



## CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING (SA2023-101)

Notice is hereby given that Alex Rietmann, on behalf of Goose Ridge Development Corporation has filed a Plat Amendment application request to increase the number of construction phases from three to five for the preliminary plat of Goose Ridge Estates II.

A public hearing on the proposed site plan review will be held before the Hearing Examiner on Monday, June 12, 2023 at 6:00 PM within the City Council Chambers located at 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing or via Zoom by visiting the City's website: [www.ci.richland.wa.us](http://www.ci.richland.wa.us).

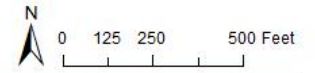
**Environmental Review:** The proposal is not subject to environmental review according to WAC 197- 11-904.

**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 be emailed to [khendricks@ci.richland.wa.us](mailto:khendricks@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Friday, June 2nd, 2023, to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing. Written comment will not be accepted after 6 p.m. on Sunday, June 11th, 2023; however verbal comments may be presented during the public hearing.

**Appeal:** The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 24 Plats and Subdivision. 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: Goose Ridge Estates II Plat Amendment  
Applicant: Alex Rietmann  
File #: SA2023-101







## Preliminary Plat Application

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

### PROPERTY OWNER INFORMATION

Contact Person

Owner: Alex Rietmann - Goose Ridge Development Corporation

Address: 63615 East Jacobs Road Benton City, WA 99320

Phone: 509-778-2373

Email: alexr@goos ridge.com

### APPLICANT/CONTRACTOR INFORMATION (if different)

Contact Person

Company: Same as Above

UBI#:

Contact:

Address:

Phone:

Email:

### SURVEYOR INFORMATION

Contact: John Becker - AHBL Inc.

Address: 5804 Road 90, Ste H, Pasco, WA 99301

Phone: 509-316-7132

Email: jbecker@ahbl.com

### ENGINEER INFORMATION

Contact: Jason Mattox - PBS Engineering and Environmental

Address: 400 Bradley Blvd, Suite 106

Phone: 509-942-1600

Email: jason.mattox@pbsusa.com

### PROJECT DESCRIPTION

The project proposed to develop a 53.33 acres of established vineyard into 206 single family lots across 5 phases within Badger Mountain South, lying East of Goose Ridge Estates. The project is located in the northwest quarter of section 33, township 09 north, range 28 east, Willamette Meridian, in Richland, WA.

### PROPERTY INFORMATION

Parcel #: 133-983-0000-01003, 133-983-0000-01005

Zoning: BMS - Badger Mountain South

Legal Description: Portions of the NW 1/4 of Sec. 33, TWN. 09 N, RGE. 28 E, W.M., City of Richland, Benton County, Washington

Proposed Subdivision Name: Goose Ridge Estates II

Gross Plat Acreage: 53.33 Acres

Number of Lots: 206

Smallest Lot Size: Lot 92, 3,718 SF

Net Lot Area Acreage: 35.62 Acres

Avg. Lot Size: 7,580 SF

Largest Lot Size: Lot 1, 25,107 SF

Domestic Water Supply:  City  Private Well

Sewage Disposal:  City  Septic

Irrigation Source:  City  Private Well  Columbia Irrig. District  Kennewick Irrig. District  Other

SEPA Checklist submitted?  Yes  No

Title Report (Subdivision Guarantee) submitted?  Yes  No

**APPLICATION MUST INCLUDE**

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

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

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

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

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

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

Applicant Printed Name: Alex Rietmann

Applicant Signature: Alex Rietmann Date 4-14-2023



# GOOSE RIDGE PHASES 2-5

## PRELIMINARY PLAT AMENDMENT

LOCATED IN SECTION 33 TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.  
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

**VERTICAL DATUM:**

NAVD 88  
BENCHMARK 1 - ELEVATION = 801.875' PER CITY OF RICHLAND SURVEY DEPARTMENT.  
SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN.  
BRASS DISK WITH "X" IN THE CASE, CENTERLINE OF DALLAS ROAD, APPROXIMATELY 0.75 MILES NORTH OF INTERSTATE 82, EXIT 104.

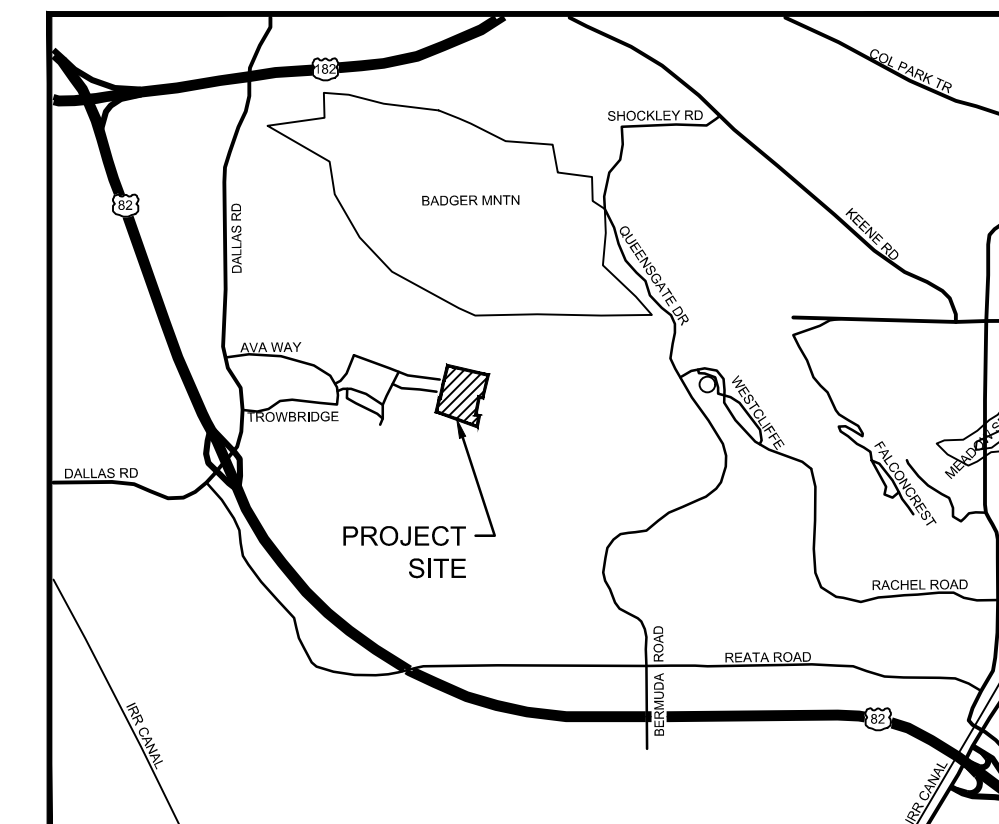
BENCHMARK 2 - ELEVATION = 1489.377' PER WASHINGTON STATE DEPARTMENT OF TRANSPORTATION.  
ALSO DESIGNATED AS "ERIE AZI", POINT IDENTIFICATION NUMBER 2668. BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL, ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.

**BASIS OF BEARINGS:**

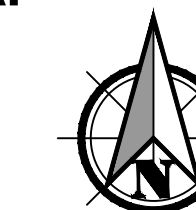
DATUM - NAD 83/91  
BASIS OF BEARING - NORTH 77°19'12" EAST ALONG A LINE BETWEEN THE FOLLOWING TWO POINTS:  
WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, MONUMENT DESIGNATED AS "ERIE AZI", POINT IDENTIFICATION NUMBER 2668. BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL, ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.  
N = 330320.261'  
E = 1940161.471'

LAND USE TABLE	
PRE-PLATTED SITE AREA:	35.39 ACRES
TOTAL SINGLE FAMILY RESIDENTIAL ZONED AREA:	23.38 ACRES
RIGHT OF WAY DEDICATION:	9.29 ACRES
STORM TRACT DEDICATION:	1.39 ACRES
PEDESTRIAN TRACT:	1.38 ACRES
SINGLE FAMILY RESIDENTIAL LOT COUNT:	147 LOTS
MINIMUM LOT AREA:	3,718 SF
MAXIMUM LOT AREA:	16,327 SF
AVERAGE LOT AREA:	6,914 SF

RESIDENTIAL LOT COUNTS BY PHASE		
PHASE #	R/W AREA (IN ACRES)	LOT COUNT
2	1.61	43
3	1.55	33
4	3.18	38
5	2.95	33



VICINITY MAP  
NOT TO SCALE



Scale 1" = 100'  
0 50 100 200



**OWNER / DEVELOPER:**  
GOOSE RIDGE DEVELOPMENT CORPORATION  
63615 EAST JACOBS ROAD  
BENTON CITY, WA 98320  
CONTACT: ALEX RIETMANN  
(509) 627-1618

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

**SURVEYOR:**  
AHL INC.  
5804 ROAD 90, STE H  
PASCO, WA 99301  
CONTACT: JOHN BECKER, PLS  
(509) 380-5883

**ZONING CLASSIFICATIONS:**  
URBAN GROWTH AREA RESIDENTIAL (UGAR)

**NOTES:**

- ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ABUTTING STREET RIGHT-OF-WAYS.
- SANITARY SEWER PUMP STATION WILL BE INSTALLED AS PART OF PHASE 1 IMPROVEMENTS.

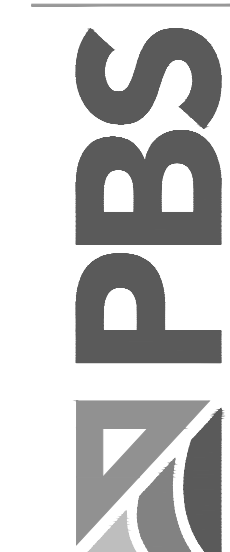
GOOSE RIDGE DEVPT CORP  
PARCEL #133983000001003

NOR-AM INVESTMENT LLC  
PARCEL #133983000001004

Filename: L:\Projects\6600066336-02\CAD\WorkingSheets\Frim-Plan\66336\_02\_Prelat\_C01.dwg Layout: Tab: 66336002\_PRELAT-C01 User: Doroteo Chavez Castillo CAD Plot Date/Time: 4/13/2023 11:13:16 AM

Full Size Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.

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



PRELIMINARY PLAT FOR:  
**GOOSE RIDGE PHASES 2-5**  
A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



DESIGNED:  
DCC  
CHECKED:  
JLM  
MARCH 2023  
66336.002  
SHEET ID

SHEET 1 OF 1



April 26, 2023

Mike Stevens  
Planning Manager  
City of Richland  
625 Swift Blvd  
Richland, WA 99354

RE: MACR Update for Goose Ridge Estates Phases 2-5 Preliminary Plat Amendment

Dear Mr. Stevens,

This letter serves as an update to the MACR Supplement to the Preliminary Plat Application for Goose Ridge Estates II dated August 17, 2021.

Monson Development is requesting an amendment to the plat conditions for Goose Ridge Estates II. As part of this request, Monson Development approached me as the Associate Master Plan Administrator to update the MACR for review.

I have reviewed the City of Richland's plat conditions and the original MACR. From the documents I received from Monson Development, it appears the applicant is only requesting additional phases for the project. As such, I support the proposal to add additional phases to the project.

I want to make sure that this proposal does not change or remove any of the recommendations/requirements from the original MACR or the minor plat amendment MACR letter dated February 8, 2022. Additionally, I don't support any request to change or remove any of the original plat conditions from the City of Richland with the exception of adding additional phases. If any requests to change the original MACR or the original City of Richland plat conditions are made, we reserve the right to review those changes and make a MACR determination.

Thank you,

Darrin Sweeney  
Badger Mountain South  
Associate Master Plan Administrator



**SUBDIVISION**

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

Guarantee/Certificate Number:



**472219497**

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

**GUARANTEES**

City of Richland, AHBL, Inc. and PBS Engineering and Enviromental Inc.

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

**LIABILITY EXCLUSIONS AND LIMITATIONS**

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Commonwealth Land Title Insurance Company**

By:

**Ticor Title Company  
8101 W Grandridge Blvd., Suite 110  
Kennewick, WA 99336**

Michael J. Nolan, President

Attest:

Countersigned By:

Dylan Strait  
Authorized Officer or Agent



Marjorie Nemzura, Secretary

ISSUING OFFICE:
Ticor Title Company 8101 W Grandridge Blvd., Suite 110 Kennewick, WA 99336 Main Phone: (509)579-7020

**SCHEDULE A**

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.10

Effective Date: April 10, 2023 at 12:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

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

Title to said real property is vested in:

Goose Ridge Development Corporation, a Washington Corporation

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1-3398-300-0001-003 (IOP), 1-3398-300-0001-005 (IOP), 1-3298-103-0002-000 (IOP) and  
1-3298-103-0003-000 (IOP)**

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Tract C, Goose Ridge Estates Phase 2, Phase 1, according to the plat thereof, recorded in Volume 15 of Plats, Page 756, under Auditor's File No. 2023-002216, records of Benton County, Washington.

**SCHEDULE B**

1. 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:

Tract C Goose Ridge Estates Phase 2  
Tax Account No.: 1-3398-300-0001-003 and 1-3398-300-0001-005 and 1-3298-103-0002-000 and 1-3298-103-0003-000

2. Reservations contained in deed:  
Grantor: Yakima Sheep Company  
Grantee: Yakima Mineral Lease Company  
Recording Number: [370110](#)

As follows: All oil and gas rights and all other mineral of every kind with development of said oil and gas or minerals. No existing structures shall be disturbed in the exercise of the right hereinabove mention, and if surface property is required it shall be paid for at a reasonable rate.

Affects: Said premises other property

Notice of Claim of Abandonment and Extinguishment of Mineral Interest and the terms and conditions thereof:  
Recorded: April 28, 2000  
Recording No.: [2000-010225](#)

Note: This commitment does not include the present ownership of or the encumbrances affecting said mineral estate

3. Exceptions and reservations contained in deed:  
From: Northern Pacific Railway Company  
Recording Number: [38668](#)

As follows: Excepting and reserving unto the party of the first part, its successors and assigns, forever, all minerals of any nature whatsoever upon or in said land, including coal, iron, natural gas and oil, and also the use of such surface ground as may be necessary exploring for and mining or otherwise extracting and carrying away the same. See record for area affected and particulars.

Affects: Said premises and other property

Note: This commitment does not include the present ownership of or the encumbrances affecting said mineral estate

4. Easement and the terms and conditions thereof:  
Grantee: Public Utility District No. 1 of Benton County, Washington, a municipal corporation  
Purpose: right of way for electric transmission and/or distribution line, together with necessary appurtenances  
Recorded: 11/16/1965  
Recording Number: [552619](#)  
Affects: Said premises and other property

5. Easement for electrical Distribution line as recorded under Auditor's File No. [749794](#). (See Survey No. 4497 for location).

**SCHEDULE B**  
(continued)

6. Right of way easement, including the terms, conditions and provisions thereof, for Electric Transmission and/or Distribution Line, together with necessary appurtenances, as granted by instrument;  
Recorded: March 15, 1978  
Recording No.: [752700](#)  
In favor of: Public Utility District No. 1 of Benton County, Washington, a municipal corporation  
Affects: Said premises and other property

Reference is hereby made to said document for full particulars.

7. Easement affecting a portion of said premises and for the purposes stated therein:  
In favor of: Public Utility District No. 1 of Benton County, Washington, a Municipal Corporation  
Purpose: Electric transmission and distribution line and appurtenances thereto  
Recorded: 03/07/1979  
Recording Number: [785687](#)
8. Memorandum of Agreement regarding Planned Development between Badger Mountain Partners and Premiere Partners III Limited Partnership recorded August 2, 1996 under recording no.: 96-19127. Said instrument is a re-recording of instrument recorded June 11, 1996 under recording no.: [96-14523](#)
9. Terms and Conditions of Reservations of Conservation Easement and Covenants against use by Grantor as contained in Deed recorded August 3, 1998 under recording no.: [1998-022529](#)  
  
Note: the above easement was amended under Auditor's File No. [2013-013436](#).
10. Terms and Conditions of Memorandum of Master Agreement Between City of Richland and Nor Am Investments LLC recorded March 10, 2011 under recording no.: [2011-7446](#).
11. Terms and Conditions of Boundary Resolution Agreement recorded April 24, 2013 under recording no.: [2013-13437](#) between Premiere Columbia Properties LLC, Nor Am Investment LLC and Badger Mountain South Development LLC.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Nor Am Investment, LLC, a Washington Limited Liability Company  
Purpose: Richland School District No. 400 Temporary road access easement  
Recording Date: May 30, 2014  
Recording No.: [2014-012672](#)
13. Agreement Between Nor Am Investment, LLC and Monson Development Washington, LLC Regarding 196 Acre Parcel  
  
Recording Date: October 1, 2014  
Recording No.: [2014-024715](#)



**SCHEDULE B**  
(continued)

14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey No. 2164:

Recording No: [96-12391](#)

15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey No. 2528:

Recording No: [1998-025706](#)

16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey No. 4497

:

Recording No: [2014-011777](#)

17. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: February 10, 2020

Recording No.: [2020-004770](#)

Said instrument replaces Auditor's File No. [2013-015617](#)

18. A mortgage to secure an indebtedness as shown below

Amount: \$40,000,000.00  
Dated: January 27, 2010  
Mortgagor: Monson Ranches Snake River Orchard, LLC  
Mortgagee: Northwest Farm Credit Services, FLCA  
Recording Date: February 11, 2010  
Recording No.: [2010-003861](#)  
Affects: Portion of said premises and other property

Said Mortgage modified by instrument recording Numbers:  
[2014-026601](#), [2017-028436](#), [2018-016479](#), [2018-030802](#), [2019-035269](#) and [2021-005634](#)

**SCHEDULE B**  
(continued)

Subordination Agreement recorded at [2021-005642](#), referencing the Trust Deed recorded at [2010-003861](#) and the Trust Deed recorded at [2013-011825](#).

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Monson Ranches Snake River Orchard, LLC; Monson Development Washington, LLC; Goose Ridge Vineyards, LLC; Goose Ridge Development Corporation AND Northwest Farm Credit Services, FLCA  
Recording Date: June 29, 2022  
Recording No.: [2022-021727](#)

Subordination Agreement recorded at [2022-021769](#), referencing the Trust Deed recorded at [2010-003861](#) and Modified [2022-021727](#) and the Trust Deed recorded at [2013-011825](#).

Subordination Agreement recorded at [2022-021770](#), referencing the Trust Deed recorded at 2010-003861 and Modified 2022-021727 and the Trust Deed recorded at 2022-018903.

19. A mortgage to secure an indebtedness as shown below

Dated: March 18, 2013  
Amount: Not disclosed  
Mortgagor: Monson Ranches Snake River Orchard, LLC  
Mortgagee: Northwest Farm Credit Services, PCA  
Recording Date: April 11, 2013  
Recording No.: [2013-011825](#)

Said mortgage modified by instrument recording numbers:  
[2014-026602](#), [2018-016480](#), [2018-037759](#), [2019-016489](#), [2019-024866](#), [2020-018678](#), [2021-031152](#),  
[2022-008054](#)

Affects: Portion of said premises and other property

Subordination Agreement recorded at [2021-005642](#), referencing the Trust Deed recorded at [2010-003861](#) and the Trust Deed recorded at [2013-011825](#).

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Monson Ranches Snake River Orchard, LLC; Monson Development Washington, LLC; Goose Ridge Vineyards, LLC AND Northwest Farm Credit Services, PCA  
Recording Date: March 8, 2022  
Recording No.: [2022-008054](#)

Subordination Agreement recorded at [2022-021769](#), referencing the Trust Deed recorded at 2010-003861 and Modified 2022-021727 and the Trust Deed recorded at 2013-011825.

Subordination Agreement recorded at [2022-021771](#), referencing the Trust Deed recorded at 2013-011825 and Modified 2022-021727 and the Trust Deed recorded at 2022-018903.

**SCHEDULE B**  
(continued)

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Monson Ranches Snake River Orchard, LLC; Monson Development Washington, LLC; Goose Ridge Vineyards, LLC; Goose Ridge Development Corporation AND Northwest Farm Credit Services, PCA  
Recording Date: September 12, 2022  
Recording No.: [2022-029711](#)

Subordination Agreement recorded at [2022-029723](#), referencing the Trust Deed recorded at 2013-011825 and Modified 2022-029711 and the Trust Deed recorded at 2022-018903.

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

Amount: \$14,918,079.00  
Dated: June 2, 2022  
Trustor/Grantor: Goose Ridge Development Corporation, a Washington Corporation  
Trustee: Cascade Title Company  
Beneficiary: Monson Development Washington, LLC, a Washington limited liability company  
Recording Date: June 6, 2022  
Recording No.: [2022-018903](#)  
Affects: Portion of said premises and other property

Subordination Agreement recorded at [2022-021770](#), referencing the Trust Deed recorded at 2010-003861 and Modified 2022-021727 and the Trust Deed recorded at 2022-018903.

Subordination Agreement recorded at [2022-021771](#), referencing the Trust Deed recorded at 2013-011825 and Modified 2022-021727 and the Trust Deed recorded at 2022-018903.

Subordination Agreement recorded at [2022-029723](#), referencing the Trust Deed recorded at 2013-011825 and Modified 2022-029711 and the Trust Deed recorded at 2022-018903.

21. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Goose Ridge Estates at Badger Mountain South Homeowners Association

22. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: September 17, 2020  
Recording No.: [2020-035562](#)

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 16, 2020  
Recording No.: [2020-040629](#)



**SCHEDULE B**  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 30, 2021  
Recording No.: [2021-020603](#)

23. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Goose Ridge Estates Phase 1:

Recording No: [2020-035566](#)

24. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 Goose Ridge Estates Phase 2:

Recording No: [2021-019055](#)

25. Reservations and Exceptions contained in Patent from the United States of America recorded February 7, 1957 under recording no.: [367981](#).

26. Terms and Conditions of Memorandum of Master Agreement Between City of Richland and Nor Am Investments LLC recorded March 10, 2011 under recording no.: [2011-7444](#).

27. Easement as delineated on the face of Record Survey No. 2164, recorded under Auditor's File No. [96-12391](#), records of Benton County, Washington:  
Purpose: B.M.I.D. Irrigation Line  
Area Affected: As shown on record survey

28. Ordinance No. 41-10 by the City of Richland recorded January 5, 2011 under recording no.: [2011-000610](#).

29. Reservations contained in deed recorded March 21, 1963 under recording no.: [498993](#)  
Grantor: Yakima Sheep Company  
Grantee: R.J. Hilton, widower  
As follows: All oil and gas rights and all other minerals of every kind, with development of said oil and gas and/or minerals. No existing structures shall be disturbed in the exercise of the right hereinabove mentioned, and if surface property is required it shall be paid for at a reasonable rate. See record for area affected and particulars.

30. Utility Easement granted to the City of Richland recorded July 18, 2014 under recording no.: [2014-17385](#).

31. Access and Construction Agreement between Sikh Society of Tri-Cities, a Washington Non-Profit Corporation; and Monson Development Washington LLC, a Washington limited liability company recorded February 18, 2020 under Auditor's File No. [2020-5553](#).

**SCHEDULE B**

(continued)

32. 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 Goose Ridge Estates 2, Phase 1:

Recording No: [2023-002216](#)

33. 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: 2023  
Tax Account No.: 1-3398-300-0001-003  
Levy Code: R3  
Assessed Value-Land: \$2,453,190.00  
Assessed Value-Improvements: \$1,349,840.00

General and Special Taxes:

Billed: \$37,637.94  
Paid: \$37,637.94  
Unpaid: \$0.00

34. 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: 2023  
Tax Account No.: 1-3398-300-0001-005  
Levy Code: R3  
Assessed Value-Land: \$169,780.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$1,692.77  
Paid: \$1,692.77  
Unpaid: \$0.00

35. 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: 2023  
Tax Account No.: 1-3298-103-0002-000  
Levy Code: R3  
Assessed Value-Land: \$1,000.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$26.88  
Paid: \$26.88  
Unpaid: \$0.00

**SCHEDULE B**  
(continued)

36. 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: 2023  
Tax Account No.: 1-3298-103-0003-000  
Levy Code: R3  
Assessed Value-Land: \$1,000.00  
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$26.99  
Paid: \$26.99  
Unpaid: \$0.00

37. Assessment levied by Badger Mountain Irrigation District for the year 2023 in the sum of \$36,692.10, which shall become delinquent if unpaid after April 30, 2023. Please contact (509)628-0777 for further information.

NOTE: Paid on account parcel number [1-3398-300-0001-003](#)

38. Assessment levied by Badger Mountain Irrigation District for the year 2023 in the sum of \$5,122.30, which shall become delinquent if unpaid after April 30, 2023. Please contact (509)628-0777 for further information.

NOTE: Paid on account parcel number [1-3398-300-0001-005](#)

39. Assessment levied by Badger Mountain Irrigation District for the year 2023 in the sum of \$294.60, which shall become delinquent if unpaid after April 30, 2023. Please contact (509)628-0777 for further information.

NOTE: Paid on account parcel number [1-3298-103-0002-000](#)

40. Assessment levied by Badger Mountain Irrigation District for the year 2023 in the sum of \$352.10, which shall become delinquent if unpaid after April 30, 2023. Please contact (509)628-0777 for further information.

NOTE: Paid on account parcel number [1-3298-103-0003-000](#)

**END OF SCHEDULE B**