parcels that are zoned AG, are designated as Commercial in the Richland Comprehensive Plan.
9. No portion of this proposed rezone is in the Shoreline Management Program's jurisdiction.
10. No portion of this proposed rezone is in an identified critical area.
11. There are existing easements along the southern and western boundary of the subject site.
12. The application is exempt from the provisions of the State Environmental Policy Act (SEPA), as identified in WAC 197-11-800(6)(c).
13. Notice requirements of RMC 19.30.040 have been met:
 - a. Notice of Hearing Mailed: December 5, 2023

- b. Notice of Hearing Posted: December 4, 2023
 - c. Notice of Hearing Published: December 10, 2023
14. 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. Vicinity Map
- 3. Public Notices & Affidavits
- 4. Agency Comments



Exhibit I

Application Materials



Zoning Map Amendment Application

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

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: CCWO13 L.L.C.

Address: P.O. Box 347, Meridian ID 83680

Phone: 208-871-8158

Email: charlest@cedar.cc

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: Cedar Creek Architectural Design

UBI#: 605085303

Contact: Chuck Tookey

Address: 80 W Cottonwood Ct, Eagle, ID 83616

Phone: 208-871-8158

Email: charlest@cedar.cc

DESCRIPTION OF WORK

Construction of a new mini storage drive up unit as well as construction of a new 3 story climate controlled storage facility and all associated paving, landscaping, curb gutter and sidewalk.

PROPERTY INFORMATION

Parcel #: 122982020003012

Legal Description: BADGER HEIGHTS SUB. BLK 3 LOT 12 LESS SOUTH 30 FEET TO STATE ROAD 182 3-17-81

Current Zoning: C-2

Current Comp Plan: COM

Requested Zoning: C-3

Current Use: Self Storage

Proposed Use: Self Storage

Area of Property: 2.07 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:

There are not any unique characteristics of the property.

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

This property was purchased with the intent of expansion. If we can't rezone and expand then the owner will take a financial loss.

The manner in which the proposed rezone conforms to patterns in adjacent zones:

The properties to the North and East are zoned AG and will not be affected by the rezone and new storage building constructed. The property to the west is a church. The property to the South is Zoned C-3 and is currently a self storage facility.

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

There will be benefits to granting the rezone allowing for the construction of the storage units. The site will no longer be just gravel and have open storage. It will be enclosed storage and paved and have landscaping on it. Also, the existing entrance to the site is located at the corner of Jericho Road and Jericho Court and is a current hazard. We are moving the entrance to the West eliminating the conflict with the corner.

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:

By changing the zoning from C-2 to C-3 we will eliminate the unsightly gravel parking lot and open storage and replace it with enclosed storage, paving, landscaping, and curb gutter and sidewalk.

The benefits or detriments accruing to the City which would result from the granting or denial of this special permit:

There would be benefits to the City from the result of the rezone. The existing open storage on gravel would go away and be replaced with a nice looking new building, paving, landscaping, and curb gutter and sidewalk. Also, the tax revenue would go up for the City.

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

The proposed zone represents a better use because it allows us to be a legal conforming use and eliminates the open parking storage and gravel lot.

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

This is just a spot rezone, we would align with other C-3 parcels in the area.

Identify impacts on the environment and public safety:

There are positive impacts with regards to the environment and public safety. There will not be gravel tracked on to the main roads, the storm water will be contained more effectively with the curb, gutter and sidewalk. Lastly, the current entrance will be moved from the intersection reducing stacking and confusion.

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: Chuck Tookey

Applicant Signature: Chuck Tookey

Digitally signed by Chuck Tookey
DN: C=US, E=charlest@cedar.cc, OU=Cedar Creek Architectural
Design, CN=Chuck Tookey
Date: 2023.10.24 13:54:12-06'00'

Date 10-24-2023

When recorded return to:
AJ Osborne
CCWO13 LLC
PO Box 347
Meridian, ID 83680
CTI 223651-NCS

173598 - \$255,408.75 - ES - 12/16/2022 - Benton County

STATUTORY WARRANTY DEED

THE GRANTOR(S) Watts & Sons, L.L.C., a Washington limited liability company for and in consideration of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to CCWO13 LLC, a Delaware limited liability company

the following described real estate, situated in the County of Benton, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 1 and 2 Short Plat 1401; Ptn Lots 2, 3, 4 Blk 3, Lot 12 Blk 3 Badger Heights

Tax Parcel Number(s): 120982011401005, 122982020003004, 122982020003012,
122982020003021

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: 12/14/22

Watts & Sons, L.L.C., a Washington limited liability company

BY: Kirk Watts
Kirk Watts
Member

BY: Jacqueline Watts
Jacqueline Watts
Member

State of WASHINGTON
County of KING

I certify that I know or have satisfactory evidence that Kirk Watts and Jacqueline Watts are the persons who appeared before me, and said persons acknowledged that he signed this instrument as the Members of Watts & Sons, L.L.C., a Washington limited liability company and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12/14/22
Kim Hooper
Name: Kim Hooper
Notary Public in and for the State of WA
Residing at: Pasco
My appointment expires: 4/7/26

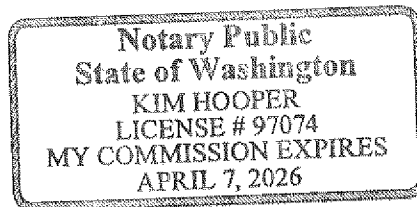


EXHIBIT "A"
Legal Description

PARCEL A: (120982011401005)

Lots 1 and 2, Short Plat No. 1401, according to the Survey thereof recorded under Auditor's File No.896934, records of Benton County, Washington.

PARCEL B: (122982020003004)

That portion of Lot 4, Block 3, Badger Heights Subdivision, according to the plat thereof recorded in Volume 5 of Plats, page 11, records of Benton County, Washington, lying Southwesterly of a line Beginning at a point opposite Highway Engineer's Station (hereafter referred to as HES) E-TF 17+34.99 P.T. on the E-TF line Survey of SR 182, Goose Gap Road to Road 68 interchange vicinity, and 100 feet Southwesterly therefrom; thence Southeasterly to a point opposite HES E-TF 20+14.09 P.C. and 75 feet Southwesterly therefrom; thence Easterly to a point opposite HES E-TF 21+75 and 75 feet Southerly, when measured radially from said E-TF Line Survey, therefrom and the terminus of this line description.

TOGETHER WITH that portion of right of way vacated by Resolution No. 8-864 and recorded under Auditor's File No. 2008-33748, which would revert to said premises by operation of law.

PARCEL C: (122982020003012)

Lot 12, Block 3, Badger Heights Subdivision, according to the plat thereof recorded in Volume 5 of Plats, Page 11, records of Benton County, Washington; EXCEPT the South 30 feet conveyed to the State of Washington by instrument recorded under Auditor's File No. 837999.

PARCEL D: (122982020003021)

That portion of Lot 2, and 3, Block 3, Badger Heights Subdivision, according to the Plat thereof recorded in Volume 5 of Plats, Page 11, records of Benton County Washington lying Southerly of a line described as beginning at a point opposite Highway Engineer's station (hereinafter referred to as HES) E-TF 20+14.09 P.C. on the E-TF line survey of SR 182, Goose Gap Road to Road 68 Interchange Vicinity, and 75 feet Southwesterly therefrom; thence Southeasterly to a point opposite HES E-TF 21+75 on said E-TF line survey and 75 feet Southeasterly therefrom; thence Northeasterly to a point opposite HES E-TF 22+92.73 P.T. on said E-TF line survey and 50 feet Southeasterly therefrom; thence Northeasterly parallel with said E-TF line survey to a point opposite HES E-TF 24+00 thereon; thence Southeasterly to a point opposite HES TF 104+50 on the TF line survey of said Highway and 70 feet Southwesterly therefrom and the end of this line description. Together with that portion of vacated Right of Way by Resolution 08-0865 recorded under Auditor's File Number 2008-033748 records of Benton County, Washington. All being in the Southwest quarter of the Northwest quarter of Section 22, Township 9 North, Range 28 East, W.M. and described as follows:

Commencing at the Southwest corner of said Northwest quarter of Section 22 being a Brass Cap; thence along the West line of said Northwest quarter North 00°35'56" West for 997.27 feet; thence North 89°39'33" East for 329.29 feet to the centerline of said vacated right of way; thence along said centerline North 00°30'17" West for 120.52 feet to intersect the Right of Way of said SR-182; thence along said Right of Way the following courses and distances, South 87°23'13" East for 106.69 feet; thence North 63°09'20" East for 245.11 feet; thence South 73°08'41" East for 88.59 feet to intersect the Right of Way of Queensgate Boulevard thence along said Right of Way South 25°46'31" East for 219.49 feet to intersect the South line of said Lot 2; thence along the South line of said Lot 2 and Lot 3 extended South 89°39'33" West for 504.45 feet and the True Point of Beginning.

EXHIBIT "B"
Exceptions

Exceptions set forth on this attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Future assessments levied by Kennewick Irrigation District.
2. Reservations and Exceptions contained in Patent from the United States of America recorded February 16, 1961, under Auditor's File No. 451098.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Benton Rural Electrical Association
Purpose: Electric Distribution Lines
Recording Date: May 15, 1964
Recording No.: 520465
4. 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 1401: Recording No: 896934
5. Utility Connection Annexation Covenant and Power of Attorney recorded January 4, 2011, under Auditor's File No. 2011-325.
6. 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: December 27, 2012
Recording No.: 2012-40846
7. Reservations and Exceptions contained in Patent from the United States of America recorded March 7, 1979, under Auditor's File No. 785677.
8. 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 Badger Heights Subdivision: Recording No: 317551
9. Utility Easement as retained in Ordinance No. 08-865 recorded December 1, 2008 under Auditor's File No. 2008-33748.
10. Reservation by the State of Washington as contained in Quit Claim Deed recorded November 19, 2019 under Auditor's File No. 2019-36437, as follows:
Grantor reserves to itself and its successors and/or assigns, all easement rights of access, light, view and/or air in the property herein conveyed to the extent that the property abuts the state highway right of way; therefore, the grantee herein, including successors or assigns, shall have no right of ingress and egress, to from or between SR 182 and the lands herein described, nor shall the grantee herein, its successors or assigns, be entitled to compensation for any loss of access, light, view and/or air occasioned by the location, construction, reconstruction, maintenance or operation of said highway. The Grantee herein, on behalf of itself and its successors or assigns, as part of this consideration paid herein, waives and/or releases Grantor from any past, present, or future claims for damages directly or indirectly caused by highway drainage or runoff, and further, Grantee, its successors or assigns, shall have no right of compensation for damages to the property herein conveyed caused directly or indirectly by highway drainage runoff.

11. Reservations and Exceptions contained in Patent from the United States of America recorded June 12, 1956 under Auditor's File No. 358324.

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benton Rural Electrical Association
Purpose: Right of Way Easement
Recording Date: March 27, 1997
Recording No.: 97-6733

13. 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 Deed
Recording Date: November 14, 1997
Recording No.: 97-29112

14. Reservations and Exceptions contained in Patent from the United States of America recorded October 16, 1959, under Auditor's File No. 425498.

15. Reservations and Exceptions contained in Patent from the United States of America recorded July 27, 1978, under Auditor's File No. 748677.

16. Reservations and Easements contained in Deed from the State of Washington recorded November 24, 1992, under Auditor's File No. 92-29438.

17. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Kurk Watts and Jacqueline Watts
Purpose: Ingress, Egress, Utility, Water, Sewer and Irrigation Easement
Recording Date: March 1, 2005
Recording No.: 2005-6306

18. Irrigation and Utility Easement retained in Resolution No. 07-124, recorded March 6, 2007, under Auditor's File No. 2007-6913.

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By agent:



CHICAGO TITLE
COMPANY OF WASHINGTON

Commitment Number:

62242201209
Revision 2

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan , President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Authorized Officer or Agent
Gary Duncan

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Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Christopher Hull Chicago Title Company of Washington 6416 W. Okanogan Avenue Kennewick, WA 99336 Phone: (509)735-1575 Fax: (509)735-0707 Main Phone: (509)735-1575 Email: Christopher.Hull@ctt.com	Escrow Officer: Mark Schwarz *Chicago Title Company of Washington 701 5th Avenue, Ste 2700 Seattle, WA 98104 Main Phone: (206)200-2994 Email: mark.schwarz@ctt.com Escrow No.: 223651-NCS

Order Number: 62242201209**SCHEDULE A**

1. Commitment Date: August 11, 2022 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Standard Owner's Policy 2006
Proposed Insured: Cedar Creek Wealth LLC
Proposed Policy Amount: \$8,795,500.00
Premium: \$ 13,223.00
Tax: \$ 1,150.40
Total: \$ 14,373.40
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, [vested in:](#)
Watts & Sons, L.L.C., a Washington limited liability company
5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

PARCEL A: (120982011401005)

Lots 1 and 2, Short Plat No. 1401, according to the Survey thereof recorded under Auditor's [File No. 896934](#), records of Benton County, Washington.

PARCEL B: (122982020003004)

That portion of Lot 4, Block 3, Badger Heights Subdivision, according to the plat thereof recorded in Volume 5 of Plats, page 11, records of Benton County, Washington, lying Southwesterly of a line Beginning at a point opposite Highway Engineer's Station (hereafter referred to as HES) E-TF 17+34.99 P.T. on the E-TF line Survey of SR 182, Goose Gap Road to Road 68 interchange vicinity, and 100 feet Southwesterly therefrom; thence Southeasterly to a point opposite HES E-TF 20+14.09 P.C. and 75 feet Southwesterly therefrom; thence Easterly to a point opposite HES E-TF 21+75 and 75 feet Southerly, when measured radially from said E-TF Line Survey, therefrom and the terminus of this line description.

TOGETHER WITH that portion of right of way vacated by Resolution No. 8-864 and recorded under Auditor's [File No. 2008-33748](#), which would revert to said premises by operation of law.

PARCEL C: (122982020003012)

Lot 12, Block 3, Badger Heights Subdivision, according to the plat thereof recorded in Volume 5 of Plats, Page 11, records of Benton County, Washington; EXCEPT the South 30 feet conveyed to the State of Washington by instrument recorded under Auditor's [File No. 837999](#).

PARCEL D: (122982020003018 PARENT PARCEL)

That portion of Lot 2, and 3, Block 3, Badger Heights Subdivision, according to the Plat thereof recorded in Volume 5 of Plats, Page 11, records of Benton County Washington lying Southerly of a line described as beginning at a point opposite Highway Engineer's station (hereinafter referred to as HES) E-TF 20+14.09 P.C. on the E-TF line survey of SR 182, Goose Gap Road to Road 68 Interchange Vicinity, and 75 feet Southwesterly therefrom; thence Southeasterly to a point opposite HES E-TF 21+75 on said E-TF line survey and 75 feet Southeasterly therefrom; thence Northeasterly to a point opposite HES E-TF 22+92.73 P.T. on said E-TF line survey and 50 feet Southeasterly therefrom; thence Northeasterly parallel with said E-TF line survey to a point opposite HES E-TF 24+00 thereon; thence Southeasterly to a point opposite HES TF 104+50 on the TF line survey of said Highway and 70 feet Southwesterly therefrom and the end of this line description. Together with that portion of vacated Right of Way by Resolution 08-0865 recorded under Auditor's File Number 2008-033748 records of Benton County, Washington. All being in the Southwest quarter of the Northwest quarter of Section 22, Township 9 North, Range 28 East, W.M. and described as follows:

Commencing at the Southwest corner of said Northwest quarter of Section 22 being a Brass Cap; thence along the West line of said Northwest quarter North 00°35'56" West for 997.27 feet; thence North

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EXHIBIT "A"

Legal Description

89°39'33" East for 329.29 feet to the centerline of said vacated right of way; thence along said centerline North 00°30'17" West for 120.52 feet to intersect the Right of Way of said SR-182; thence along said Right of Way the following courses and distances, South 87°23'13" East for 106.69 feet; thence North 63°09'20" East for 245.11 feet; thence South 73°08'41" East for 88.59 feet to intersect the Right of Way of Queensgate Boulevard thence along said Right of Way South 25°46'31" East for 219.49 feet to intersect the South line of said Lot 2; thence along the South line of said Lot 2 and Lot 3 extended South 89°39'33" West for 504.45 feet and the True Point of Beginning.

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**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Additional requirements and/or exceptions may be added as details of the transaction are disclosed to, or become known by the Company.
6. The application for title insurance was placed by reference to only a street address or tax identification number. The proposed Insured must confirm that the legal description in this report covers the parcel(s) of Land requested to be insured. If the legal description is incorrect, the proposed Insured must notify the Company and/or the settlement company in order to prevent errors and to be certain that the legal description for the intended parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.
7. If documents for this transaction are to be signed using Remote Online Notary, we require the use of company approved RON providers which can be found here:
<<https://nationalagency.fnf.com/digitalclosinghub/RON-Technology-Providers>>.

The Notarial Certificate must state "This notarial act involved the use of communication technology."

We require a copy of the notarization video for our file documentation prior to closing. Additional underwriting requirements may need to be satisfied.

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

8. Payment of the real estate excise tax, if required.

The Land is situated within the boundaries of local taxing authority of Richland.

The rate of real estate excise tax for properties which are not formally classified and specially valued as timberland or agricultural land is:

State portion: 1.10% on any portion of the sales price of \$500,000 or less;
1.28% on any portion of the sales price above \$500,000, up to \$1,500,000;
2.75% on any portion of the sales price above \$1,500,000, up to \$3,000,000;
3.00% on any portion of the sales price above \$3,000,000;

Local portion: .50% on the entire sales price.

An additional \$5.00 State Technology Fee must be included in all excise tax payments.

If the transaction is exempt, an additional \$5.00 Affidavit Processing Fee is required.

Any conveyance document must be accompanied by the official Washington State Excise Tax Affidavit, which can be found online [HERE](#). The applicable excise tax must be paid and the affidavit approved at the time of the recording of the conveyance documents. (NOTE: Real Estate Excise Tax Affidavits must be printed as legal size forms).

9. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

10. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Watts & Sons L.L.C.

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

11. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Cedar Creek Wealth LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

END OF REQUIREMENTS

NOTES

The following matters will not be listed as Special Exceptions in Schedule B of the policy. There will be no coverage for loss arising by reason of the matters listed below because these matters are either excepted or excluded from coverage or are not matters covered under the insuring provisions of the policy.

Note A: Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

Note B: Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

816 N Dallas Road and 953 Jericho Court
Richland, WA 99352

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

Note C: Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Lots 1 and 2 Short Plat 1401; Ptn Lots 2, 3, 4 Blk 3, Lot 12 Blk 3 Badger Heights

Note D: Note: Examination of the Public Records discloses no judgments or other matters pending against the name of the vested owner.

Note E: Note: Examination of the Public Records discloses no judgments or other matters pending against the name(s) of the proposed insured which would appear as exceptions in the policy.

Note F: Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

Note G: To avoid delays on all Recordings-
Please email a scanned PDF version of recording packages, instructions, and all related documents for the closing of the herein contemplated transaction to KennewickRecordings@ctt.com as soon as available.

Additionally- Please send the physical Original Documents for recording to the following mailing address at least 24 hours prior to the anticipated closing date:

CT
6416 W. Okanogan Ave.
Kennewick, WA 99336

If you have any question's please call our Recording Department at (509) 783-7833.

Note H: Please be advised we submit documents to the county for processing and recording via e-filing using a 3rd party vendor.

Please make checks for excise tax and recording fees payable to Chicago Title Company of Washington.

There is a \$5.43 e-recording surcharge per EACH document for this service.

NOTE: Not all recordings qualify for e-filing and Adams County does not e-File as of the date of this report.

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**SCHEDULE B, PART I
REQUIREMENTS**
(continued)

END OF NOTES

END OF SCHEDULE B, PART I

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**SCHEDULE B, PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

- A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.
- B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.
- D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.
- E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.
- F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.
- G. Unpatented mining claims, and all rights relating thereto.
- H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
- I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
- J. Water rights, claims or title to water.
- K. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

SPECIAL EXCEPTIONS

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

1. As to Parcel A:
General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2022
Tax Account No.: [120982011401005](#)
Levy Code: 1424
Assessed Value-Land: \$259,380.00
Assessed Value-Improvements: \$879,690.00

General and Special Taxes:
Billed: \$13,872.63
Paid: \$6,936.35
Unpaid: \$6,936.28
2. As to Parcel A:
Assessment levied by Kennewick Irrigation District for the second half of the year 2022 in the sum of \$570.13, which shall become delinquent if unpaid after October 31, 2022. Please contact 509-586-9111 for further information.
3. As to Parcel A:
Reservations and Exceptions contained in Patent from the United States of America recorded February 16, 1961 under Auditor's [File No. 451098](#).
4. As to Parcel A:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benton Rural Electrical Association
Purpose: Electric Distribution Lines
Recording Date: May 15, 1964
Recording No.: [520465](#)
5. As to Parcel A:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benton Rural Electrical Association
Purpose: Electric Distribution Lines
Recording Date: January 17, 1977
Recording No.: [719080](#)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

6. As to Parcel A:
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 1401:

[Recording No: 896934](#)
7. As to Parcel A:
Irrigation Pond Maintenance and Easement Agreement and the Terms and Conditions thereof recorded October 19, 2009 under Auditor's [File No. 2009-31158](#).
8. As to Parcel A:
Utility Connection Annexation Covenant and Power of Attorney recorded January 4, 2011 under Auditor's [File No. 2011-325](#).
9. As to Parcel A:
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: December 27, 2012
[Recording No.: 2012-40846](#)
10. As to Parcel A:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Benton County
Purpose: Temporary Construction Easement
Recording Date: April 18, 2019
[Recording No.: 2019-9652](#)

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SCHEDULE B, PART II

EXCEPTIONS

(continued)

11. As to Parcel B:
General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- | | |
|------------------------------|------------------------|
| Year: | 2022 |
| <u>Tax Account No.:</u> | <u>122982020003004</u> |
| Levy Code: | R3 |
| Assessed Value-Land: | \$332,140.00 |
| Assessed Value-Improvements: | \$0.00 |
- General and Special Taxes:
- | | |
|---------|------------|
| Billed: | \$3,653.92 |
| Paid: | \$1,826.99 |
| Unpaid: | \$1,826.93 |
12. As to Parcel B:
Reservations and Exceptions contained in Patent from the United States of America recorded March 7, 1979 under Auditor's [File No. 785677](#).
13. As to Parcels B, C and D:
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 Badger Heights Subdivision:
- [Recording No: 317551](#)
14. As to Parcel B and D:
Utility Easement as retained in Ordinance No. 08-865 recorded December 1, 2008 under Auditor's [File No. 2008-33748](#).

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

15. As to Parcel B:
Reservation by the State of Washington as contained in Quit Claim Deed recorded November 19, 2019 under Auditor's [File No. 2019-36437](#), as follows:
- Grantor reserves to itself and its successors and/or assigns, all easement rights of access, light, view and/or air in the property herein conveyed to the extent that the property abuts the state highway right of way; therefore, the grantee herein, including successors or assigns, shall have no right of ingress and egress, to from or between SR 182 and the lands herein described, nor shall the grantee herein, its successors or assigns, be entitled to compensation for any loss of access, light, view and/or air occasioned by the location, construction, reconstruction, maintenance or operation of said highway.
- The Grantee herein, on behalf of itself and its successors or assigns, as part of this consideration paid herein, waives and/or releases Grantor from any past, present, or future claims for damages directly or indirectly caused by highway drainage or runoff, and further, Grantee, its successors or assigns, shall have no right of compensation for damages to the property herein conveyed caused directly or indirectly by highway drainage runoff.
16. As to Parcel C:
General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- | | |
|----------------------------------|---------------------------------|
| Year: | 2022 |
| Tax Account No.: | 122982020003012 |
| Levy Code: | R3 |
| Assessed Value-Land: | \$348,830.00 |
| Assessed Value-Improvements: | \$522,990.00 |
| General and Special Taxes: | |
| Billed: | \$9,594.20 |
| Paid: | \$4,797.14 |
| Unpaid: | \$4,797.06 |
17. As to Parcel C:
Reservations and Exceptions contained in Patent from the United States of America recorded June 12, 1956 under Auditor's [File No. 358324](#).
18. As to Parcel C:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- | | |
|--------------------------------|-------------------------------------|
| Granted to: | Benton Rural Electrical Association |
| Purpose: | Right of Way Easement |
| Recording Date: | March 27, 1997 |
| Recording No.: | 97-6733 |

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

19. As to Parcel C:
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 Deed
Recording Date: November 14, 1997
[Recording No.: 97-29112](#)
20. As to Parcel D:
General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):
- Year: 2022
[Tax Account No.: 122982020003018](#) PARENT PARCEL
Levy Code: R3
Assessed Value-Land: \$617,470.00
Assessed Value-Improvements: \$0.00
- General and Special Taxes:
Billed: \$6,781.95
Paid: \$6,781.95
Unpaid: \$0.00
21. As to Parcel D:
Reservations and Exceptions contained in Patent from the United States of America recorded October 16, 1959 under Auditor's [File No. 425498](#).
22. As to Parcel D:
Reservations and Exceptions contained in Patent from the United States of America recorded July 27, 1978 under Auditor's [File No. 748677](#).
23. As to Parcel D:
Reservations and Easements contained in Deed from the State of Washington recorded November 24, 1992 under Auditor's [File No. 92-29438](#).

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**SCHEDULE B, PART II
EXCEPTIONS**
(continued)

24. As to Parcel D:
Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Kurk Watts and Jacqueline Watts
Purpose: Ingress, Egress, Utility, Water, Sewer and Irrigation Easement
Recording Date: March 1, 2005
Recording No.: 2005-6306
25. As to Parcel D:
Irrigation and Utility Easement retained in Resolution No. 07-124, recorded March 6, 2007 under Auditor's File No. 2007-6913.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS**1. DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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(continued)

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

END OF CONDITIONS

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RECORDING REQUIREMENTS

Effective January 1, 1997, document format and content requirements have been imposed by Washington Law. Failure to comply with the following requirements may result in rejection of the document by the county recorder or imposition of a \$50.00 surcharge.

First page or cover sheet:

3" top margin containing nothing except the return address.

1" side and bottom margins containing no markings or seals.

Title(s) of documents.

Recording no. of any assigned, released or referenced document(s).

Grantors names (and page no. where additional names can be found).

Grantees names (and page no. where additional names can be found).

Abbreviated legal description (Lot, Block, Plat Name or Section, Township, Range and Quarter, Quarter Section for unplatted). Said abbreviated legal description is not a substitute for a complete legal description which must also appear in the body of the document.

Assessor's tax parcel number(s).

Return address (in top 3" margin).

**A cover sheet can be attached containing the above format and data if the first page does not contain all required data.

Additional Pages:

1" top, side and bottom margins containing no markings or seals.

All Pages:

No stapled or taped attachments. Each attachment must be a separate page. All notary and other pressure seals must be smudged for visibility. Font size of 8 points or larger.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888)714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

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Attn: Chief Privacy Officer

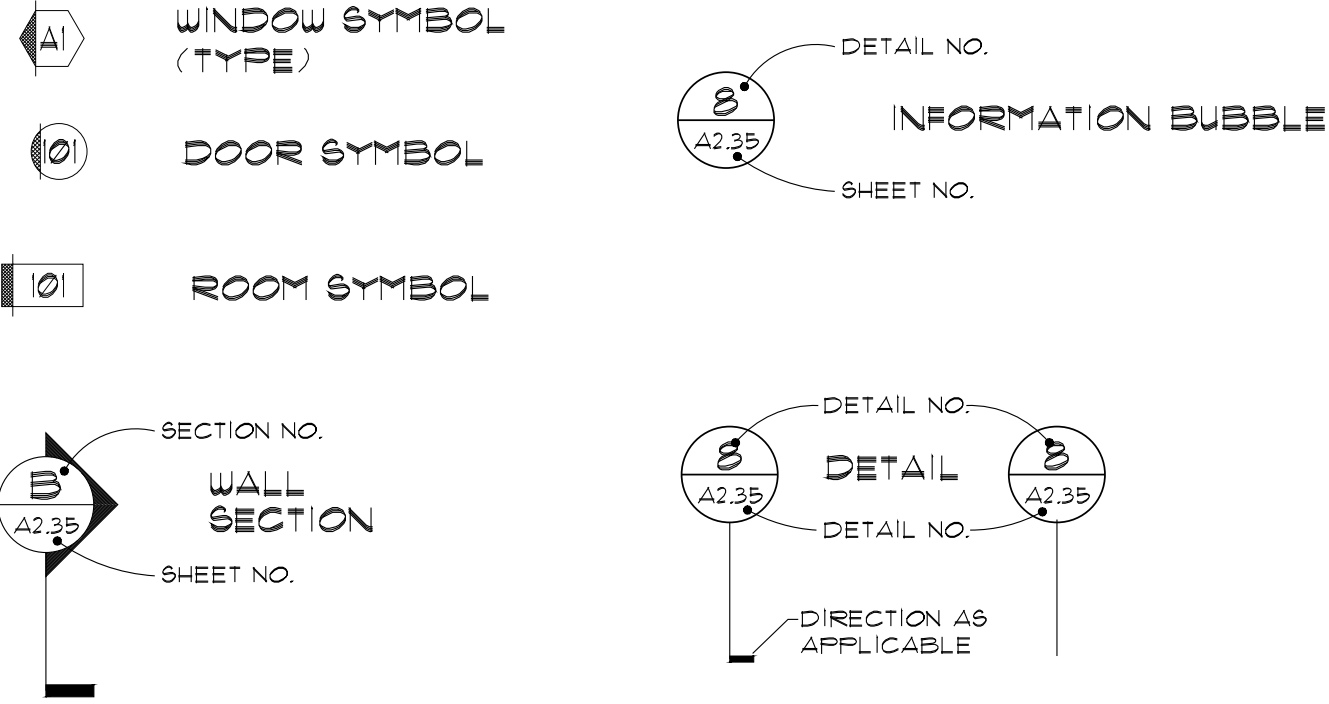
ABBREVIATIONS

ADDITION	ADD
ADHESIVE	ADH
ADJUST	ADJ
ACOUSTIC TILE CEILING	AC
ALIGNMENT	ALIGN
ALUMINUM	ALUM.AL
ANCHOR BOLT	AB
AND	&
ANGLE	L
APPROVED	APPD
APPROXIMATE	APPROX
ARCHITECTURE	ARCH
AT	@
ABOVE FINISHED FLOOR	AFF
BEAM	BM
BLOCKING	BLKG
BOARD	BD
BOTTOM	BOT
BUILDING	BLDG
BEARING	BRG
CARPET	C
CEILING	CLG
CEILING HEIGHT	C.H.
CENTER	CTR
CENTERLINE	CL
CERAMIC TILE	CT
CLEAR	CLEAR
CONCRETE	CONC
CONCRETE MASONRY UNIT	CMU
CONTRACTION JOINT	CONJ
CONTINUOUS	CONT
CONTRACTOR FURNISHED-INSTALLED	CF-CI
CONSTRUCTION JOINT	CJ
DIAMETER	Ø
DOOR	DR
DOUBLE	DBL
DOWN	DN
DRINKING FOUNTAIN	DF
ELEVATION	ELEV
EQUAL	EQ
EQUIPMENT	EQPT OR EQUIP
EXISTING	EXIST
EXPANSION JOINT	EXP JT
EXPOSED	EXP
EXTERIOR	EXT
FACE OF	FO
FACTORY FINISH	FF
FINISH	FIN
FINISH FLOOR	FIN. FL., FF.
FINISH GRADE	FIN. GR., FG.
FIRE EXTINGUISHER CABINET	F.E.C.
FLOOR	FL
FLOOR DRAIN	FLD
FOOTING	FTG
FOUNDATION	FND
GAGE (GAUGE)	GA
GALVANIZE	GALV
GYPSEUM BOARD	GWB, GYP BD
GLASS	GL
HANDICAP	HC
HARDWARE	HW
HORIZONTAL	HOR, HORIZ
HOLLOW METAL	HM
INCLUDE	INCL
INSULATION	INSUL
ISOLATION JOINT	IJ
INTERIOR	INT
JOINT	JT
LONG LEG VERTICAL	LLV
MACHINE BOLT	MB
MANHOLE	MH
MANUFACTURE	MFR
MASONRY OPENING	MO
MATERIAL	MAT
METAL BUILDING SYSTEM	MBS
METAL BUILDING SYSTEMS MANUFACTURER	MBSM
METAL	MET
MISCELLANEOUS	MISC
NOT IN CONTRACT	NIC
NOT TO SCALE	NTS
NUMBER	NO.
ON CENTER	O/C, OC
OPENING	OPNG
OVERHEAD	OH
OWNER FURNISHED AND INSTALLED	OF-OI
OWNER FURNISHED - CONTRACTOR INSTALLED	OF-CI
PAINT	P
PAIR	PR
PLATE	PL
PLYWOOD	PLYWD
PORTLAND CEMENT CONCRETE	P.C.C.
PRECAST CONCRETE	PC
QUANTITY	QTY
RADIUS	R OR RAD
REFERENCE	REF
REINFORCING	REINF
REQUIRED	REQ'D
ROOF DRAIN	RD
ROOM	R OR RM
ROUGH OPENING	RO
RUBBER BASE	RB
SECTION	SEC
SIMILAR	SIM
STAIN AND VARNISH	SV
STEEL	STL
STRUCTURAL	STR OR STRL
TYPICAL	TYP
TEMPERED GLAZING	UNO.
UNLESS NOTED OTHERWISE	UNO.
VERTICAL	VERT
VESTIBULE	VEST
VINYL COMPOSITION TILE	VCT
VINYL WALL COVERING	VWC
WAINSCOT	WN
WIDE, WIDTH	W
WOOD BASE	WB
WIRE GLASS	WG

NOTE: REFER TO ARCHITECTURAL, CIVIL, MECHANICAL, AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

SYMBOLS

(NOTE: ALL SYMBOLS MAY OR MAY NOT BE USED)



GENERAL NOTES

- ALL WORK WILL COMPLY WITH ALL APPLICABLE CODES. THIS INCLUDES BUT NOT LIMITED TO:
 - 2018 INTERNATIONAL BUILDING CODE
 - 2018 INTERNATIONAL EXISTING BUILDING CODE
 - 2017 NATIONAL ELECTRICAL CODE
 - 2018 INTERNATIONAL RESIDENTIAL CODE
 - 2018 FUEL AND GAS CODE
 - 2018 MECHANICAL CODE
 - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS ON THE JOB BEFORE PROCEEDING WITH THE WORK. DISCREPANCIES, IF ANY, ARE TO BE REFERRED TO THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR WILL COORDINATE ALL TRADES.

INDEX OF DRAWINGS

GENERAL

A00 TITLE SHEET/GENERAL INFORMATION
SHEET INDEX

ARCHITECTURAL

A01 CODE SHEET
A02 ARCHITECTURAL SITE PLAN
A10 BUILDING A FIRST FLOOR PLAN
A11 BUILDING A SECOND FLOOR PLAN
A12 BUILDING A THIRD FLOOR PLAN
A13 BUILDING A ELEVATIONS
A14 BUILDING A ELEVATIONS
A20 BUILDING B FLOOR PLAN AND ELEVATIONS

CONSULTANTS

CIVIL ENGINEER:

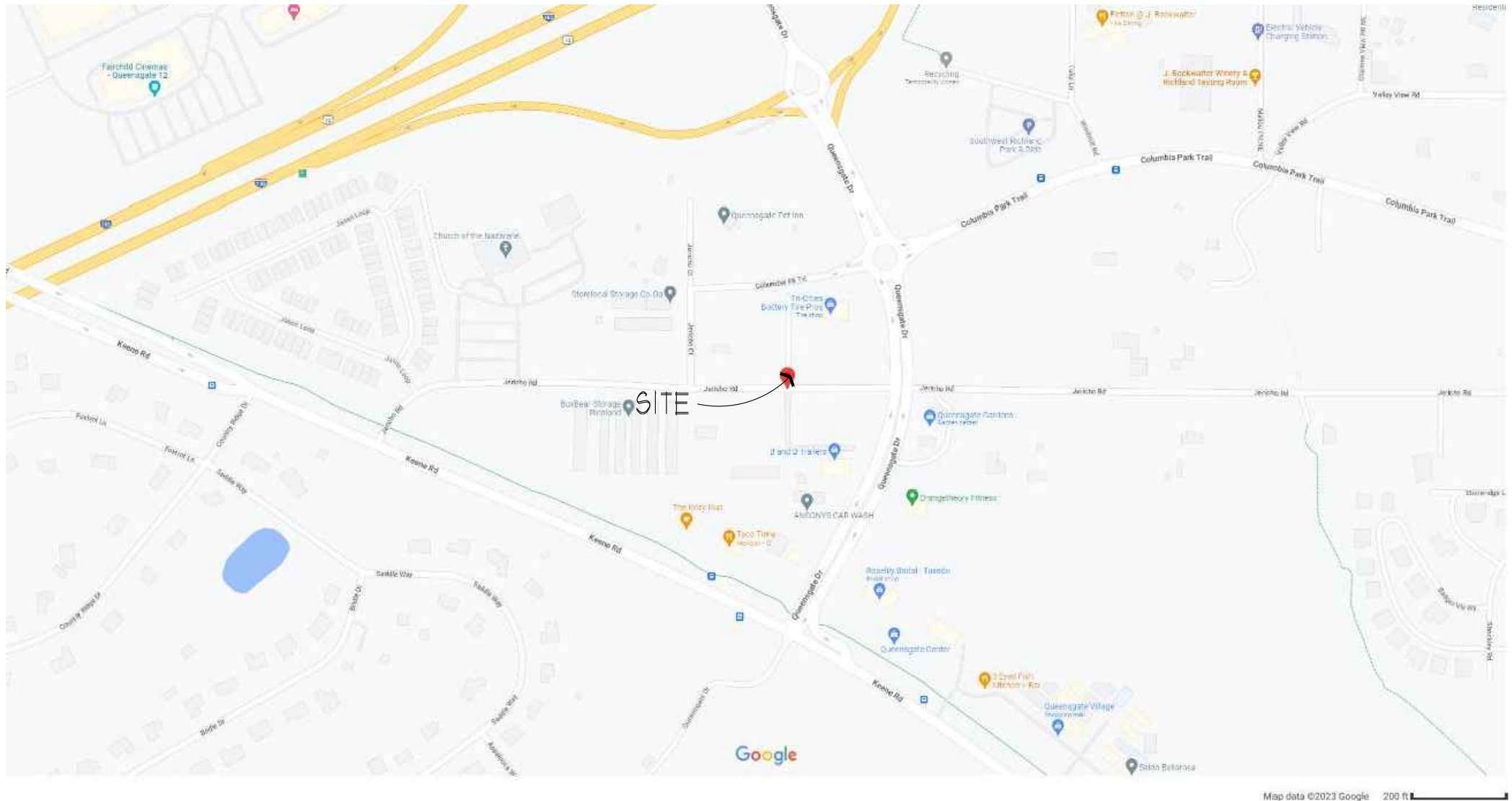
KIMLEY-HORN
1100 W IDAHO STREET, STE 210
BOISE, IDAHO 83702
TEL: (208) 845-0089

STRUCTURAL:

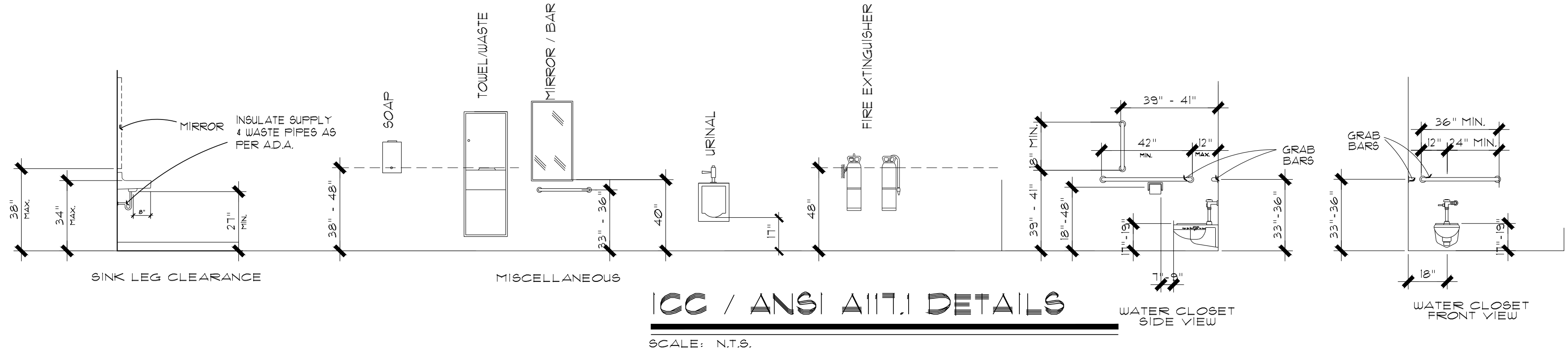
McCLENDON ENGINEERING
1412 W. IDAHO ST
BOISE, ID 83702
PH: 208-342-2919

MECHANICAL / ELECTRICAL:

KARTCHNER BEAUCANN ASSOCIATES L.L.C.
1301 S FIVE MILE ROAD
BOISE, IDAHO 83709
(208) 888-7145

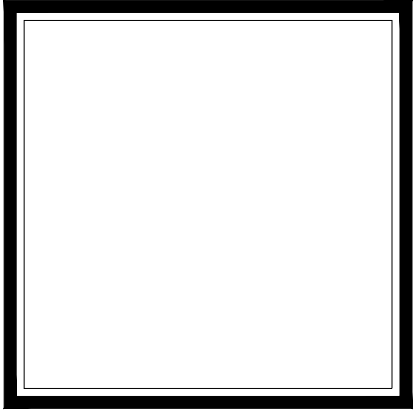


VICINITY MAP

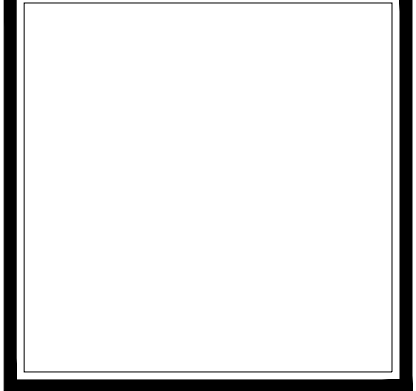
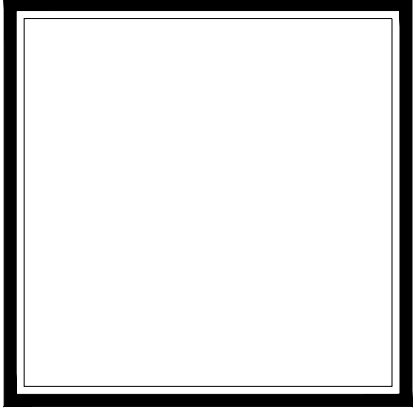


ICC / ANSI A117.1 DETAILS

SCALE: N.T.S.



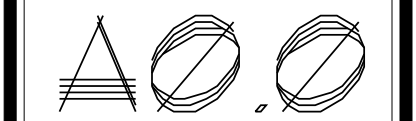
CEDAR CREEK
— ARCHITECTURAL DESIGN —
80 W. COTTONWOOD CT. EAGLE, ID 83616
(208)965-5757



EXTERIOR
SELF STORAGE UNIT EXPANSION
FOR
STORE LOCAL RICHLAND
953 JERICHO COURT, RICHLAND, WA 99352

Date: Feb. 15, 2023
Job No. Jericho-001
Revised:

Sheet No.

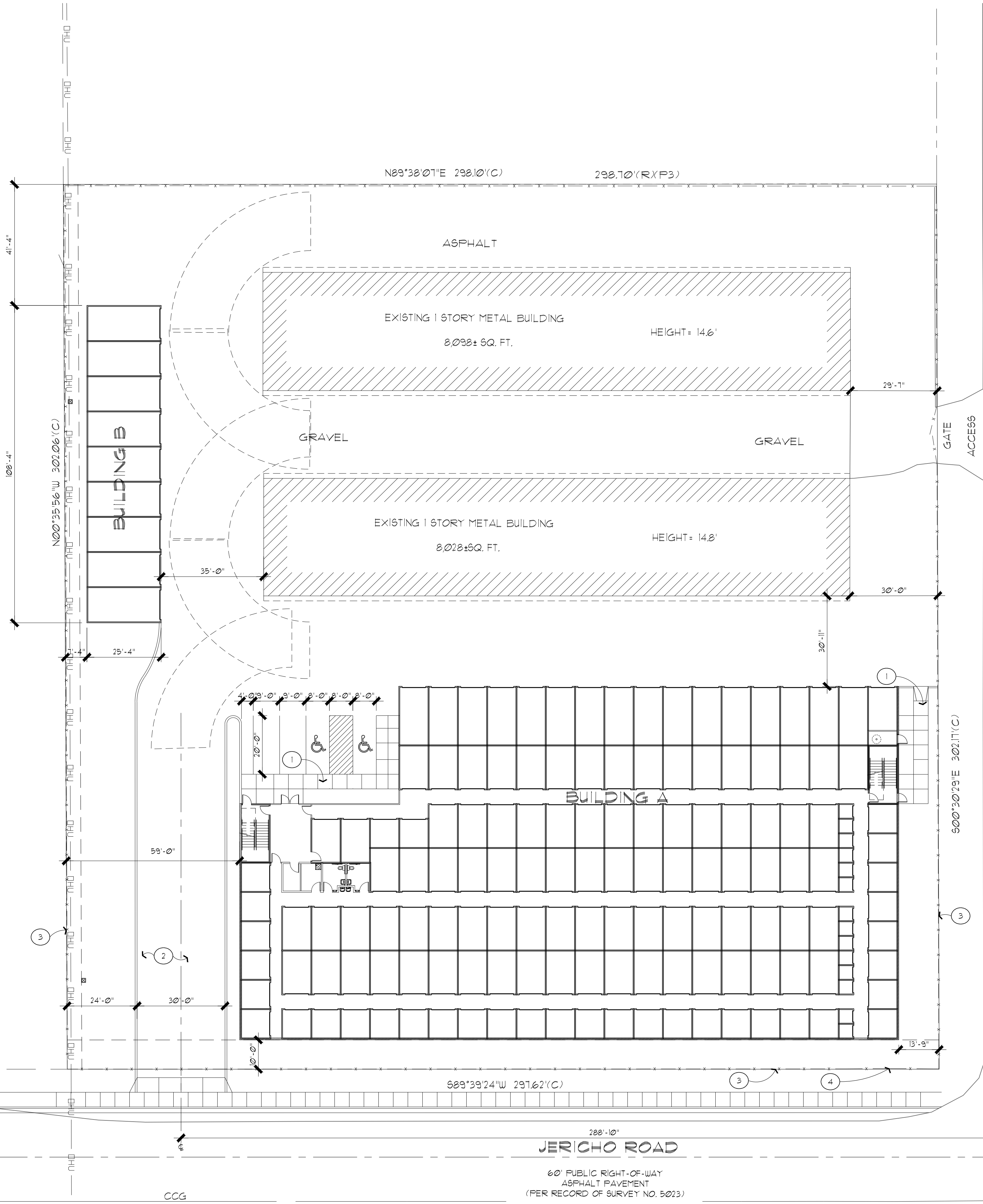


USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT SITE AND WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. THESE PLANS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CEDAR CREEK ARCHITECTURAL DESIGN, L.L.C. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTION.



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

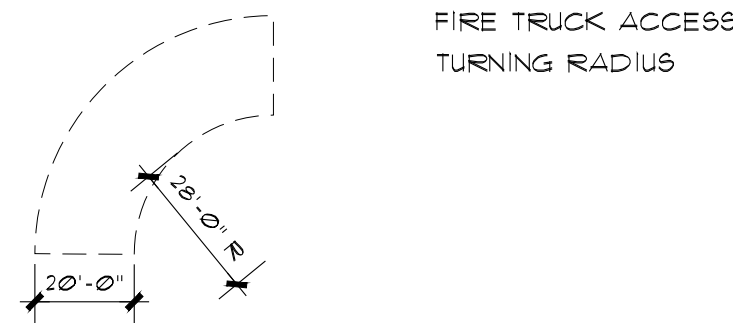


BUILDING INFORMATION UNIT MIX		
NEW BUILDING A	75,000 s.f.	(14) 10X20, (175) 10X15, (178) 10X10, (147) 5X10, (121) 5X5
FIRST FLOOR	25,000 s.f.	(14) 10X20, (85) 10X15, (35) 10X10, (17) 5X5
SECOND FLOOR	25,000 s.f.	(73) 10X15, (79) 10X10, (1) 5X10, (19) 5X5
THIRD FLOOR	25,000 s.f.	(17) 10X15, (64) 10X10, (146) 5X10, (85) 5X5
NEW BUILDING B	2,745 S.F.	(9) 12X25
TOTAL	77,745 S.F.	(14) 10X20, (175) 10X15, (178) 10X10, (147) 5X10, (121) 5X5, (9) 12X25

GENERAL NOTES

1. NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCY'S FOUND.

LEGEND



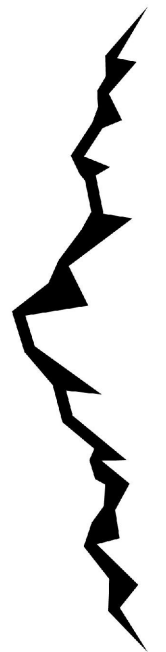
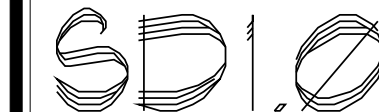
KEYNOTES

1	CONCRETE SIDEWALK
2	ASPHALT
3	NEW FENCE
4	REMOVE EXISTING GATE
5	
6	
7	
8	
9	

EXTERIOR
SELF STORAGE UNIT EXPANSION
FOR
STORE LOCAL RICHLAND
953 JERICHO COURT, RICHLAND, WA 99352

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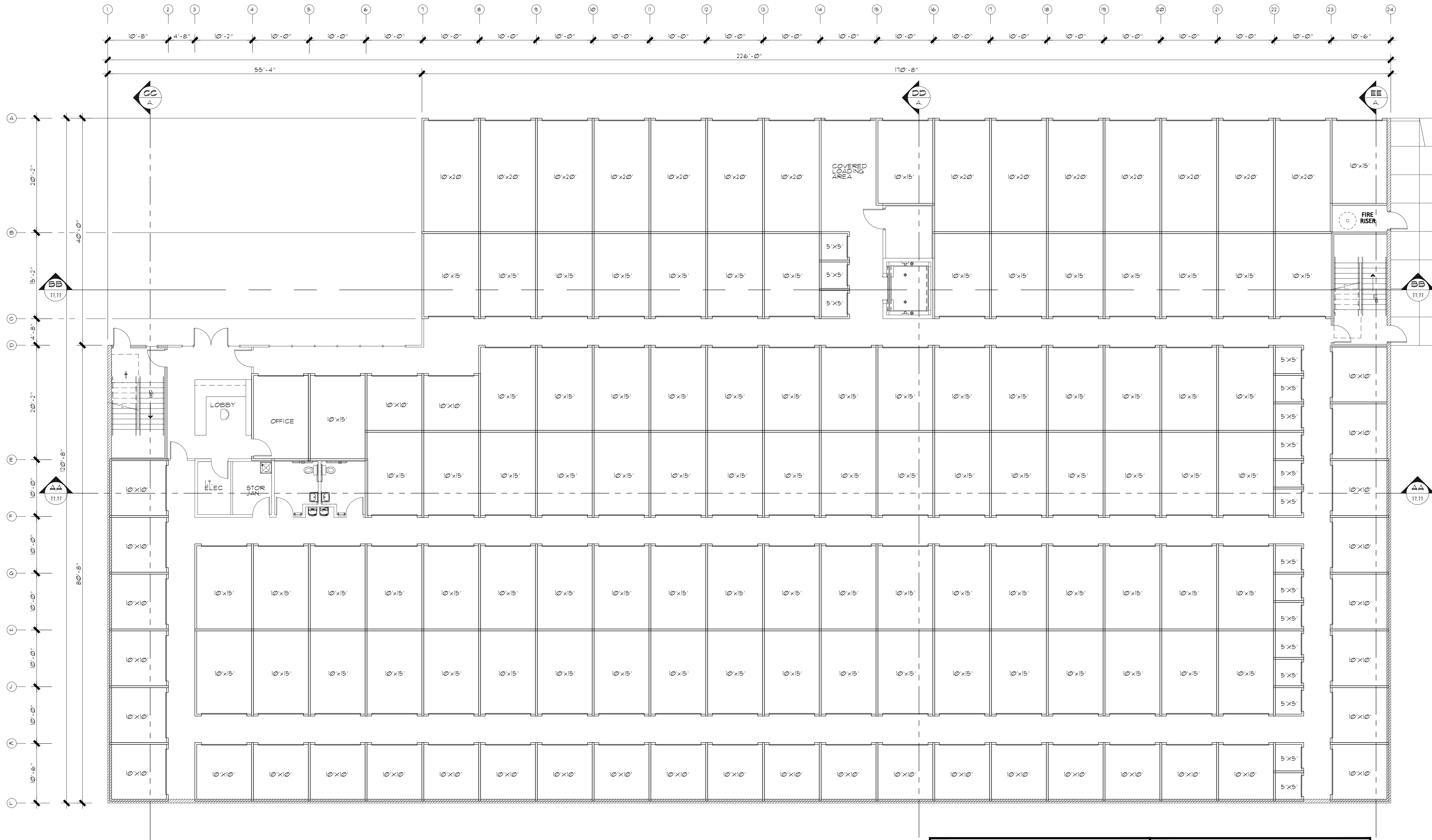
CEDAR CREEK

ARCHITECTURAL DESIGN

80 W. COTTONWOOD CT. EAGLE, ID 83616

(208)965-5757

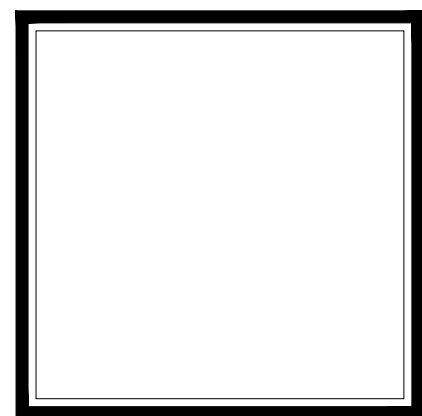
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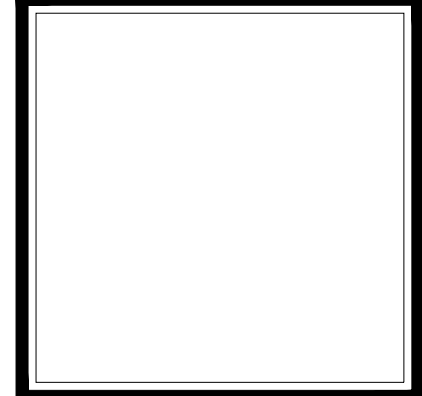
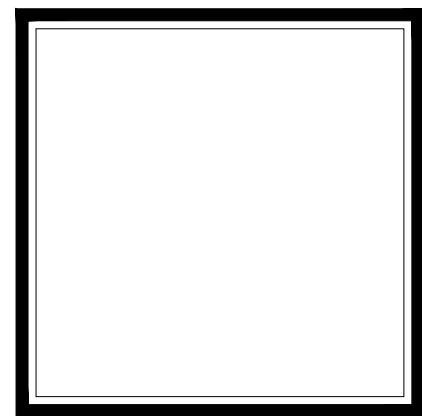
FIRST FLOOR PLAN BUILDING A

SCALE: 1/8" = 1'-0"

GENERAL NOTES		KEYNOTES	
1. INSTALL 24 GA METAL GUTTERS AND DOWNSPOUTS AS REQUIRED. COLOR TO MATCH TRIM.		1	CLASS 2A RATED FIRE EXTINGUISHER. MAXIMUM TRAVEL DISTANCE BETWEEN FIRE EXTINGUISHERS IS 15'
		2	DOWNSPOUT LOCATION
		3	ACCESSIBLE STORAGE UNIT. SEE DETAILS SHEET A0.1 5% IF LESS THAN 200 UNITS. 121 UNITS X 0.05 = 6.05 1 UNITS PROVIDED
		4	
		5	
		6	
		7	



CEDAR CREEK
— ARCHITECTURAL DESIGN —
80 W. COTTONWOOD CT. EAGLE, ID 83616
(208)965-5757

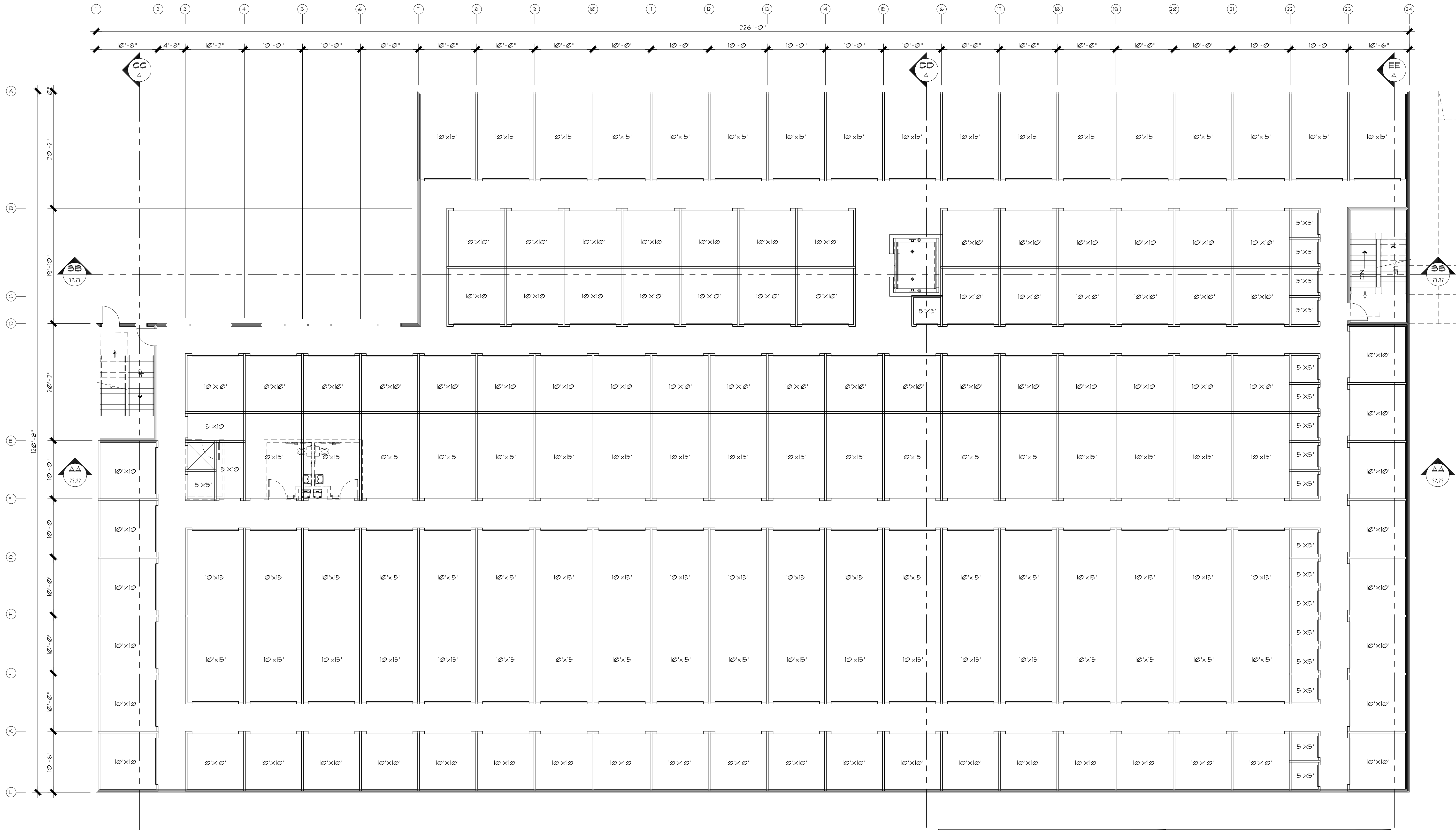


EXTERIOR
SELF STORAGE UNIT EXPANSION
FOR
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953 JERICHO COURT, RICHLAND, WA 99352

Date: Feb. 15, 2023
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A10

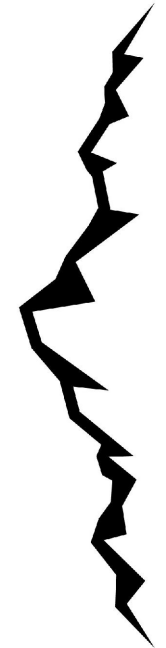
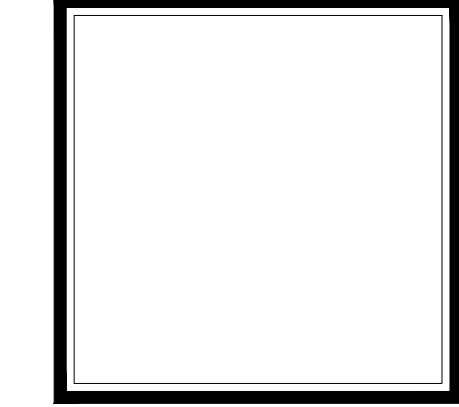
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SECOND FLOOR PLAN BUILDING A

SCALE: 1/8" = 1'-0"

GENERAL NOTES		KEYNOTES	
	1. INSTALL 24 GA METAL GUTTERS AND DOWNSPOUTS AS REQUIRED. COLOR TO MATCH TRIM.	1	CLASS 2A RATED FIRE EXTINGUISHER. MAXIMUM TRAVEL DISTANCE BETWEEN FIRE EXTINGUISHERS IS 15'
		2	DOWNSPOUT LOCATION
		3	ACCESSIBLE STORAGE UNIT. SEE DETAILS SHEET A0.1 5% IF LESS THAN 200 UNITS. 121 UNITS X 0.05 = 6.05 1 UNITS PROVIDED
		4	

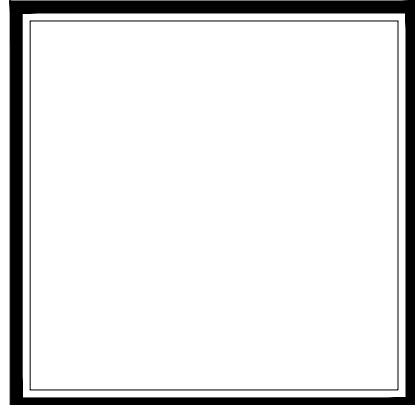
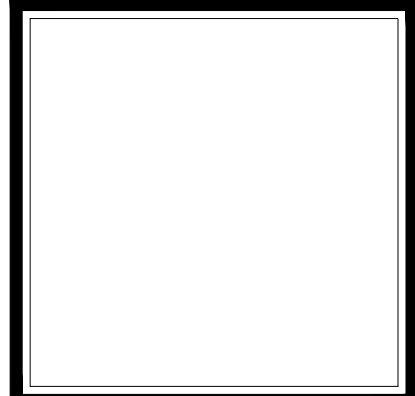


CEDAR CREEK

— ARCHITECTURAL DESIGN —

80 W. COTTONWOOD CT. EAGLE, ID 83616

(208)965-5757



EXTERIOR

SELF STORAGE UNIT EXPANSION

FOR

STORE LOCAL RICHLAND

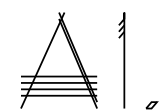
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Date: Feb. 15, 2023

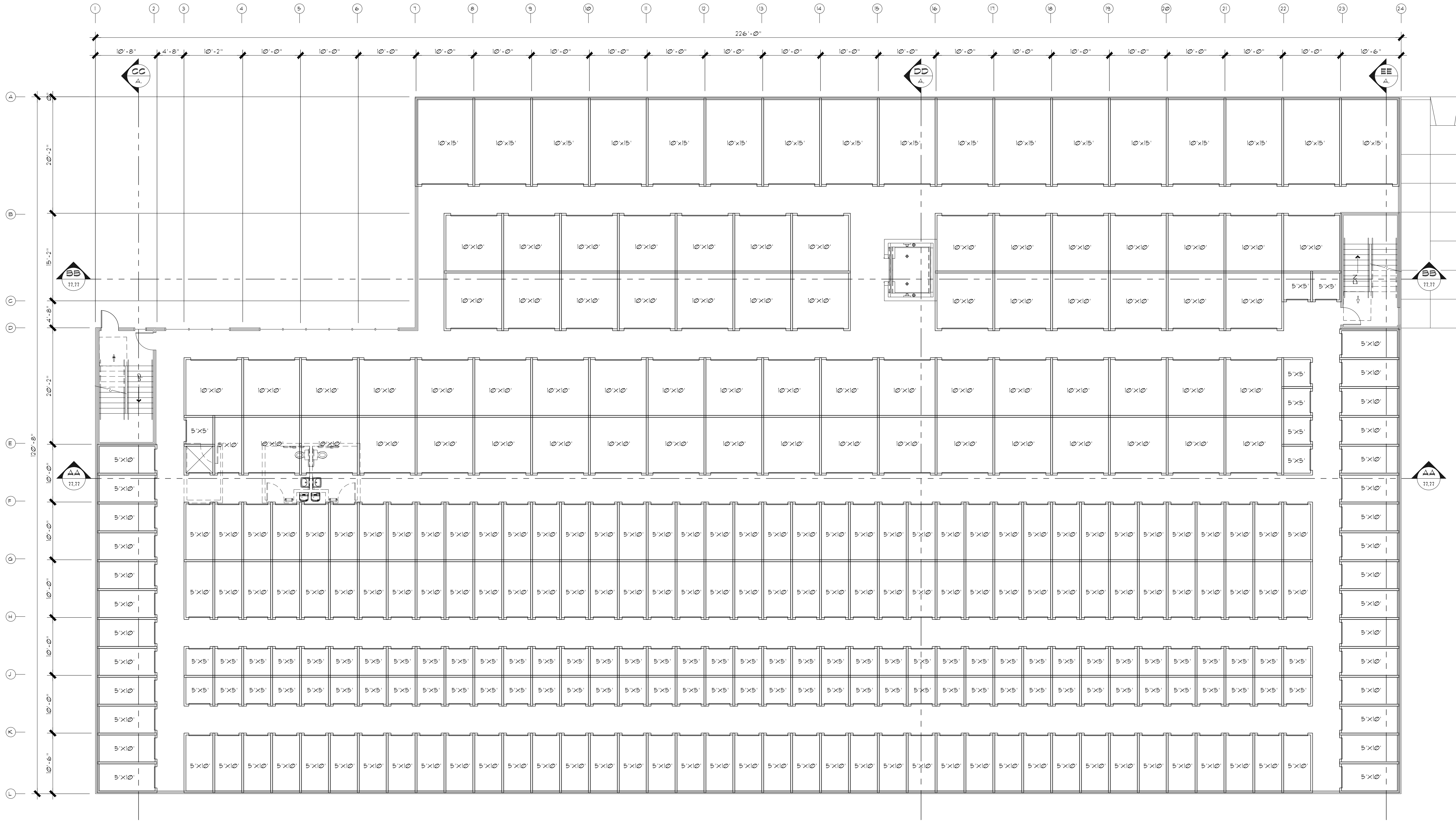
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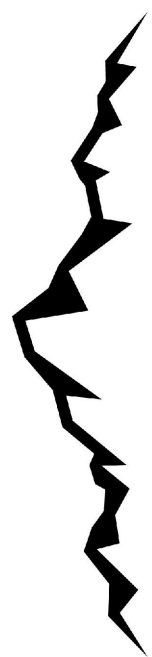
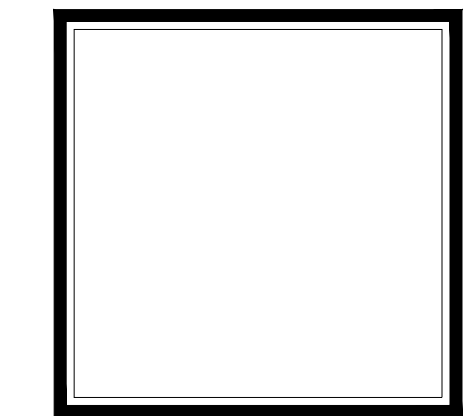
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THIRD FLOOR PLAN BUILDING A

SCALE: 1/8" = 1'-0"

GENERAL NOTES		KEYNOTES	
1. INSTALL 24 GA METAL GUTTERS AND DOWNSPOUTS AS REQUIRED. COLOR TO MATCH TRIM.		1	CLASS 2A RATED FIRE EXTINGUISHER. MAXIMUM TRAVEL DISTANCE BETWEEN FIRE EXTINGUISHERS IS 15'
		2	DOWNSPOUT LOCATION
		3	ACCESSIBLE STORAGE UNIT. SEE DETAILS SHEET A0.1 5% IF LESS THAN 200 UNITS. 121 UNITS X 0.05 = 6.05 7 UNITS PROVIDED
		4	

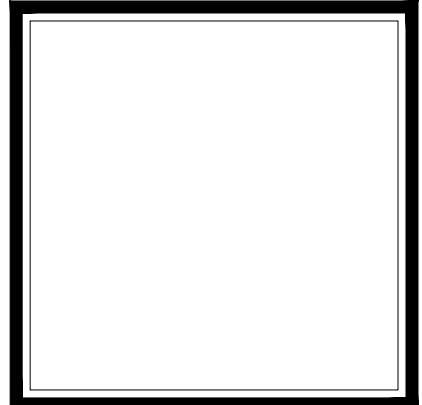
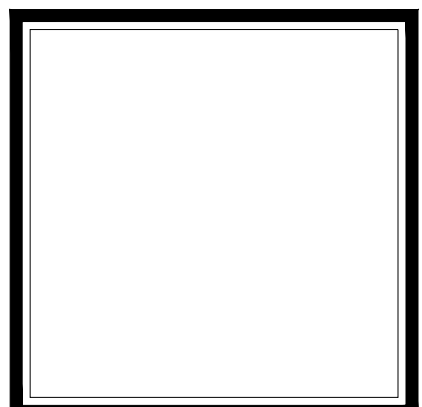


CEDAR CREEK

— ARCHITECTURAL DESIGN —

80 W. COTTONWOOD CT. EAGLE, ID 83616

(208)965-5757



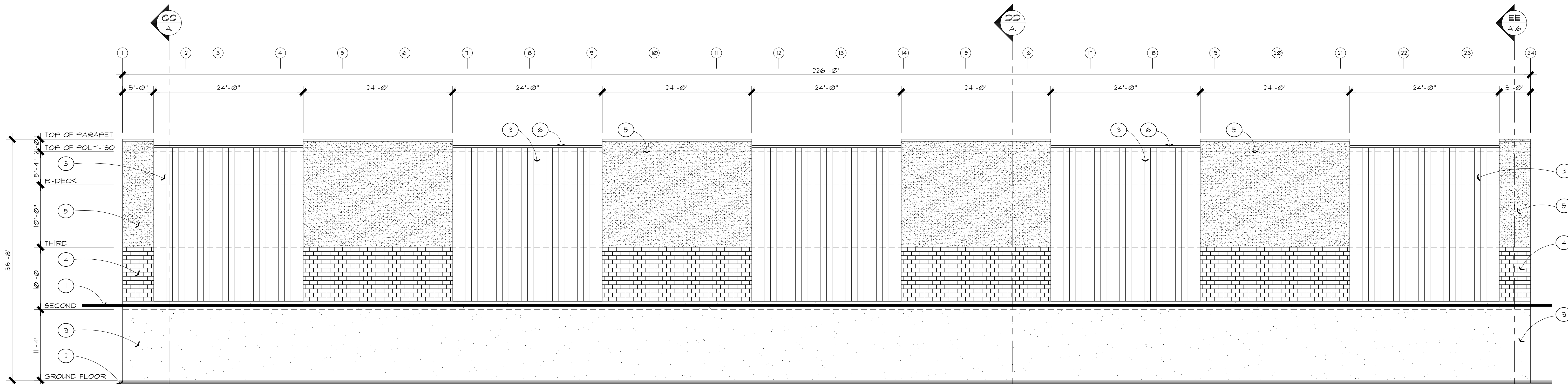
EXTERIOR
SELF STORAGE UNIT EXPANSION
FOR
STORE LOCAL RICHLAND

953 JERICHO COURT, RICHLAND, WA 99352

Date: Feb. 15, 2023
Job No. Jericho-001
Revised:

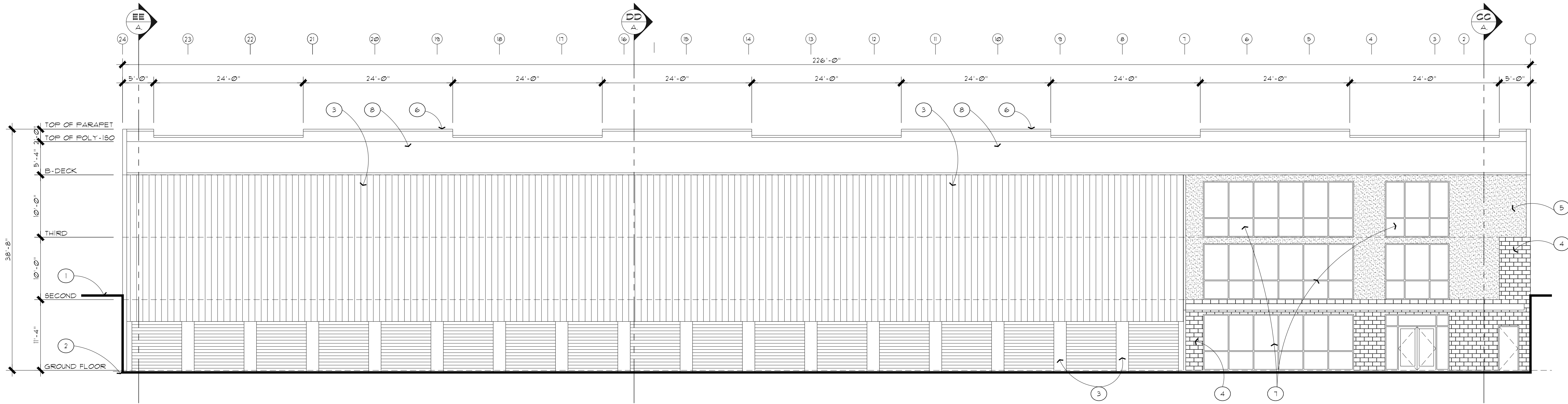
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SOUTH ELEVATION BUILDING A

SCALE: 1/8" = 1'-0"



NORTH ELEVATION BUILDING A

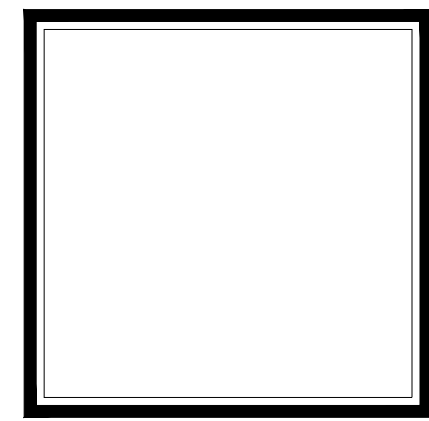
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GENERAL NOTES

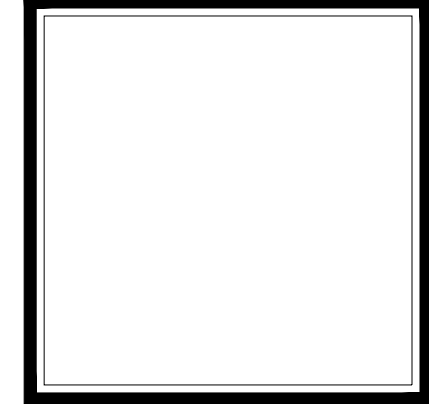
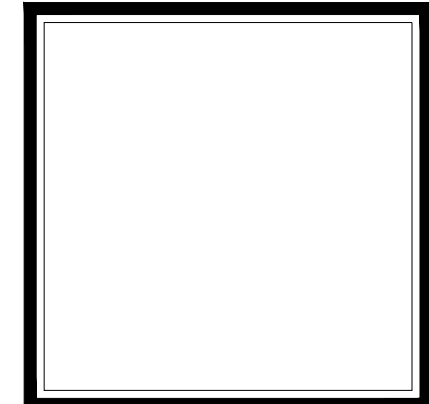
1. INSTALL 24 GA METAL GUTTERS AND DOWNSPOUTS AS REQUIRED. COLOR TO MATCH TRIM.

KEYNOTES

1	GRADE AT STREET
2	GRADE AT ENTRANCE
3	METAL SIDING
4	CONCRETE MASONRY UNITS
5	STUCCO
6	METAL PARAPET CAP
7	ALUMINUM STORE FRONT
8	SINGLE PLY ROOF
9	CONCRETE



CEDAR CREEK
—ARCHITECTURAL DESIGN—
80 W. COTTONWOOD CT. EAGLE, ID 83616
(208)965-5757

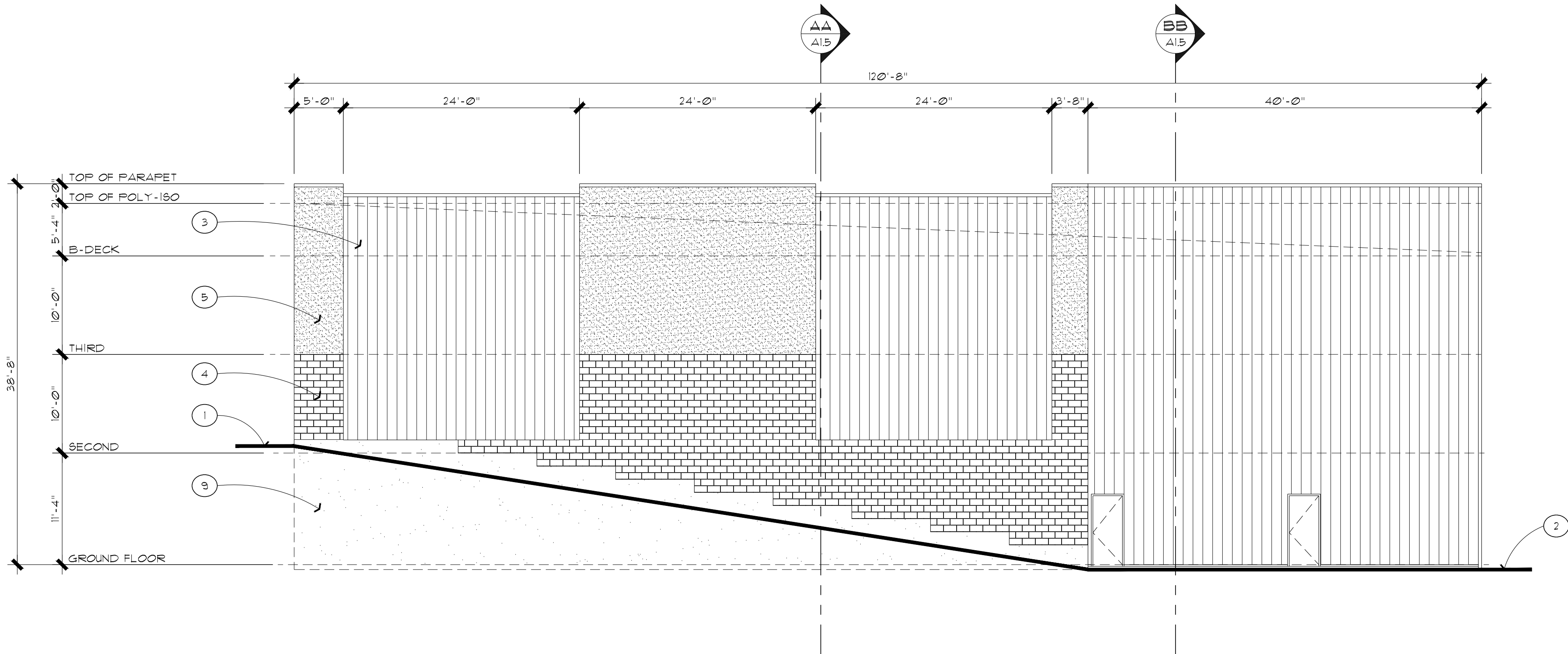


EXTERIOR
SELF STORAGE UNIT EXPANSION
FOR
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953 JERICHO COURT, RICHLAND, WA 99352

Date: Feb. 15, 2023
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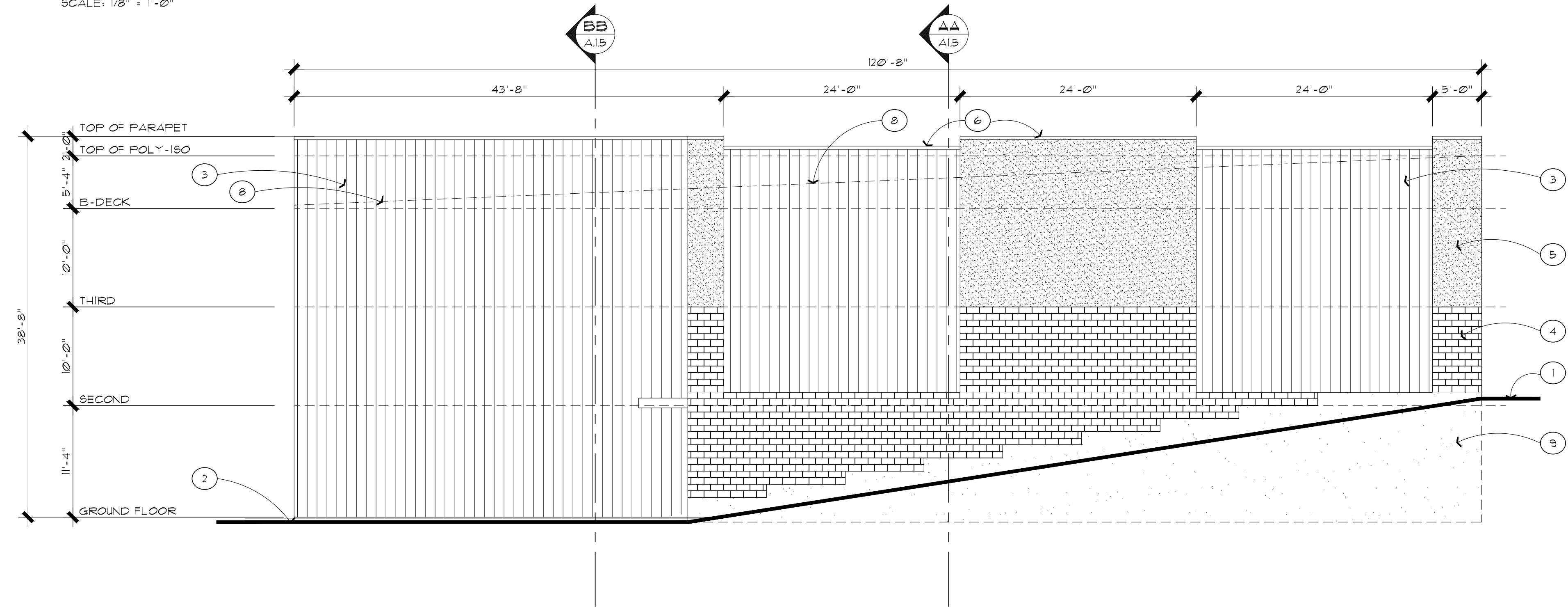
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A13

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EAST ELEVATION BUILDING A

SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING A

SCALE: 1/8" = 1'-0"

GENERAL NOTES

INSTALL 24 GA METAL GUTTERS AND DOWNSPOUTS AS REQUIRED. COLOR TO MATCH TRIM.

KEYNOTES

- | | |
|----|--------------------------|
| 1 | GRADE AT STREET |
| 2 | GRADE AT ENTRANCE |
| 3 | METAL SIDING |
| 4 | CONCRETE MASONRY UNITS |
| 5 | STUCCO |
| 6 | METAL PARAPET CAP |
| 7 | ALUMINUM STORE FRONT |
| 8 | SINGLE PLY ROOF (BEYOND) |
| 9 | CONCRETE |
| 10 | |

CEDAR CREEK
—ARCHITECTURAL DESIGN—
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(208)965-5757

EXTERIOR
SELF STORAGE UNIT EXPANSION
FOR
STORE LOCAL RICHLAND

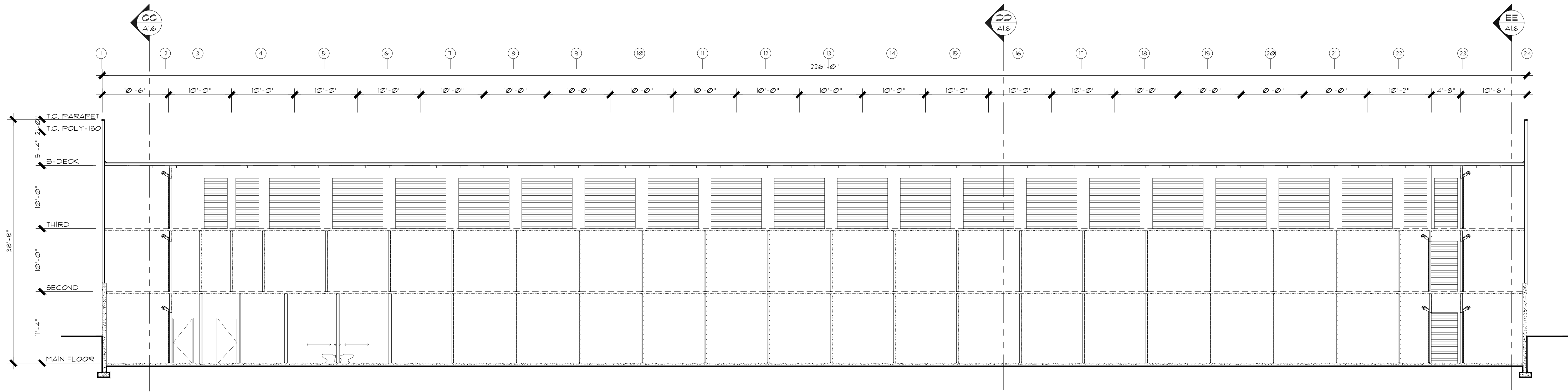
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Sheet No.

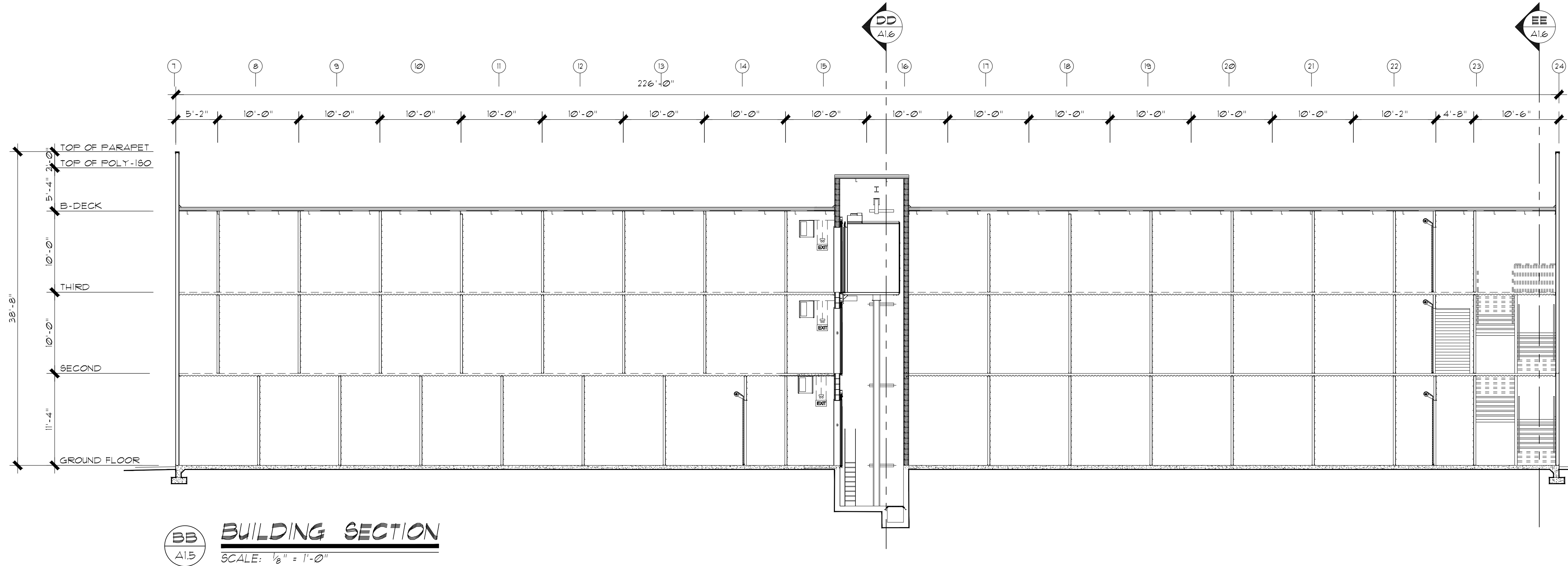


THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT AND ANY OTHER USE WITHOUT THE WRITTEN PERMISSION OF CEDAR CREEK ARCHITECTURAL DESIGN IS EXPRESSLY LIMITED TO SUCH USE. THESE PLANS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CEDAR CREEK ARCHITECTURAL DESIGN. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

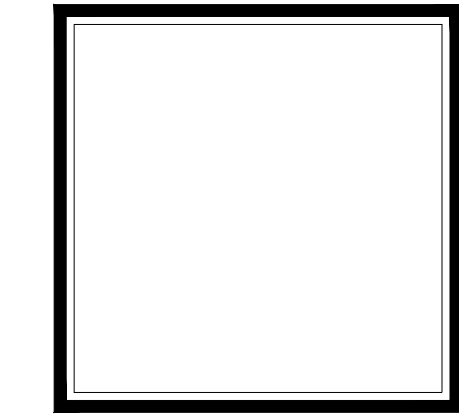


BUILDING SECTION
SCALE: $\frac{1}{8}'' = 1'-0''$

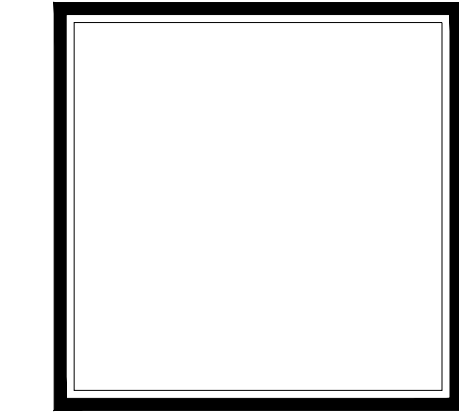
GENERAL NOTES	
1. INSTALL 24 GA METAL GUTTERS AND DOWNSPOUTS AS REQUIRED. COLOR TO MATCH TRIM.	
KEYNOTES	
1	GRADE AT STREET
2	GRADE AT ENTRANCE
3	METAL SIDING
4	CONCRETE MASONRY UNITS
5	STUCCO
6	METAL PARAPET CAP
7	ALUMINUM STORE FRONT
8	SINGLE PLY ROOF
9	CONCRETE



BUILDING SECTION
SCALE: $\frac{1}{8}'' = 1'-0''$



CEDAR CREEK
— ARCHITECTURAL DESIGN —
80 W. COTTONWOOD CT. EAGLE, ID 83616
(208) 965-5757



EXTERIOR
SELF STORAGE UNIT EXPANSION
FOR
STORE LOCAL RICHLAND
953 JERICHO COURT, RICHLAND, WA 99352

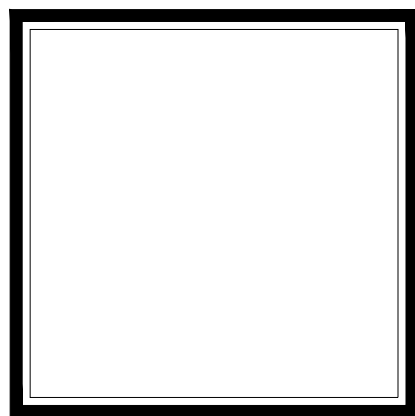
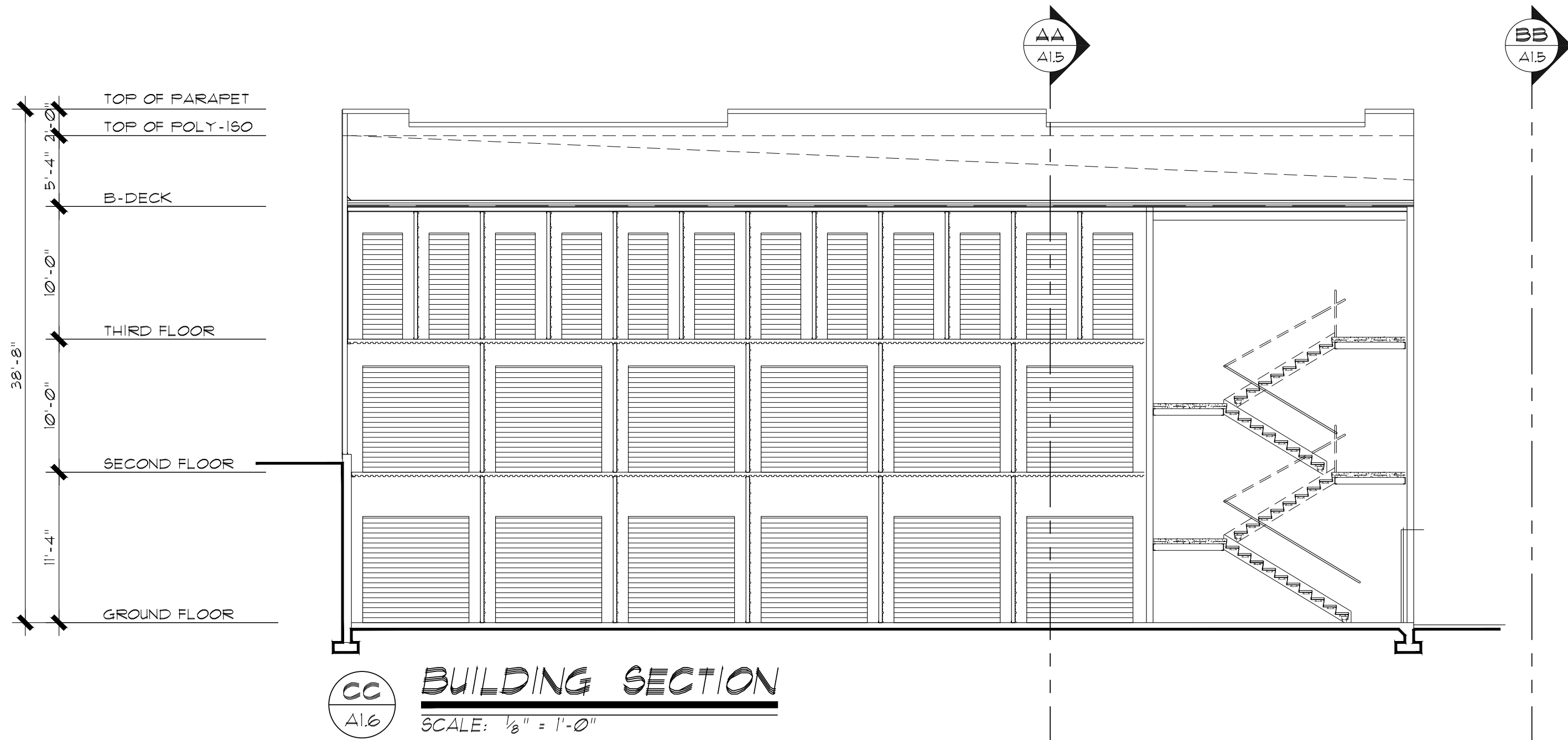
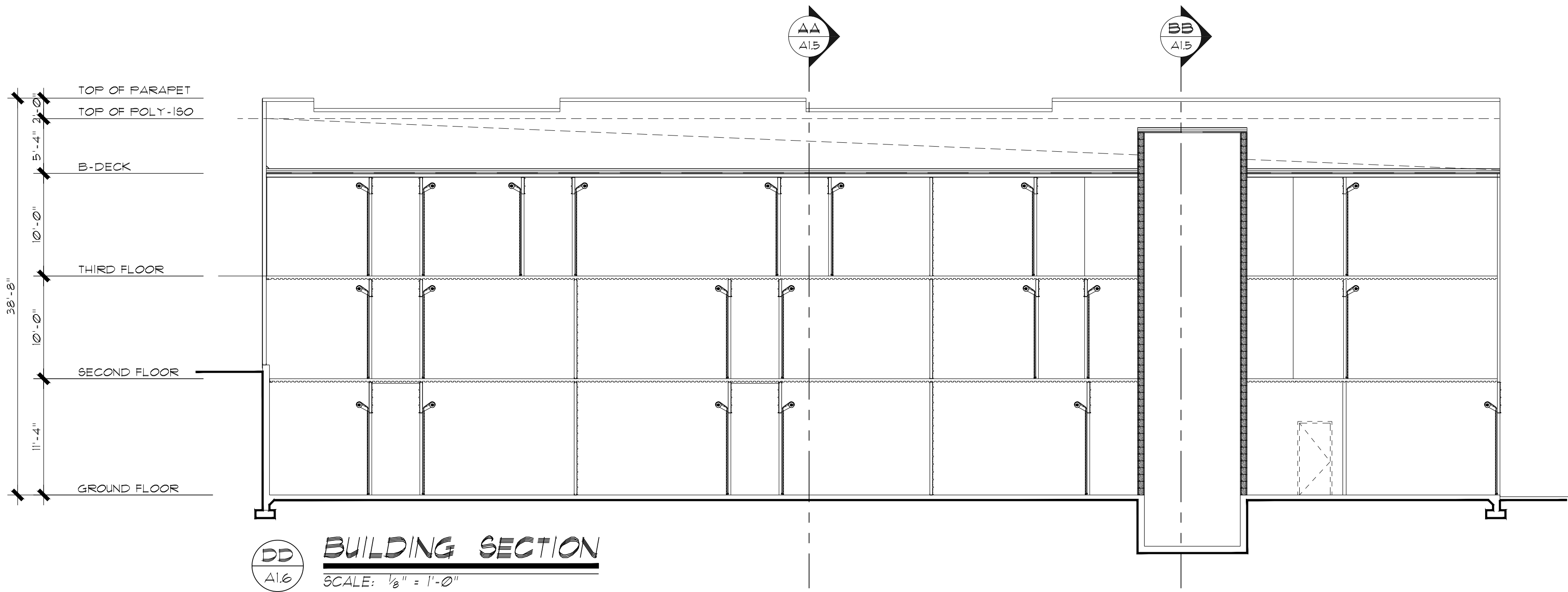
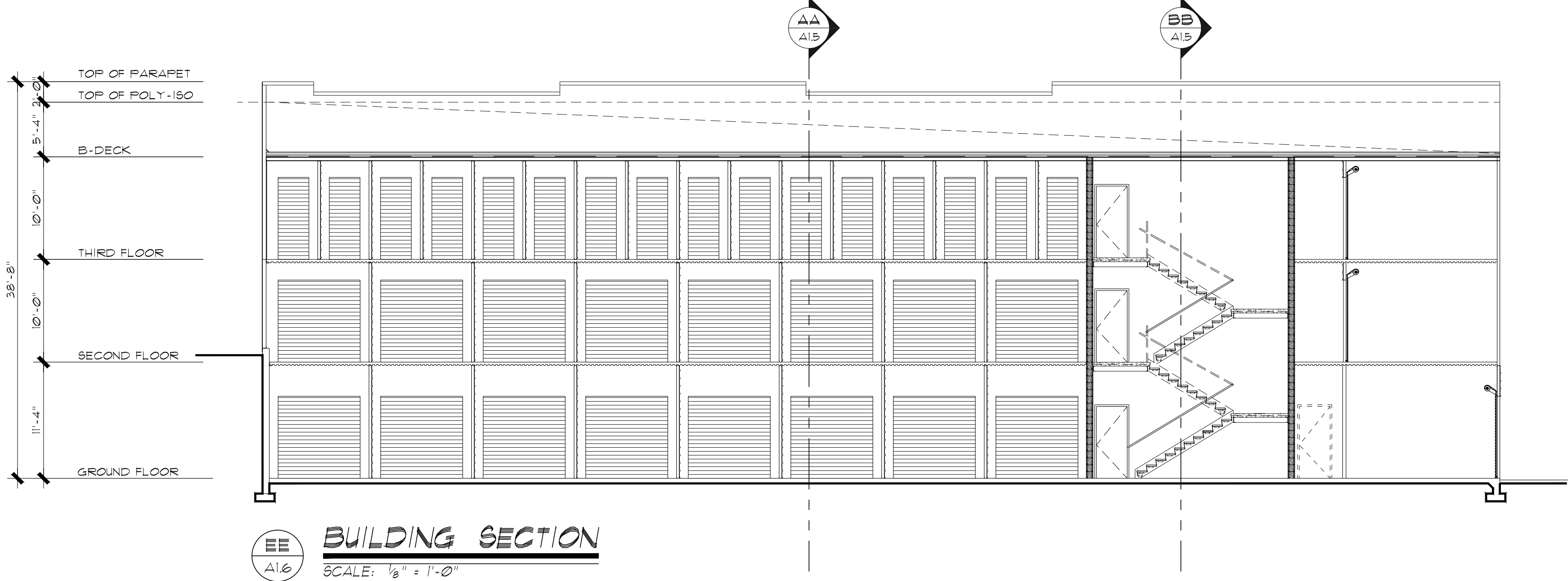
Date: Feb. 15, 2023
Job No. Jericho-001
Revised:

Sheet No.

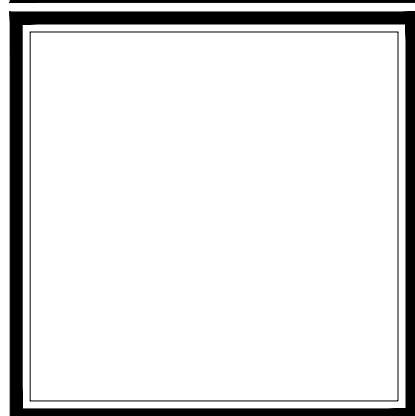
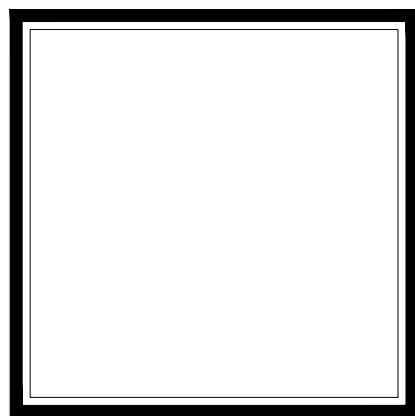


USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROPERTY AND FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE OF THESE PLANS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CEDAR CREEK ARCHITECTURAL DESIGN IS PROHIBITED. TITLE TO THE PLANS REMAINS WITH CEDAR CREEK ARCHITECTURAL DESIGN. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE VIOLATION OF THE RESTRICTION.

GENERAL NOTES	
1. INSTALL 24 GA METAL GUTTERS AND DOWNSPOUTS AS REQUIRED. COLOR TO MATCH TRIM.	
KEYNOTES	
1	GRADE AT STREET
2	GRADE AT ENTRANCE
3	METAL SIDING
4	CONCRETE MASONRY UNITS
5	STUCCO
6	METAL PARAPET CAP
7	ALUMINUM STORE FRONT
8	SINGLE PLY ROOF
9	CONCRETE



CEDAR CREEK
— ARCHITECTURAL DESIGN —
80 W. COTTONWOOD CT. EAGLE, ID 83616
(208)965-5757

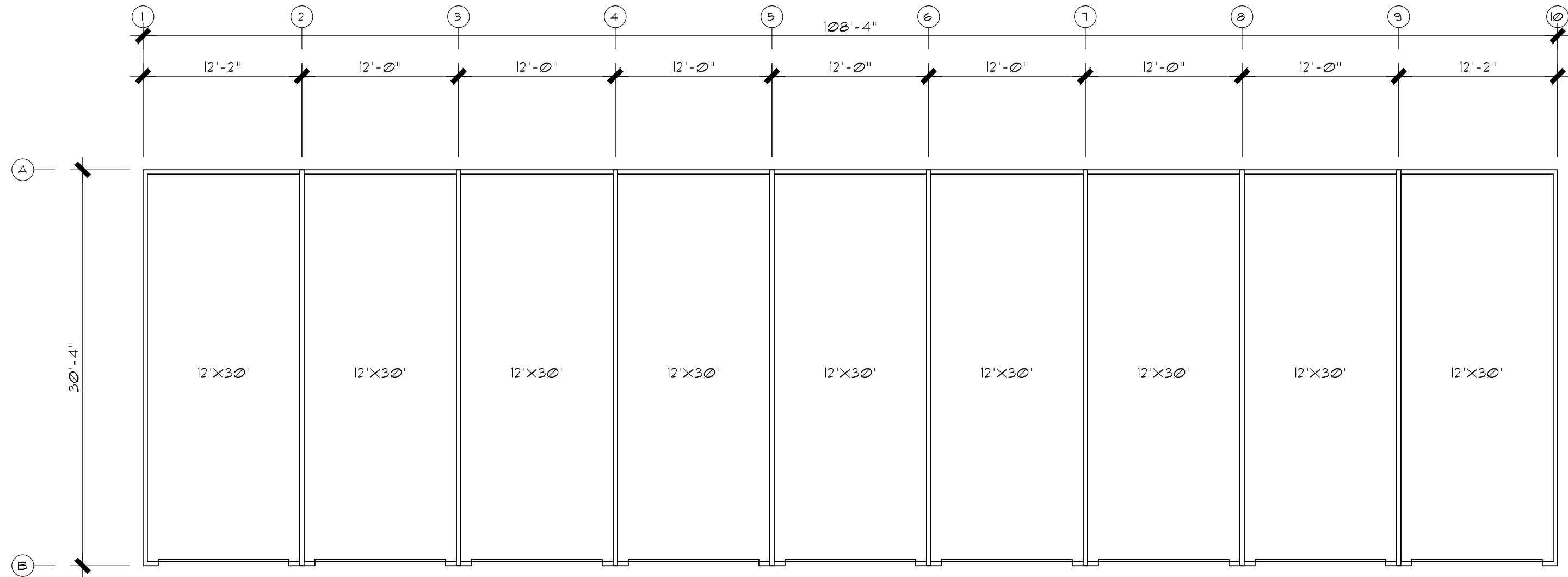


EXTERIOR
SELF STORAGE UNIT EXPANSION
FOR
STORE LOCAL RICHLAND
953 JERICHO COURT, RICHLAND, WA 99352

Date: Feb. 15, 2023
Job No. Jericho-001
Revised:

Sheet No.
A16

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROJECT AND ANY OTHER USE WITHOUT THE WRITTEN PERMISSION OF CEDAR CREEK ARCHITECTURAL DESIGN IS EXPRESSLY LIMITED TO SUCH USE. REUSE OF THESE PLANS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF CEDAR CREEK ARCHITECTURAL DESIGN IS EXPRESSLY LIMITED TO SUCH USE. CEDAR CREEK ARCHITECTURAL DESIGN SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. CEDAR CREEK ARCHITECTURAL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. CEDAR CREEK ARCHITECTURAL DESIGN SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. CEDAR CREEK ARCHITECTURAL DESIGN SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

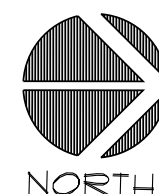


GENERAL NOTES

1. INSTALL 24 GA METAL GUTTERS AND DOWNSPOUTS AS REQUIRED. COLOR TO MATCH TRIM.

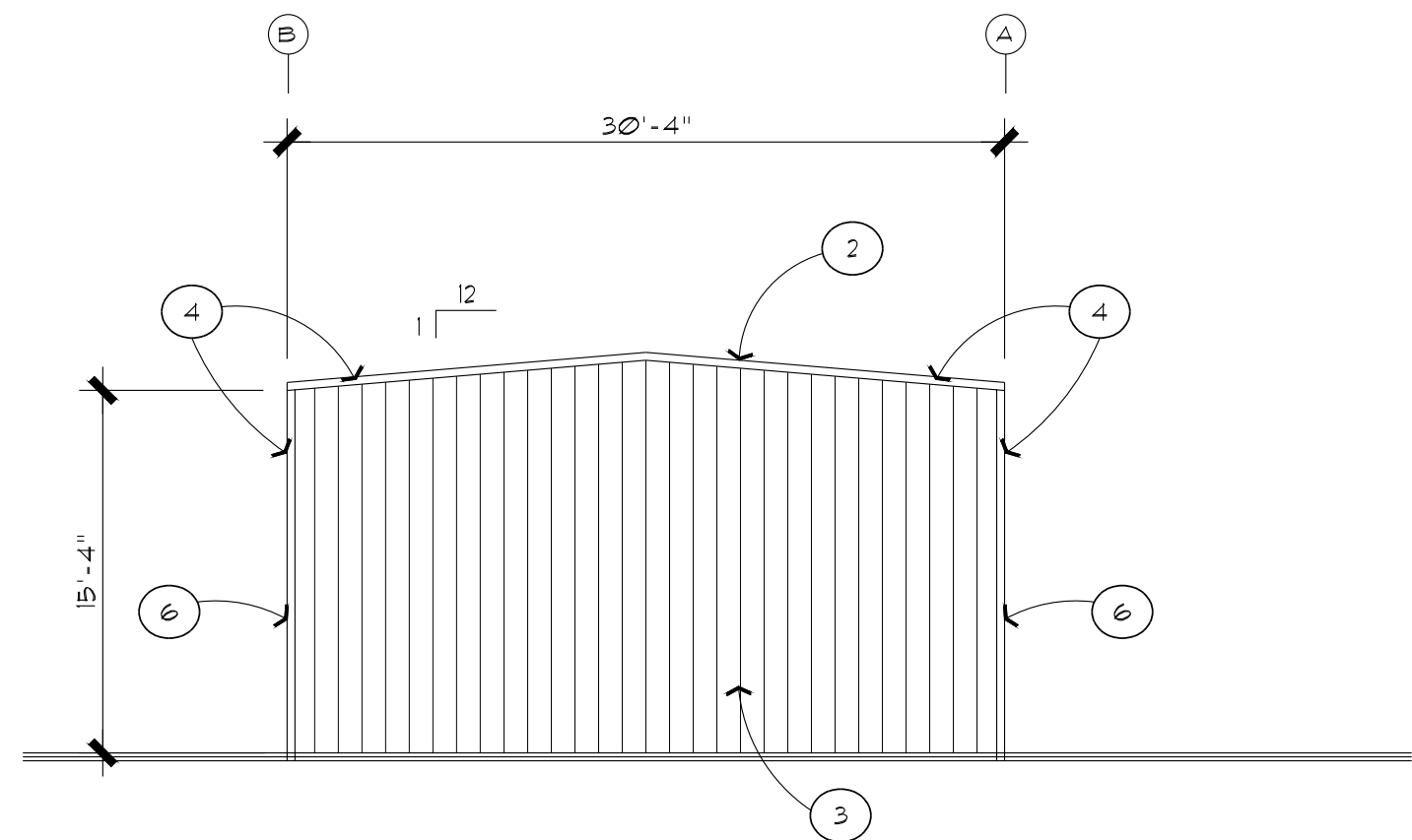
KEYNOTES

- | | |
|---|------------------------|
| 1 | GRADE AT STREET |
| 2 | GRADE AT ENTRANCE |
| 3 | METAL SIDING |
| 4 | CONCRETE MASONRY UNITS |
| 5 | STUCCO |
| 6 | METAL PARAPET CAP |
| 7 | ALUMINUM STORE FRONT |
| 8 | SINGLE FLY ROOF |
| 9 | CONCRETE |



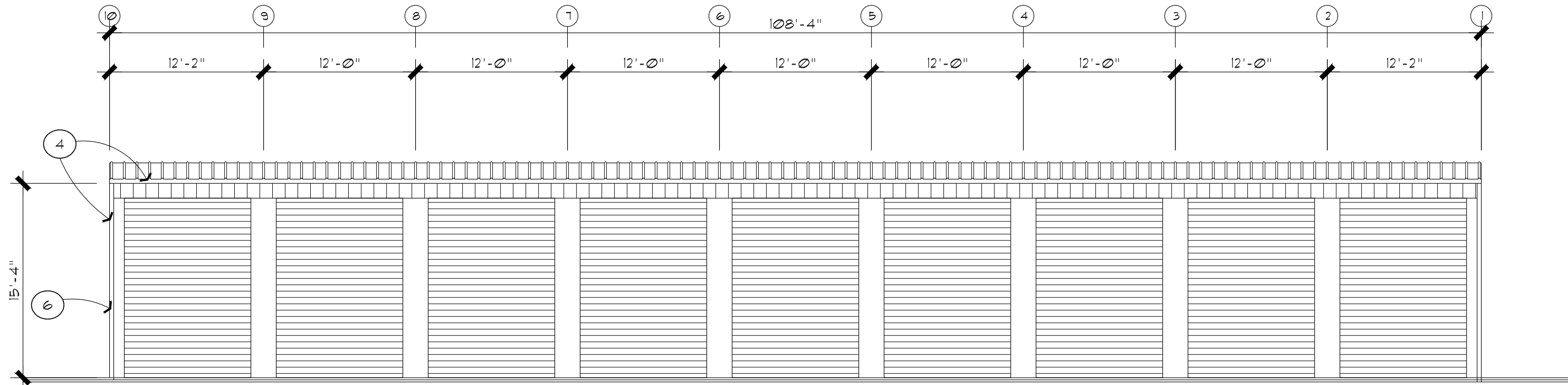
FLOOR PLAN BUILDING B

SCALE: 1/8" = 1'-0"



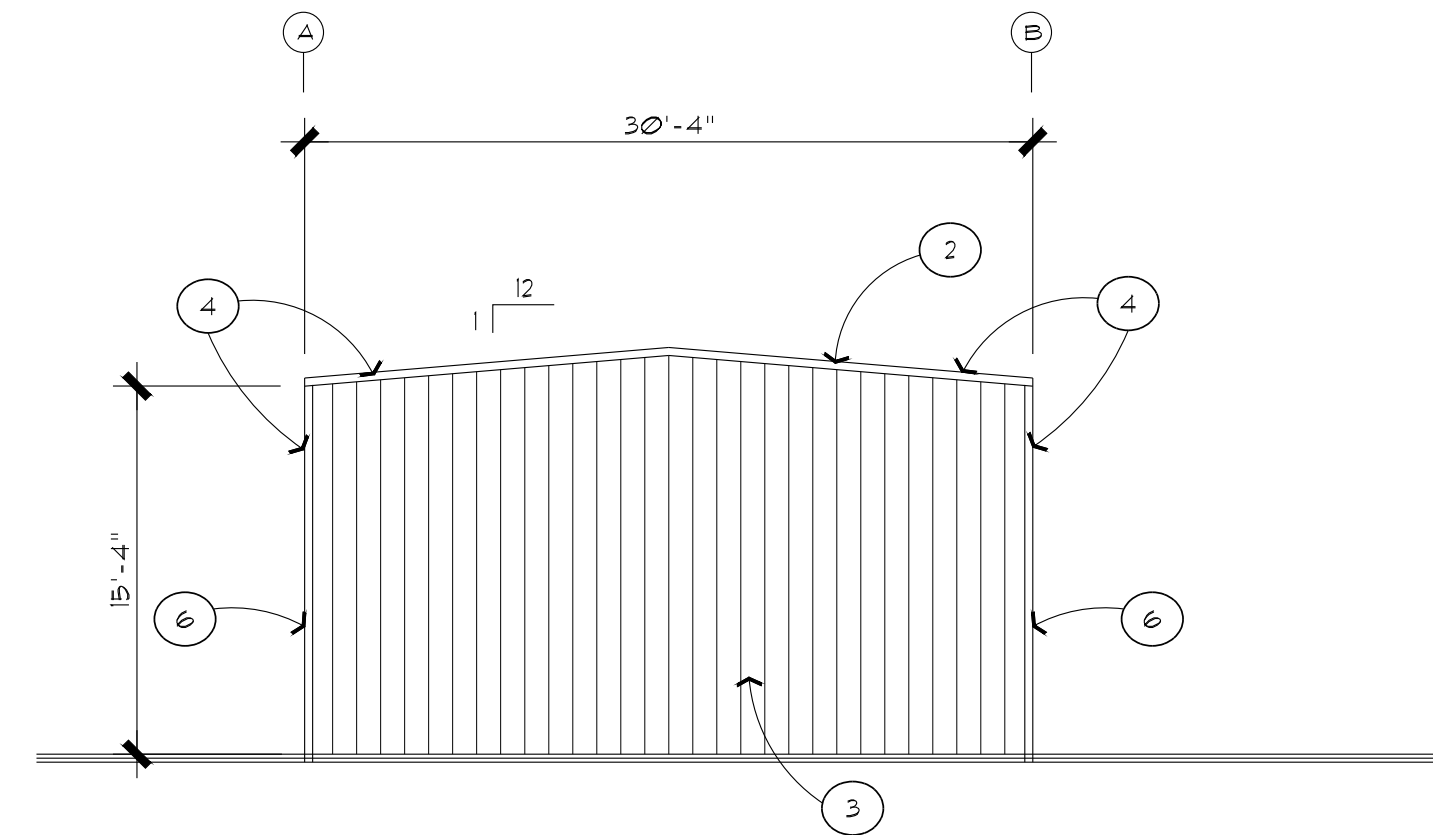
NORTH ELEVATION BUILDING B

SCALE: 1/8" = 1'-0"



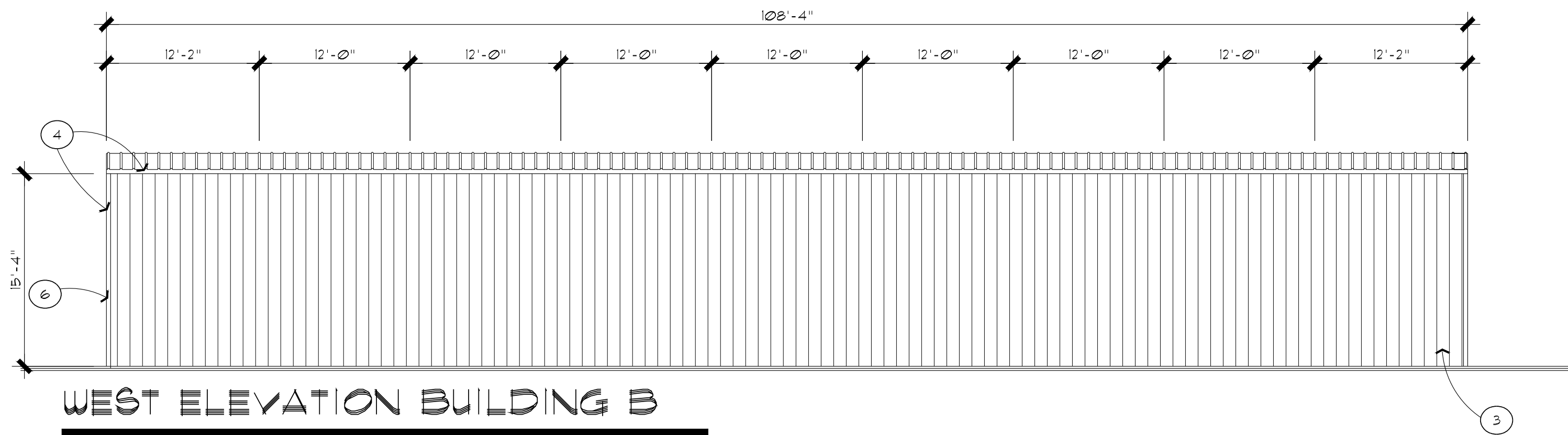
EAST ELEVATION BUILDING B

SCALE: 1/8" = 1'-0"



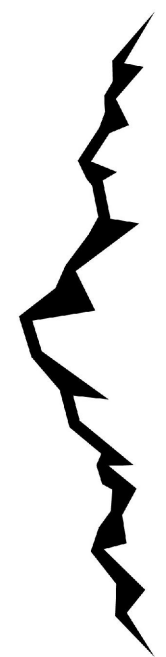
SOUTH ELEVATION BUILDING B

SCALE: 1/8" = 1'-0"



WEST ELEVATION BUILDING B

SCALE: 1/8" = 1'-0"



CEDAR CREEK

—ARCHITECTURAL DESIGN—

80 W. COTTONWOOD CT. EAGLE, ID 83616

(208)965-5757

EXTERIOR
SELF STORAGE UNIT EXPANSION
FOR
STORE LOCAL RICHLAND

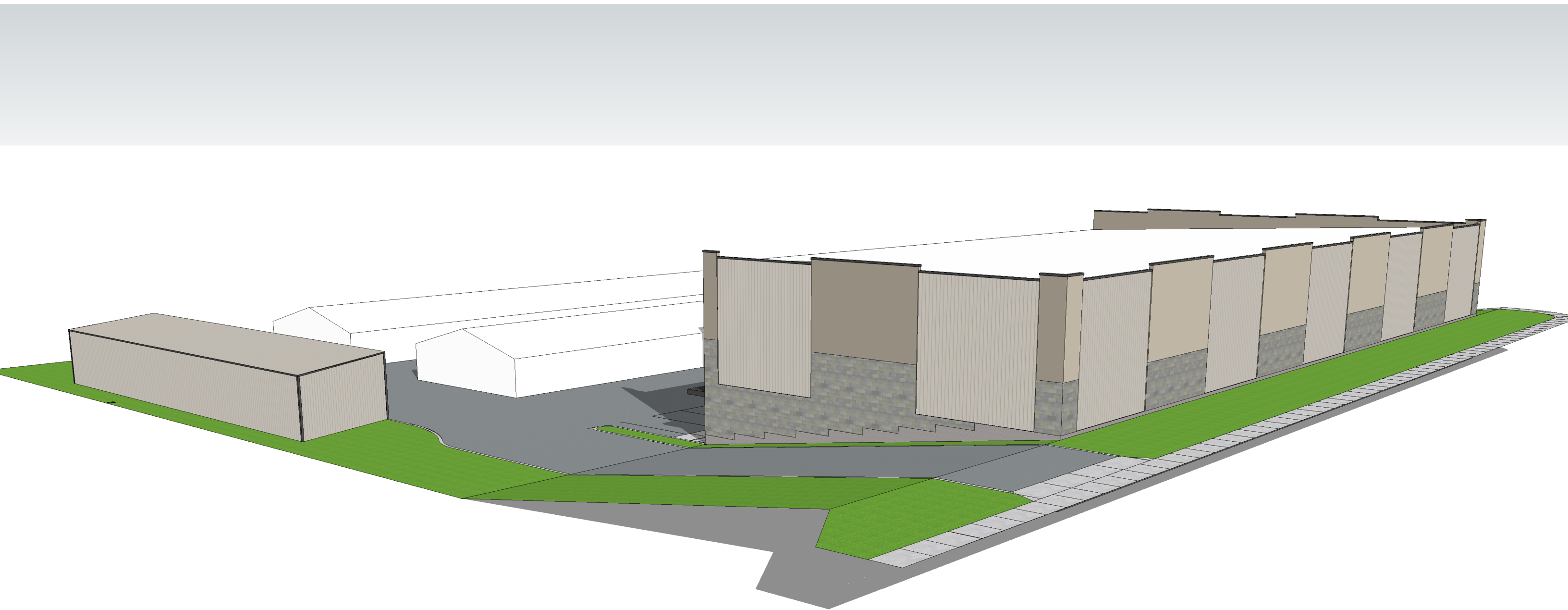
953 JERICHO COURT, RICHLAND, WA 99352

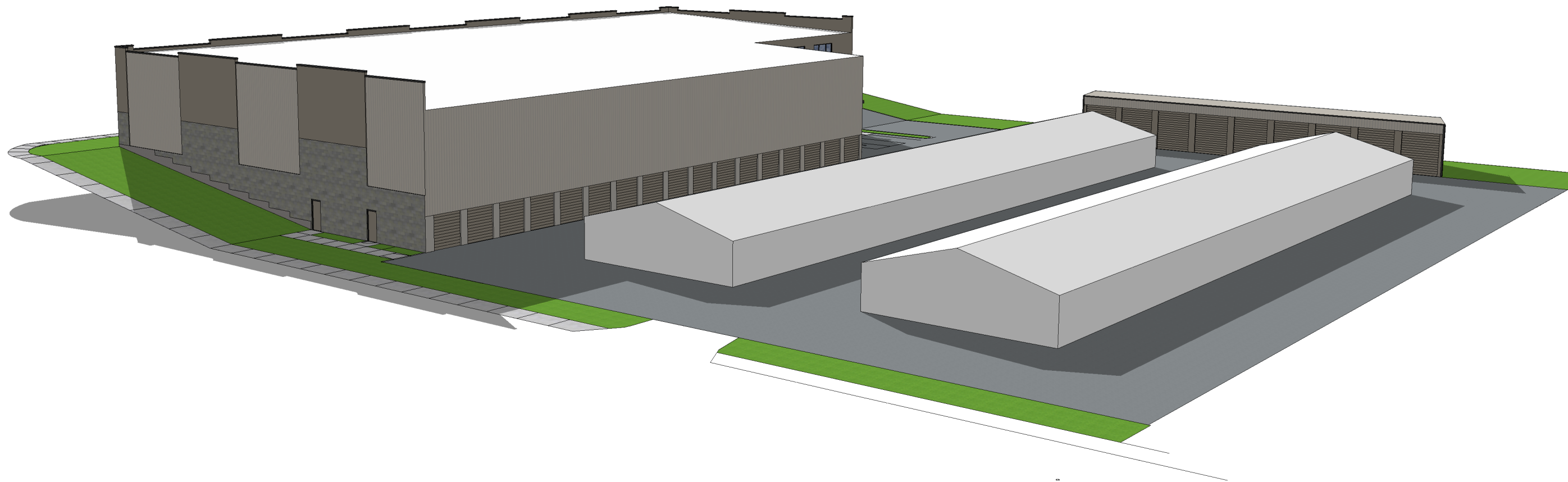
Date: Feb. 15, 2023
Job No. Jericho-001
Revised:

Sheet No.

A2.0

THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL PROPERTY AND NO OTHER USES WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. THESE PLANS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CEDAR CREEK ARCHITECTURAL DESIGN. TITLE TO THE PLANS REMAINS WITH CEDAR CREEK ARCHITECTURAL DESIGN. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIVATE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTION.





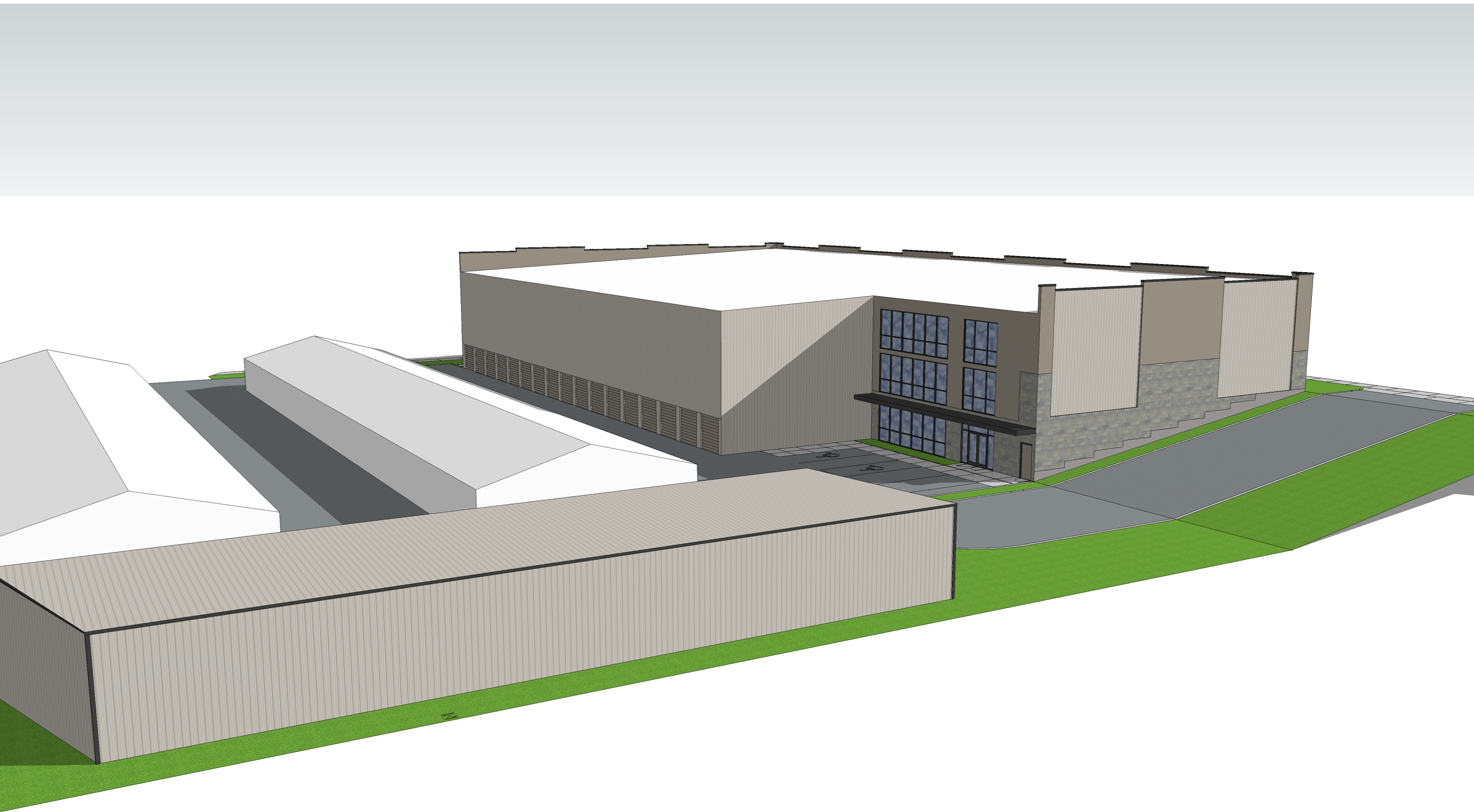




Exhibit 2

Vicinity Map

Vicinity Map

Item: 953 Jericho Court Zone Change
Applicant: Cedar Creek Architectural Design
File #: Z2023-109



0 75 150 300 Feet





Exhibit 3

Public Notices and Affidavits



CITY OF RICHLAND NOTICE OF APPLICATION & PUBLIC HEARING (Z2023-109)

Notice is hereby given that Cedar Creek Architectural Design on behalf of CCWO13 LLC has filed a rezone application to rezone 2.07 acres from Retail Business (C-2) to General Business (C-3). The parcel is located at 953 Jericho Court (APN: 122982020003012).

Public Hearing: The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, January 8th, 2024 at City Hall in Council Chambers. Interested parties are also invited to participate virtually by visiting the City of Richland website (www.ci.richland.wa.us).

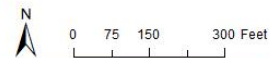
Environmental Review: The proposal is not subject to environmental review according to WAC 197-11-904.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to khendricks@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Sunday, January 7th, 2024. However, written comments must be received no later than 5:00 p.m. on Tuesday, December 19th, 2023 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 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above referenced application 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: 953 Jericho Court Zone Change
Applicant: Cedar Creek Architectural Design
File #: Z2023-109



AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

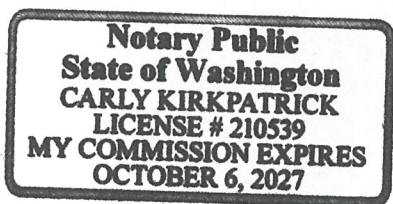
COMES NOW, **Kyle Hendricks**, who, being first duly sworn upon oath deposes and says:


1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 4th day of December 2023, I posted the attached NOTICE OF PUBLIC HEARING, File Number Z2023-109 (953 Jericho Court Zoning Change) in the following location:

At the northwest corner of Jericho Court and Jericho Road.


Signed: Kyle Hendricks

SIGNED AND SWORN to before me this 4th day of December, 2023, 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



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	497804	Print Legal Ad-IPL01510670 - IPL0151067	HE PHN Z 2023-109	\$172.47	1	58 L

Attention: (company)

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

Notice: Cedar Creek Architectural Design, on behalf of CCWO13 LLC, has filed a rezone application to rezone 2.07 acres from Retail Business (C-2) to General Business (C-3). The parcel is located at 953 Jericho Court (APN: 122982020003012).

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, January 8, 2024 at 6:00 p.m.** in the Richland City Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing or visit the City of Richland's website at www.ci.richland.wa.us and join via Zoom.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to khendricks@ci.richland.wa.us. The deadline for written comments is 6:00 p.m. on Sunday, January 7, 2024; however, written comments must be received no later than 5:00 p.m. on Tuesday, December 19, 2023, 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 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above-referenced application 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.

Date Published: Sunday, December 10, 2023
IPL0151067
Dec 10 2023

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Stefani Beard, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 12/10/2023, and ending on 12/10/2023 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

12/10/23

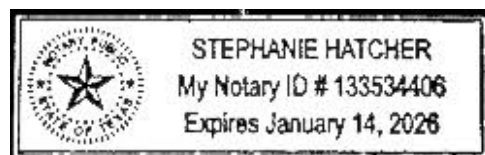
Stefani Beard

(Signature of Legals Clerk)

Sworn to and subscribed before me this 13th day of December in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



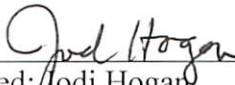
Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

AFFIDAVIT OF MAILING

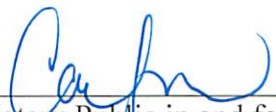
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

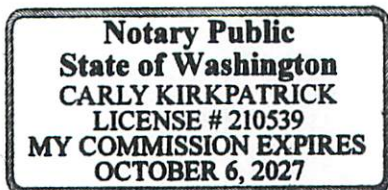
COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 5th day of December, 2023, I mailed a copy of the attached NOTICE OF PUBLIC HEARING (Z2023-109 953 Jericho Ct) to the attached list of individuals via regular USPS on the date indicated above. The Richland Planning Commission will conduct a public hearing and review of the application on January 8th, 2024.

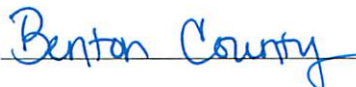

Signed: Jodi Hogan

SIGNED AND SWORN to before me this 5th day of December, 2023 by Jodi Hogan.


Notary Public in and for the State of Washington,




Print Name

Residing at 

My appointment expires: 

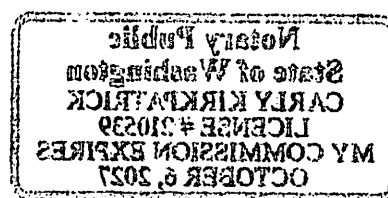
10-1-2021

[Handwritten signature]

Carly Kirkpatrick

Denton County

2021-10-01



ROBERTS CRAIG & JOYCE E
2259 JERICHO RD
RICHLAND, WA 99352

CROSBY RANDALL E
8524 W GAGE BLVD # 168
KENNEWICK, WA 99336

REDDINGER DENISE S
915 JERICHO RD
RICHLAND, WA 99352

RICHLAND FIRST CHURCH OF THE NAZARENE
2500 JERICHO RD
RICHLAND, WA 99352

ROBERTS CRAIG & JOYCE E
2259 JERICHO RD
RICHLAND, WA 99352

CCWO13 LLC
PO BOX 347
MERIDIAN , ID 83680

BBS RICHLAND 2373 JERICHO RD WA LLC
345 CALIFORNIA ST STE 600
SAN FRANCISCO, CA 94104

HARMAN DAVID S & KRISTI L
920 JERICHO CT
RICHLAND, WA 99352

CROSBY RANDY E
8524 W GAGE BLVD 168
KENNEWICK, WA 99336

BBS RICHLAND 2373 JERICHO RD WA LLC
345 CALIFORNIA ST STE 600
SAN FRANCISCO, CA 94104



Exhibit 4

Agency Comments

Hendricks, Kyle

From: Chris Sittman <CSittman@kid.org>
Sent: Tuesday, December 5, 2023 2:39 PM
To: Hendricks, Kyle
Subject: RE: Z2023-109 Zone change 953 Jericho Ct

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

KID has no comments, this is outside of our District boundaries.

Chris D. Sittman
Engineering Dept./CAD Specialist
Kennewick Irrigation District
2015 S. Ely St.
Kennewick, WA 99337
Desk: 509-460-5435
Cell: 509-873-1123

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Monday, December 4, 2023 2:37 PM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; Aviation <AviationLandUse@wsdot.wa.gov>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton 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>; 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 <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday (BFHD senior env health manager) <erin.hockaday@bfhd.wa.gov>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@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>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; M. Deklyne <mjdeklyne@bpa.gov>; 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>; 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>; Schiessl, Joe <JSchiessl@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 AICP Growth Management WDC Planner
<steve.davenport@commerce.wa.gov>; Tyutyunnik, Ruvim <rtyutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish &
Wildlife <rittemwr@dfw.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WDFW
<R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John
<jwhittier@CI.RICHLAND.WA.US>
Subject: Z2023-109 Zone change 953 Jericho Ct

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Attached is a referral packet for an application to rezone approximately 2.07-acre site from Retail Business (C-2) to General Business (C-3). The Richland comprehensive plan designates the area as Commercial, therefore it is exempt from environmental review. The site is located at 953 Jericho Court. The Richland Hearing Examiner will conduct a public hearing on January 8th, 2024.

Please reply with questions or comments by end of day Tuesday December 19th 2023.

Thank you,



Kyle Hendricks

Planner

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

(509) 942-7683

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

Hendricks, Kyle

From: WSDOT Aviation Land Use Inquiries and Application Submittals
<AviationLandUse@WSDOT.WA.GOV>
Sent: Wednesday, December 6, 2023 10:56 AM
To: Hendricks, Kyle
Subject: RE: [EXTERNAL] Z2023-109 Zone change 953 Jericho Ct

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

M Hendricks,

WSDOT Aviation Division reviewed the provided documentation on 12/06/2023. We have no comments.

Cheers,

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

From: Hendricks, Kyle <khendricks@ci.richland.wa.us>
Sent: Monday, December 4, 2023 2:37 PM
To: Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Ashley Garza <agarza3605@gmail.com>; Ashley Morton <AshleyMorton@ctuir.org>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton 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>; 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 <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Doan, Charles <cdoan@ci.richland.wa.us>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday (BFHD senior env health manager) <erin.hockaday@bfhd.wa.gov>; FormerOrchards@ecy.wa.gov; gis@co.benton.wa.us; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@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>; M. Deklyne <mjdekyne@bpa.gov>; 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>; Schiessl, Joe

<JSchiessl@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>; Tyutyunnik, Ruvim <rtutyunnik@CI.RICHLAND.WA.US>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>

Subject: [EXTERNAL] Z2023-109 Zone change 953 Jericho Ct

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

Hello,

Attached is a referral packet for an application to rezone approximately 2.07-acre site from Retail Business (C-2) to General Business (C-3). The Richland comprehensive plan designates the area as Commercial, therefore it is exempt from environmental review. The site is located at 953 Jericho Court. The Richland Hearing Examiner will conduct a public hearing on January 8th, 2024.

Please reply with questions or comments by end of day Tuesday December 19th 2023.

Thank you,



Kyle Hendricks
Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7683

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Hendricks, Kyle

From: Cichy, Katherine <katherine.cichy@ziply.com>
Sent: Wednesday, December 6, 2023 10:37 AM
To: Hendricks, Kyle
Subject: RE: Z2023-109 Zone change 953 Jericho Ct

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

Hello Kyle,

Ziply does not have any comments

We have an arial and direct buried line running along the west side of the property, but that should not be an issue.



Thank you,

Katherine Cichy

OSP Engineer

509-410-5035

Katherine.cichy@ziply.com



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WARNING: External email. Please verify sender before opening attachments or clicking on links.

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