



Exhibit 2

Received By:

CITY OF OTHELLO

BUILDING & PLANNING DEPARTMENT
500 E MAIN STREET, OTHELLO, WA99344
Planning Dept. 509.488.3302 City Hall 509.488.5686
WWW.OTHELLOWA.GOV

RECEIVED BY

DEC 03 2020

OTHELLO BUILDING & PLANNING

LAND USE APPLICATION

SECTION 1: Property Location

Property Address: TBD - Mt. Baker St. Parcel #: 1529030682658 & 2659
Legal Description (Lot#/Block#/Plat): Part of farm units 87 & 88, Irrigation Block 45, Columbia Basin Project
Property Existing Zoning: R-1 R-2 R-3 R-4 R-M S-1 C-1 C-B C-2 C-3 I-1 I-2

SECTION 2: Property Owner (holds more than 50% ownership)

Name: Sand Hill Estates LLC
Mailing Address: P.O. Box 464
City/State/Zip: Othello, WA 99344
Phone Number: (509) 760-8137
Fax Number: _____
Email: _____
Signature: _____
Date: _____

Section 3: Authorized Representative (to whom all official correspondence will be sent)

Name: Scott McArthur
Company: h2 Surveying
Mailing Address: 7600 N. Mineral Dr. Suite 900
City/State/Zip: Coeur d'Alene, ID 83815
Phone Number: (208) 772-6600
Fax Number: _____
Email: smcarthur@h2survey.com

SECTION 4: Applicant

Name: Angel Garza
Mailing Address: P.O. Box 464
City/State/Zip: Othello, WA 99344

Phone Number: (509) 760-8137
Fax Number: _____
Email: _____

I (print) _____ herby affirm and certify, under penalty of perjury, that I am, or represent, the legal owner (s) of the property described on this application and that these statements are in all respects true and correct to the best of my knowledge.

Angel Garza
Signature

12-2-20
Date

SECTION 5: Summary of Request

SECTION 5: Application Fees *OTHER FEES INCURED WILL BE INVOICED TO THE APPLICANT/DEVELOPER AND MUST BE PAID BEFORE PROJECT IS APPROVED*

- | | | |
|---|--|---|
| <input type="checkbox"/> Annexation.....\$200 | <input type="checkbox"/> Lot Line Adjustment.....\$0 | <input type="checkbox"/> Subdivision of 4 or Less Lots.....\$500 |
| <input type="checkbox"/> Building on Unplatted Land \$0 | <input type="checkbox"/> Rezone or Text Change.....\$0 | <input checked="" type="checkbox"/> Subdivision (16.17.030.a.9).....\$500 (+\$50 per lot) |
| <input type="checkbox"/> Insufficiently Platted Land..\$0 | <input checked="" type="checkbox"/> SEPA Checklist (13.04.030.C.3) \$200 | <input type="checkbox"/> Zoning Variance.....\$1000 |
| <input checked="" type="checkbox"/> Land Use Sign... <u>2</u>\$20 | <input type="checkbox"/> Reimbursement Agreement...\$1,500 | <input type="checkbox"/> Other _____ \$ |

Exhibit 2

~~*Corrected~~ 12/04/2020 *amr*

Receipt: 140817
Acct #: 7900 COPY
City Of Othello
500 E. Main Street
Othello, WA 99344

Palos Verdes LLC
PO Box 484
Othello, WA 99344

Treasurer's Receipts
Memo FOR: Land Use Application Fee \$3,70
0.00, Land Use Sign: \$40.00

Land Use Sign	40.00
Planning & Zoning Fees	3,700.00
Non Taxed Amt:	3,740.00
Total:	3,740.00
Chk: 11477	3,740.00
Ttl Tendered:	3,740.00
Change:	0.00

Issued By: Selina Flores
12/07/2020 16:01:53

SAND HILL ESTATES #3 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED

AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, FROM WHICH THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34, BEARS NORTH 88°33'42" EAST, A DISTANCE OF 2641.61 FEET, AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN VOLUME 5 OF SURVEYS, PAGE 1215;

THENCE NORTH 00°51'55" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 454.02 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°51'55" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 288.01 FEET;

THENCE LEAVING THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, NORTH 88°33'42" EAST, A DISTANCE OF 2642.73 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34;

THENCE SOUTH 00°46'44" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 288.02 FEET;

THENCE LEAVING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, SOUTH 88°33'42" WEST ALONG THE NORTH LINE OF SAND HILL ESTATES #2 MAJOR SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 254, RECORDS OF ADAMS COUNTY, WASHINGTON, A DISTANCE OF 2642.29 FEET TO THE POINT OF BEGINNING;

CONTAINING 761,043.38 SQUARE FEET OR 17.471 ACRES, MORE OR LESS.

SUBJECT TO:

EXISTING RIGHTS-OF-WAY AND EASEMENTS OF RECORD AND OR APPEARING ON SAID ABOVE DESCRIBED PARCEL.

DEDICATING 40.00 FEET FOR THE EAST SIDE OF 7TH AVENUE, AS SHOWN HEREON.

DEDICATING 38.00 FEET FOR THE WEST SIDE OF 14TH AVENUE, AS SHOWN HEREON. SECTION DETERMINED BY THE CITY OF OTHELLO ON SAND HILL ESTATES #1.

DEDICATING 60.00 FEET FOR 9TH AVENUE, 11TH AVENUE, 13TH AVENUE, AND MT. BAKER STREET, AS SHOWN HEREON.

DEDICATION

THE OWNER OF THE LAND DESCRIBED HEREIN IN FEE SIMPLE IS THE OWNER DECLARES THIS PLAT AND DEDICATES TO THE PUBLIC FOREVER, ALL STREETS, ROADS, ALLEYS, EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN THEREON FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USES SHOWN ON THIS PLAT.

DATED _____

ANGEL GARZA (PRESIDENT)

OWNER INFORMATION

ANGEL AND YOLANDA GARZA
P.O. BOX 464
OTHELLO, WASHINGTON 99344

SURVEYOR'S NOTES

- PROPOSED LOTS WILL BE SERVED BY THE CITY OF OTHELLO SEWER AND WATER.
- PRELIMINARY SURVEY FOR THIS PLAT PERFORMED ON AUGUST 14TH, 2020.
- THIS PROJECT IS ON THE USBR AND CITY OF OTHELLO VERTICAL DATUM.
- THE HORIZONTAL DATUM FOR THIS PROJECT IS WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- ALL LOT LINES ADJACENT TO EXISTING OR PROPOSED PUBLIC RIGHTS-OF-WAY HAVE A 10.0' UTILITY EASEMENT.
- SEE LINE AND CURVE TABLES ON SHEET 7 OF 7.

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)SS.
COUNTY OF ADAMS)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

NOTARY PUBLIC

NAME _____

NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

CITY ENGINEER CERTIFICATION

EXAMINED AND APPROVED BY THE OTHELLO PUBLIC WORKS DEPARTMENT ON _____, 20____.

CITY ENGINEER

CITY COUNCIL CERTIFICATION

EXAMINED AND APPROVED BY THE OTHELLO CITY COUNCIL ON _____, 20____.

CITY ADMINISTRATOR

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT ALL TAXES AND ASSESSMENTS WHICH ARE NOW DUE AND PAYABLE ACCORDING TO THE RECORDS OF ADAMS COUNTY HAVE BEEN FULLY PAID.

ADAMS COUNTY TREASURER

DATE _____

AUDITORS CERTIFICATION

FILED FOR RECORD AT THE REQUEST OF SAND HILL ESTATES, LLC THIS _____ DAY OF _____, 20____ AT _____ M., AND RECORDED IN VOLUME _____ OF PLATS, AT PAGE _____ RECORDS OF ADAMS COUNTY, WASHINGTON.

ADAMS COUNTY AUDITOR

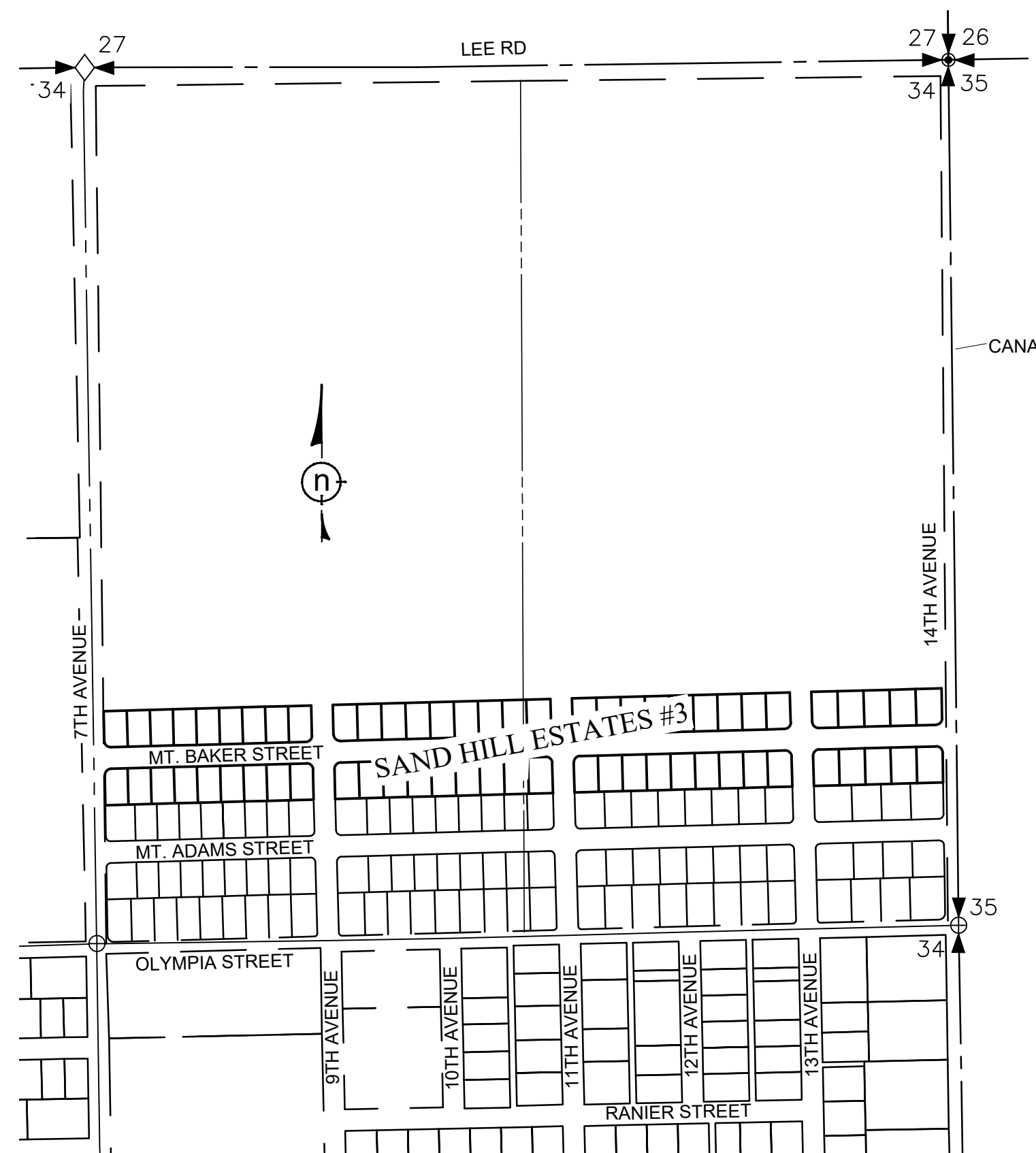
BY DEPUTY AUDITOR

SURVEYOR'S CERTIFICATION AND DECLARATION

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED.

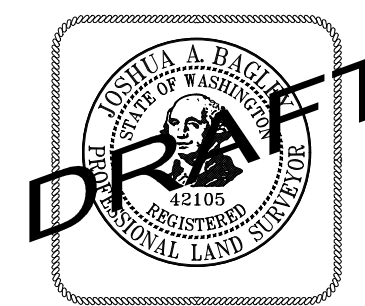
I HEREBY DECLARE THAT THE PLAT OF SAND HILL ESTATES #3 MAJOR PLAT IS BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, W.M., THAT THE DISTANCES AND COURSES AND ANGLES ARE SHOWN THEREON CORRECTLY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF; AND THAT PROPER MONUMENTS HAVE BEEN SET AND LOT CORNERS ARE STAKED ON THE GROUND.

NAME OF SURVEYOR: JOSHUA A. BAGLEY



VICINITY MAP

1:400



CERTIFICATE NUMBER: 42105



7600 N. MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, ID 83815
PHONE: (208) 772-6600 • FAX: (208) 772-6619
WWW.H2SURVEY.COM

PROJECT NUMBER: 2020-185
DATE: DECEMBER, 2020

SAND HILL ESTATES #3 MAJOR PLAT

EQUIPMENT & PROCEDURES

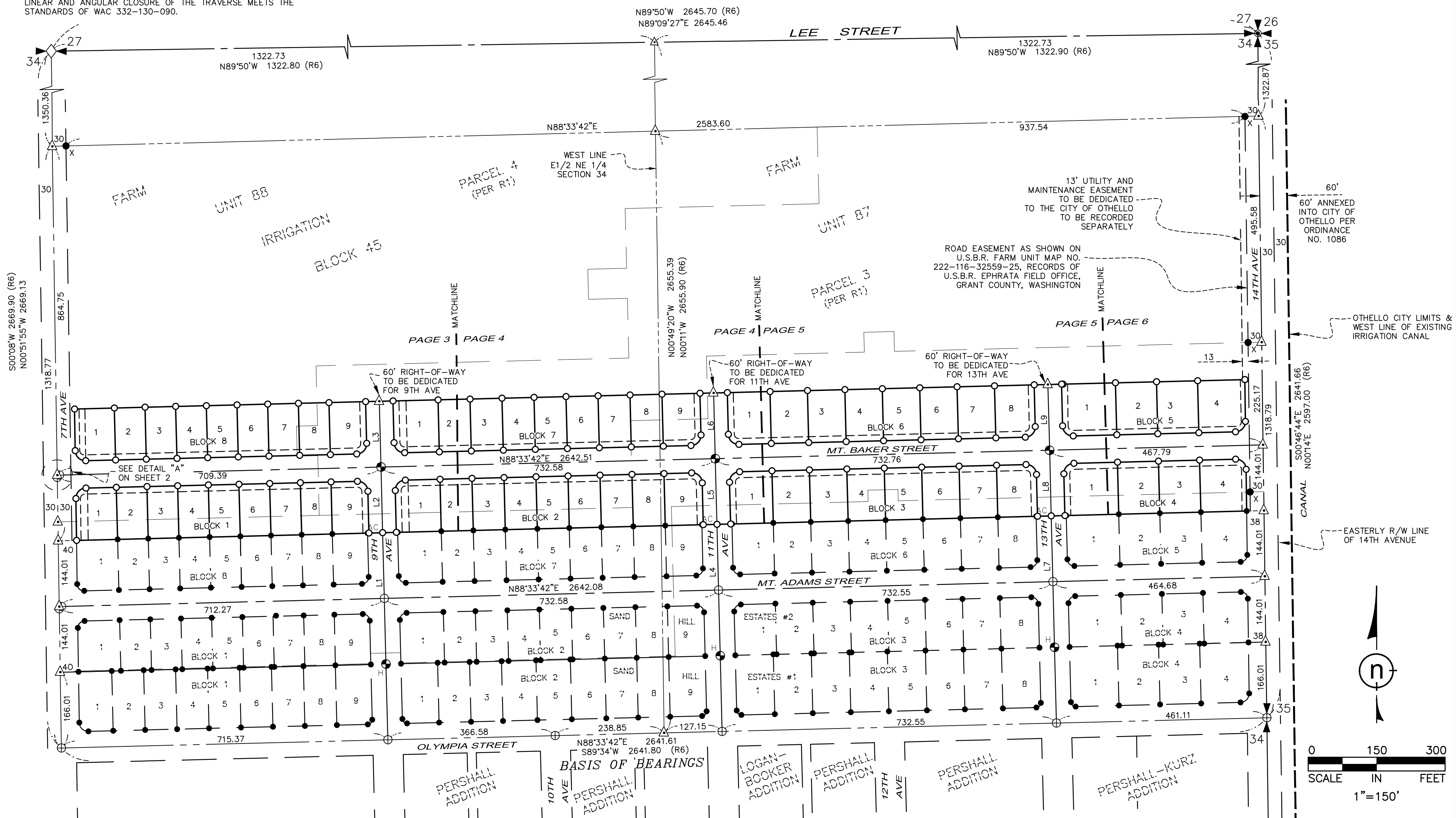
THIS SURVEY WAS ACCOMPLISHED BY A COMBINATION OF A FIELD TRAVERSE UTILIZING A TOPCON TOTAL STATION WITH A STANDARD DEVIATION OF 1.0 SECONDS FOR A HORIZONTAL ANGLE MEASUREMENT AND A STANDARD DEVIATION OF 2MM+2PPM FOR A DISTANCE MEASUREMENT AND GLOBAL POSITIONING SYSTEM SURVEY PROCEDURES.

LINEAR AND ANGULAR CLOSURE OF THE TRAVERSE MEETS THE STANDARDS OF WAC 332-130-090.

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BASIS OF BEARINGS

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BEARS N88°33'42"E AS SHOWN ON THE PLAT OF SAND HILL ESTATES #1 MAJOR PLAT (R8), RECORDED IN VOLUME 3 OF PLATS, PAGE 243, RECORDS OF ADAMS COUNTY, WASHINGTON.



RECORD INFORMATION

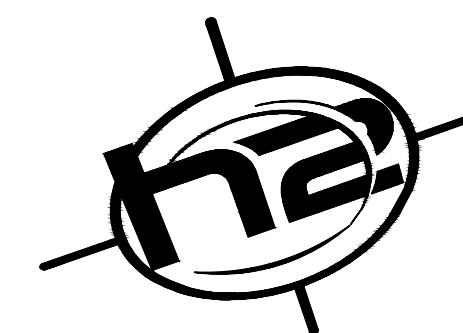
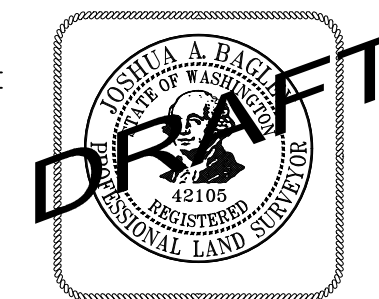
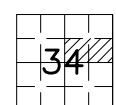
- R1 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 1215, RECORDS OF ADAMS COUNTY, WASHINGTON
- R2 = PLAT OF PERSHALL ADDITION, A.F.N. 141203, RECORDS OF ADAMS COUNTY, WASHINGTON
- R3 = PLAT OF PERSHALL-KURZ ADDITION, A.F.N. 94901, RECORDS OF ADAMS COUNTY, WASHINGTON
- R4 = RECORD OF SURVEY, VOLUME "S" OF SURVEYS, PAGE 365, RECORDS OF ADAMS COUNTY, WASHINGTON
- R5 = MIGRANT PRE-SCHOOL SHORT PLAT, VOLUME 1, PAGE 344, A.F.N. 295297, RECORDS OF ADAMS COUNTY, WASHINGTON.
- R6 = FINAL FARM UNIT PLAT OF IRRIGATION BLOCK 45, DATED 9/25/1962.
- R7 = OTHELLO MUNICIPAL CODE 16.29.120
- R8 = PLAT OF SAND HILL ESTATES #1 MAJOR PLAT, VOLUME 3, PAGE 243, A.F.N. 318253, RECORDS OF ADAMS COUNTY, WASHINGTON.
- R9 = PLAT OF SAND HILL ESTATES #2 MAJOR PLAT, VOLUME 3, PAGE 254-257, A.F.N. 325254, RECORDS OF ADAMS COUNTY, WASHINGTON.

LEGEND

- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"x30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- AC ○ = SET 5/8"x30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
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SECTION INDEX



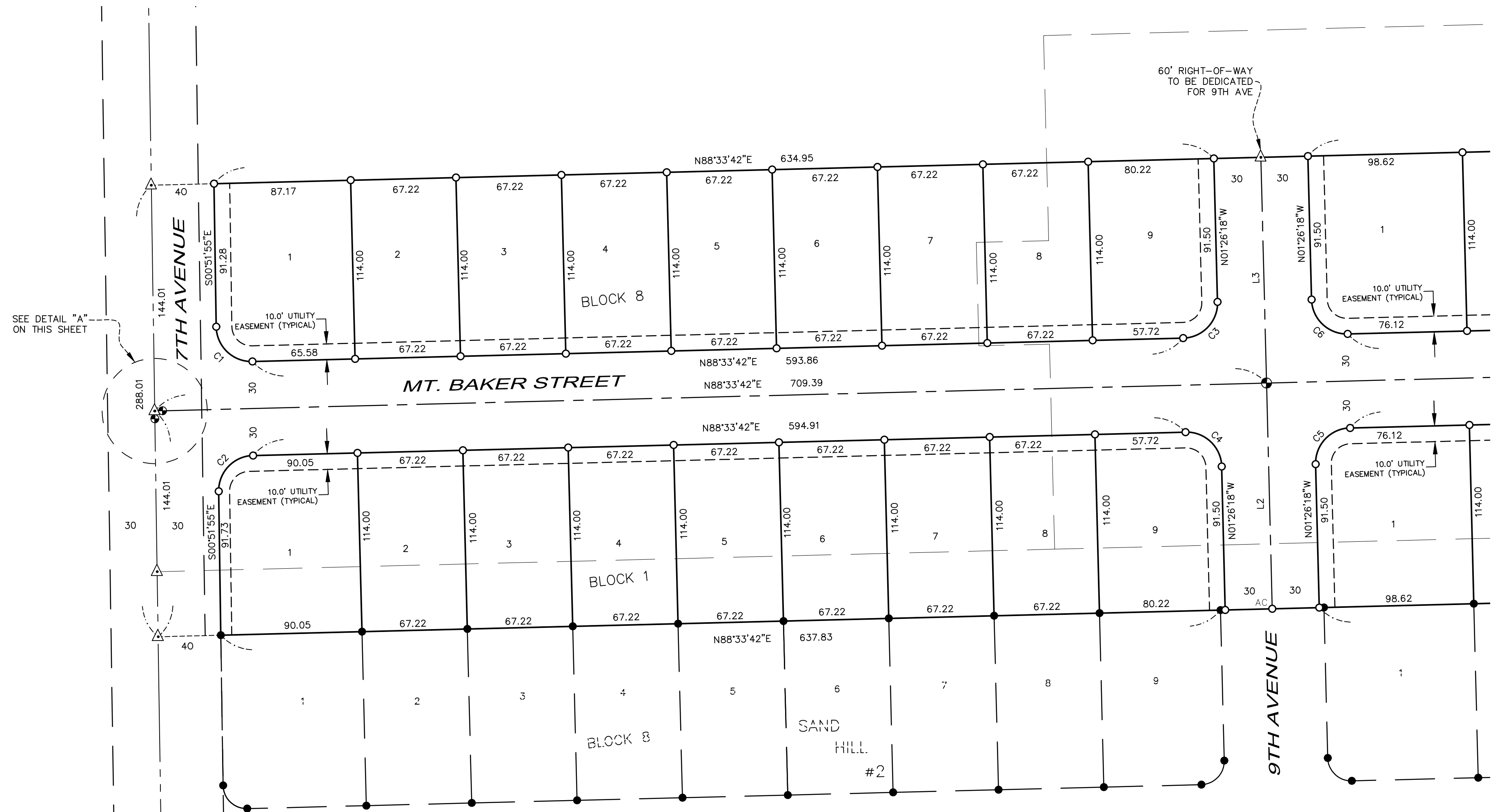
7600 N. MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, ID 83815
 PHONE: (208) 772-6600 • FAX: (208) 772-6619
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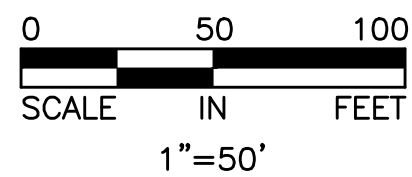
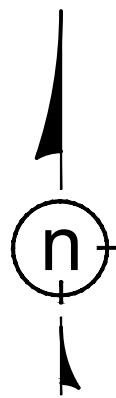
SHEET 2 OF 7

SAND HILL ESTATES #3 MAJOR PLAT

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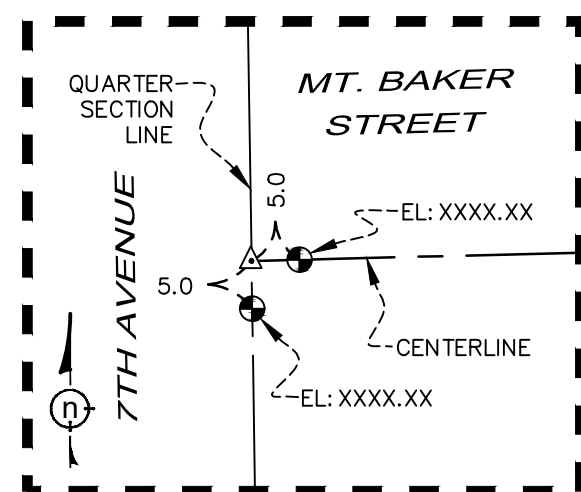
SEE DETAIL "A" ON THIS SHEET



SECTION INDEX

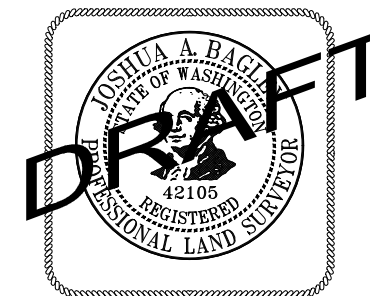
DETAIL "A"

SCALE = 1:20



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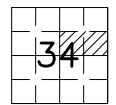
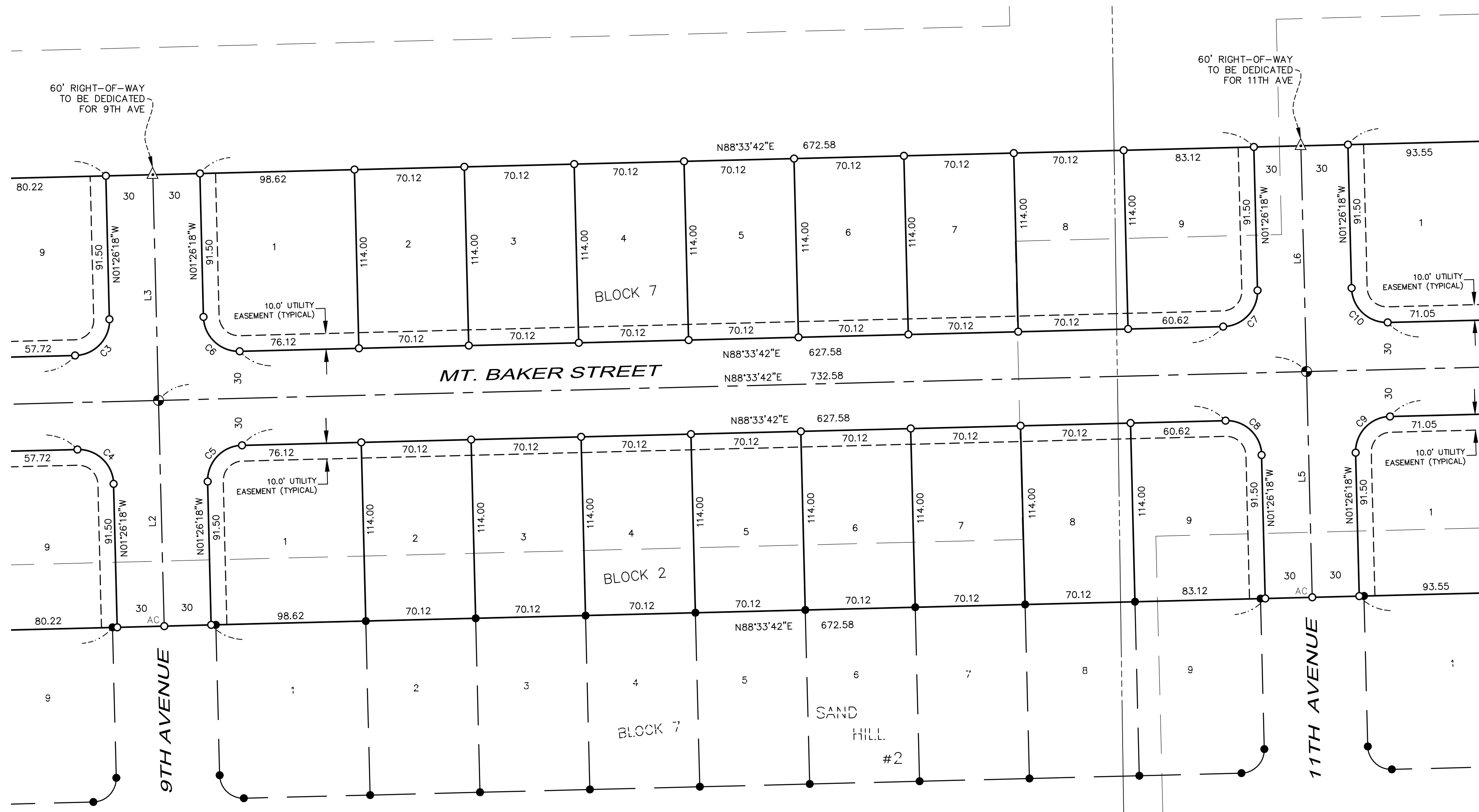
7600 N. MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, ID 83815
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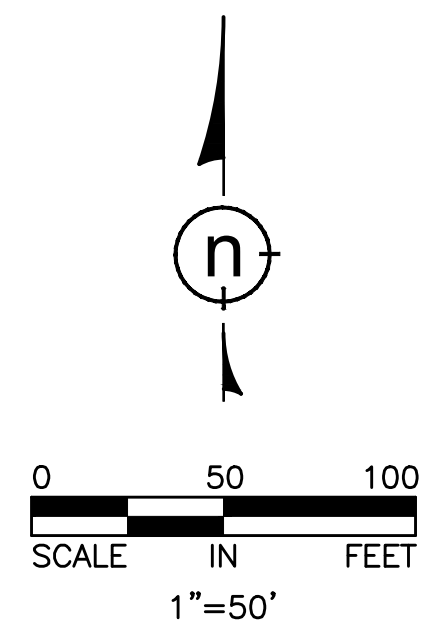
SHEET 3 OF 7

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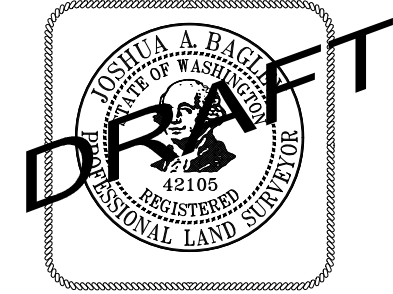


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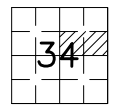
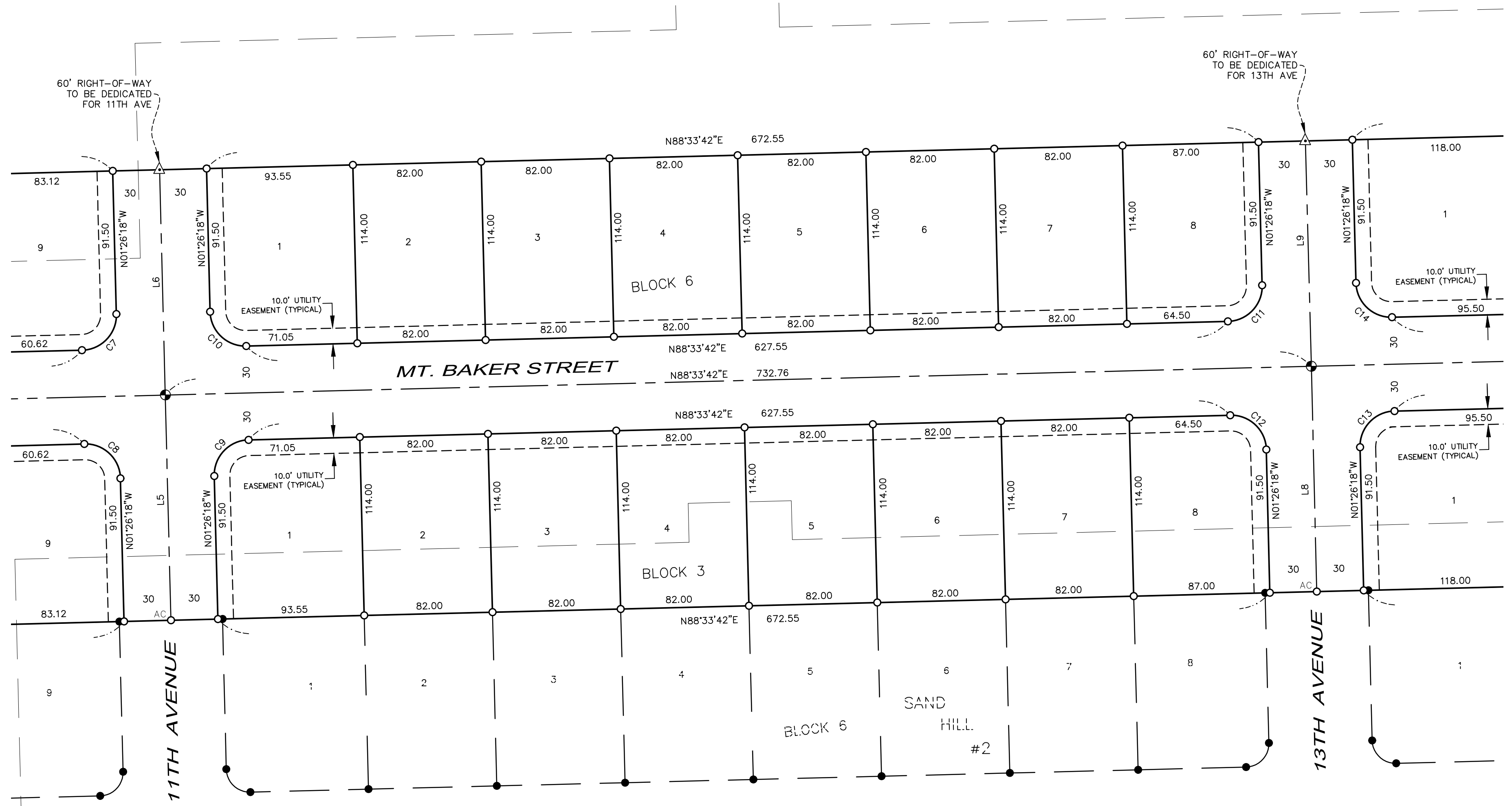
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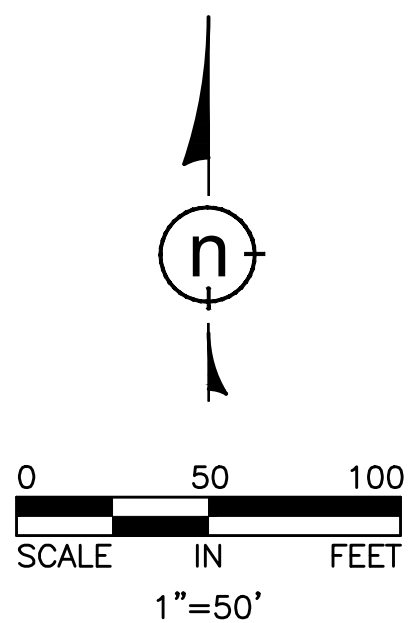
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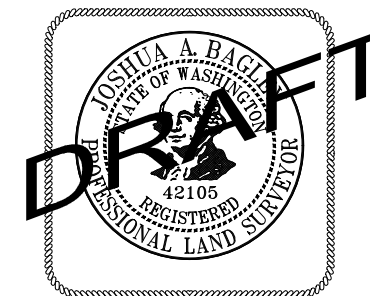


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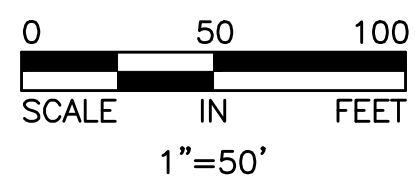
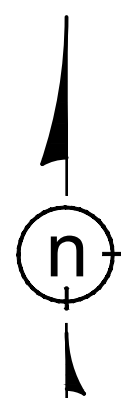
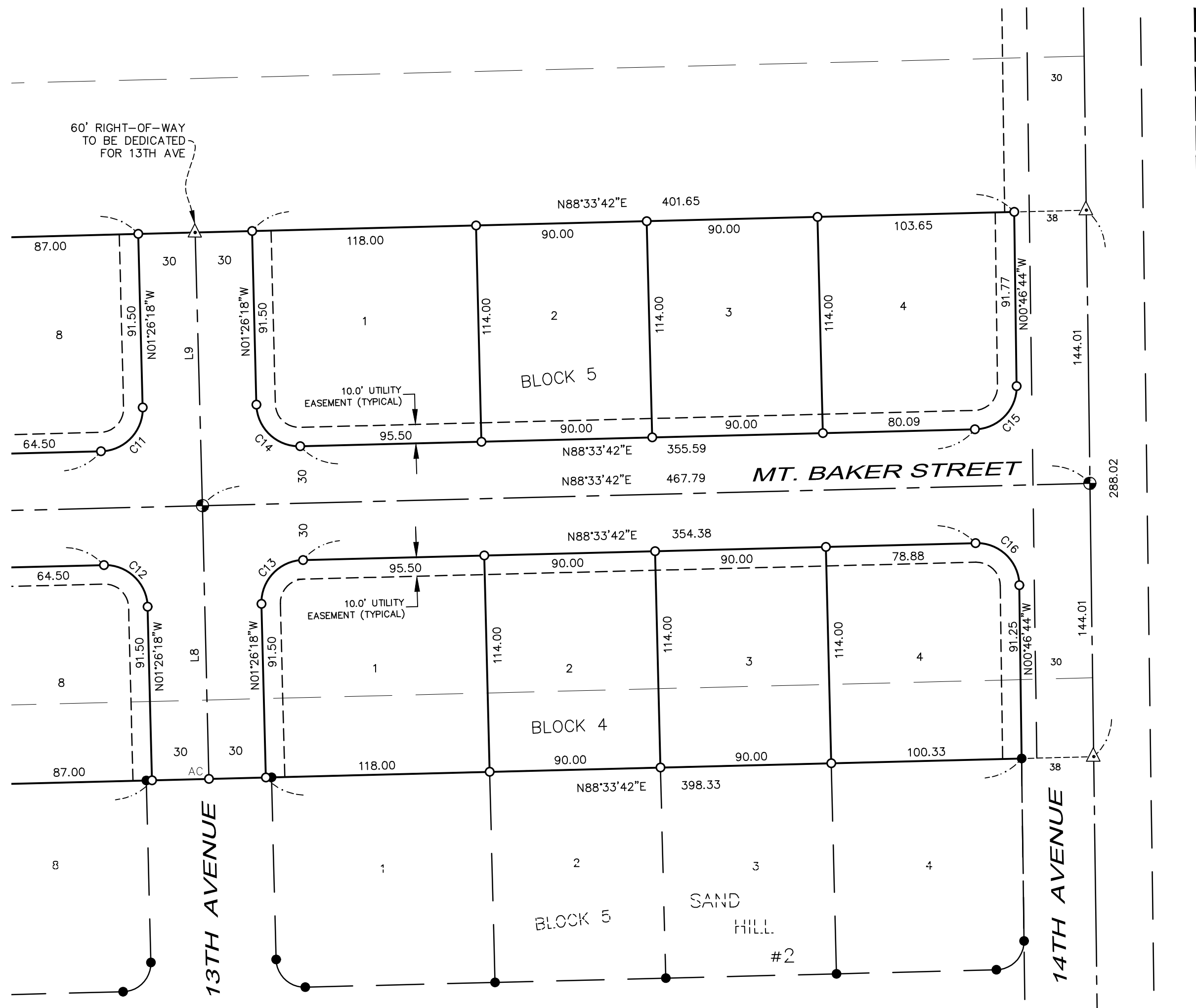
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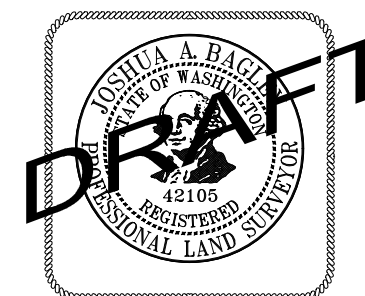
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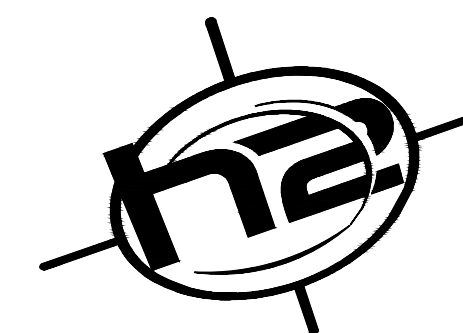
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- △ = CALCULATED POINT (NOTHING FOUND OR SET)
- = SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- AC ○ = SET 5/8"X30" REBAR WITH 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- = SET 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- ⊕ = FOUND 3" BRASS CAP IN MONUMENT CASE MARKED "H2 PLS 42105"
- X ● = FOUND 5/8" REBAR & CAP MARKED "PLS 46321"
- = FOUND 5/8" REBAR & CAP MARKED "H2 PLS 42105"
- ◇ = FOUND 3" BRASS CAP IN MONUMENT CASE
- ⊙ = FOUND 2" ALUMINUM CAP MARKED "H2 PLS 42105"
- ⊕ = WITNESS CORNER SET 5/8"X30" REBAR WITH PLASTIC CAP MARKED "H2 PLS 42105"
- ⊙ = FOUND 3 1/4" ALUMINUM CAP IN MONUMENT CASE
- = PROPOSED LOT LINES
- - - = EASEMENT LINE
- · - · - = CENTER LINE
- · - - - = ADJOINER LINE
- · - - - = SECTION LINE
- · - - - = 1/4 SECTION LINE
- · - - - = 1/16 SECTION LINE
- - - - - = CITY LIMITS



DRAFT



7600 N. MINERAL DRIVE, SUITE 900 • COEUR D'ALENE, ID 83815
 PHONE: (208) 772-6600 • FAX: (208) 772-6619
 WWW.H2SURVEY.COM

PROJECT NUMBER: 2020-185
 DATE: DECEMBER, 2020

SHEET 6 OF 7

SAND HILL ESTATES #3 MAJOR PLAT

A PARCEL OF LAND LOCATED IN A PORTION OF FARM UNITS 87 AND 88, IRRIGATION BLOCK 45, COLUMBIA BASIN PROJECT, LYING IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 16 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, ADAMS COUNTY, WASHINGTON

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION

BUREAU OF RECLAMATION CONCURRENCE FOR THIS PLAT IS LIMITED TO THE EXTENT OF THE PLAT'S COMPLIANCE WITH THE REQUIREMENTS OF RCW 58.17.310

DRAIN CONSTRUCTION:
 RISING GROUND WATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION FUNDS ARE NOT AVAILABLE FOR DRAINING OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURAL USE, UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMICAL FEASIBILITY REQUIREMENTS.

THIS LAND IS INCLUDED WITHIN THE EAST COLUMBIA BASIN IRRIGATION DISTRICT AND IS SUBJECT TO THE LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN THIS PLAT IS SERVED BY CITY STREETS, IRRIGABLE LAND WITHIN THE ROAD RIGHT OF WAY OR ISOLATED BY SAID DEDICATION WILL NOT BECOME A CHARGE ASSESSABLE TO CITY OF OTHELLO AND PAYABLE TO THE EAST COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT.

 EAST COLUMBIA BASIN IRRIGATION DISTRICT DATE

 BUREAU OF RECLAMATION DATE

IRRIGATION APPROVAL

WATER SUPPLY:
 CONCURRENCE BY THE BUREAU OF RECLAMATION FOR THIS PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY, NOR DOES IT BIND THE UNITED STATES TO ISSUE A PERMANENT RIGHT FOR A FEDERAL WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THIS LAND IS ASSURED ONLY UPON FULL COMPLIANCE WITH COROLLARY FEDERAL AND STATE LEGISLATION.

 BUREAU OF RECLAMATION DATE

USBR NOTES

LANDOWNERS WITHIN THE COLUMBIA BASIN PROJECT AREA SHOULD BE AWARE OF EXISTING RECLAMATION AND IRRIGATION DISTRICTS RIGHTS TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN PROJECT FACILITIES AS NECESSARY, ANY WORK THAT WILL INVOLVE THESE FACILITIES OR THE EXISTING RIGHTS OF WAY MUST BE REVIEWED AND APPROVED BY RECLAMATION AND THE AFFECTED DISTRICT PRIOR TO PROCEEDING, STRUCTURES INCLUDING, BUT NOT LIMITED TO, TEMPORARY IMPROVEMENTS SUCH AS PAVING, FENCING, AND LANDSCAPING ARE PROHIBITED FROM ENCROACHING UPON EXISTING RIGHT OF WAY CORRIDORS WITHOUT PRIOR APPROVAL BY RECLAMATION AND THE DISTRICT.

UNDERGROUND IRRIGATION AND DRAINAGE FACILITIES:

BUILDINGS AND OTHER PERMANENT STRUCTURES ARE NOT TO BE ERECTED ABOVE UNDERGROUND COLUMBIA BASIN PROJECT IRRIGATION AND DRAINAGE FACILITIES, ANY ENCROACHMENTS ONTO CBP RIGHTS OF WAY INCLUDING BUT NOT LIMITED TO, TEMPORARY IMPROVEMENTS SUCH AS PAVING, FENCING, AND LANDSCAPING REQUIRE A DISTRICT PERMIT.

IRRIGATION EASEMENT NOTE

THE USBR IRRIGATION FACILITY EASEMENTS (CANALS, DRAINS, ETC.), SHOWN ON THE REFERENCED FARM UNIT PLAT MAPS WERE POSITIONED ON THE MAJOR PLAT USING BEST FIT PROPORTIONING AND BALANCING METHODS BY RELATING MEASURED SECTION LINES AND FARM UNIT LINES TO THE RECORD USBR SECTION LINES AND FARM UNIT LINES.

THESE EASEMENT LOCATIONS MAY NOT EXACTLY FIT THE ACTUAL POSITIONS OF THE IRRIGATION FACILITIES ON THE GROUND. IT IS THE RESPONSIBILITY OF THE OWNER/PURCHASERS OF LOTS IN THE MAJOR PLAT TO COORDINATE WITH THE UNITED STATES BUREAU OF RECLAMATION AND/OR THE IRRIGATION DISTRICT TO DETERMINE THE EXACT LOCATION OF THE IRRIGATION FACILITIES ON THE GROUND PRIOR TO ANY CONSTRUCTION ACTIVITIES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°26'18" E	144.00
L2	S 01°26'18" E	144.00
L3	S 01°26'18" E	144.00
L4	S 01°26'18" E	144.00
L5	S 01°26'18" E	144.00
L6	S 01°26'18" E	144.00
L7	S 01°26'18" E	144.00
L8	S 01°21'24" E	143.96
L9	S 01°31'12" E	144.04

CURVE TABLE

CURVE	ARC DISTANCE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	35.57	22.50	90°34'23"	S 46°09'07" E	31.98
C2	35.12	22.50	89°25'37"	N 43°50'54" E	31.66
C3	35.34	22.50	90°00'00"	N 43°33'42" E	31.82
C4	35.34	22.50	90°00'00"	S 46°26'18" E	31.82
C5	35.34	22.50	90°00'00"	N 43°33'42" E	31.82
C6	35.34	22.50	90°00'00"	S 46°26'18" E	31.82
C7	35.34	22.50	90°00'00"	N 43°33'42" E	31.82
C8	35.34	22.50	90°00'00"	S 46°26'18" E	31.82
C9	35.34	22.50	90°00'00"	N 43°33'42" E	31.82
C10	35.34	22.50	90°00'00"	S 46°26'18" E	31.82
C11	35.34	22.50	90°00'00"	N 43°33'42" E	31.82
C12	35.34	22.50	90°00'00"	S 46°26'18" E	31.82
C13	35.34	22.50	90°00'00"	N 43°33'42" E	31.82
C14	35.34	22.50	90°00'00"	S 46°26'18" E	31.82
C15	35.08	22.50	89°20'26"	N 43°53'29" E	31.64
C16	35.60	22.50	90°39'34"	S 46°06'31" E	32.00

LOT AREA TABLE

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	1	10,094.53	0.232
2		7,663.33	0.176
3		7,663.33	0.176
4		7,663.33	0.176
5		7,663.33	0.176
6		7,663.33	0.176
7		7,663.33	0.176
8		7,663.33	0.176
9		9,036.69	0.207

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	2	11,134.04	0.256
2		7,993.68	0.184
3		7,993.68	0.184
4		7,993.68	0.184
5		7,993.68	0.184
6		7,993.68	0.184
7		7,993.68	0.184
8		7,993.68	0.184
9		9,367.04	0.215

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	3	10,556.06	0.242
2		9,348.00	0.215
3		9,348.00	0.215
4		9,348.00	0.215
5		9,348.00	0.215
6		9,348.00	0.215
7		9,348.00	0.215
8		9,809.36	0.225

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	4	13,343.36	0.306
2		10,260.00	0.236
3		10,260.00	0.236
4		11,401.17	0.262

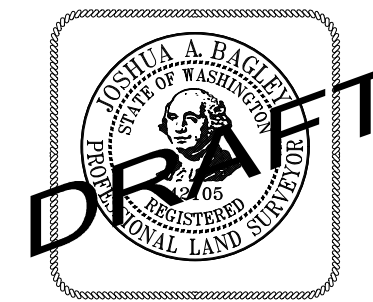
LOT AREA TABLE

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	5	13,343.36	0.306
2		10,260.00	0.236
3		10,260.00	0.236
4		11,635.31	0.267

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	6	10,556.06	0.242
2		9,348.00	0.215
3		9,348.00	0.215
4		9,348.00	0.215
5		9,348.00	0.215
6		9,348.00	0.215
7		9,348.00	0.215
8		9,809.36	0.225

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	7	11,134.04	0.256
2		7,993.68	0.184
3		7,993.68	0.184
4		7,993.68	0.184
5		7,993.68	0.184
6		7,993.68	0.184
7		7,993.68	0.184
8		7,993.68	0.184
9		9,367.04	0.215

LOT	BLOCK	AREA (SQ. FT.)	AREA (AC.)
1	8	9,891.03	0.227
2		7,663.33	0.176
3		7,663.33	0.176
4		7,663.33	0.176
5		7,663.33	0.176
6		7,663.33	0.176
7		7,663.33	0.176
8		7,663.33	0.176
9		9,036.69	0.207



SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

62241800418-Update 3

CHICAGO TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

Palos Verdes LLC, a Washington limited liability company

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.

Chicago Title Company of Washington
6416 W. Okanogan Avenue
Kennewick, WA 99336

Countersigned By:

[Handwritten signature]

Authorized Officer or Agent



Chicago Title Insurance Company

By:

[Handwritten signature]

President

Attest:

[Handwritten signature]

Secretary

Exhibit 2

CHICAGO TITLE INSURANCE COMPANY

GUARANTEE/CERTIFICATE NO.
62241800418-Update 3

ISSUING OFFICE:

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)783-7833
Email: Christopher.Hull@ctt.com

SCHEDULE A

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

Effective Date: December 15, 2020 at 08:00 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:

Palos Verdes LLC, a Washington limited liability company

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

END OF SCHEDULE A

Exhibit 2

EXHIBIT "A" Legal Description

Parcel 1:

Those portions of Farm Units 87 and 88, Irrigation Block 45, Columbia Basin Project, according to the plat thereof, lying in the Northeast quarter of Section 34, Township 16 North, Range 29 East W.M., Adams County, Washington, more particularly, described as follows:

Beginning at the East quarter corner of said Section 34, being the Southeast corner of said Farm Unit 87, marked by a U.S.B.R. Brass Cap in case, from which, center quarter corner of said Section 34, marked by a 2 inch brass cap in case stamped "LS 28239", bears South 88°33'42" West, 2641.61 feet; thence South 88°33'42" West, along the South boundary of said Farm Units, 2641.61 feet to the Southwest corner of said Farm Unit 88 and said center quarter corner of said section; thence North 00°51'55" West, along the West boundary of said Farm Unit 88, 167.84 feet; thence North 88°33'42" East, 680.51 feet; thence North 01°26'18" West, 22.50 feet; thence North 88°33'42" East, 66.00 feet; thence South 01°26'18" East, 22.50 feet; thence North 88°33'42" East, 601.05 feet; thence North 01°26'18" West, 327.66 feet; thence North 88°33'42" East, 431.05 feet; thence North 01°26'18" West, 25.00 feet; thence North 88°33'42" East, 66.00 feet; thence South 01°26'18" East, 24.93 feet; thence North 88°33'42" East, 801.02 feet to the East boundary of said Farm Unit 87 and said Section 34; thence South 00°46'44" East, 495.52 feet to the Point of Beginning.

(Also known as Parcel 1 of Record Survey recorded February 13, 2017 under Auditor's File No. 315130.)

Parcel 2:

Those portions of Farm Units 87 and 88, Irrigation Block 45, Columbia Basin Project, according to the plat thereof lying in the Northeast quarter of Section 34, Township 16 North, Range 29 East, W.M., Adams County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Farm Unit 88, being the center quarter corner of said Section 34, marked by a 2 inch brass cap in case stamped "LS 28239", from which, East quarter of said Section 34, marked by a U.S.B.R. Brass Cap in case bears North 88°33'42" East, 2641.61 feet; thence North 00°51'55" West, along the West boundary of said Farm Unit 88, a distance of 167.84 feet to the point of beginning; thence North 88°33'42" East, 680.51 feet; thence North 01°26'18" West, 22.50 feet; thence North 88°33'42" East, 66.00 feet; thence South 01°26'18" East, 22.50 feet; thence North 88°33'42" East, 601.05 feet; thence North 01°26'18" West, 327.66 feet; thence North 88°33'42" East, 431.05 feet; thence North 01°26'18" West, 25.00 feet; thence North 88°33'42" East, 66.00 feet; thence South 01°26'18" East, 24.93 feet; thence North 88°33'42" East 801.02 feet to the East boundary of said Farm Unit 87 and said Section 34; thence North 00°46'44" West, along said boundary, 327.68 feet; thence South 88°33'42" West, 804.79 feet; thence North 01°26'18" West, 43.58 feet; thence South 88°33'42" West 66.00 feet; thence South 01°26'18" East, 43.58 feet; thence South 88°33'42" West, 346.05 feet; thence South 01°26'18" East, 137.33 feet; thence South 88°33'42" West, 170.00 feet; thence South 01°26'18" West, 190.33 feet; thence South 88°33'42" West, 1259.29 feet to the West boundary of said Farm Unit 88; thence South 00°51'55" East, along said boundary, 327.68 feet to the Point of Beginning.

(Also known as Parcel 2 of Record Survey recorded February 13, 2017 under Auditor's File No. 315130.)

EXCEPT any portion of the above described parcels 1 and 2 lying in the Plat of Sand Hill Estates #1 Major Plat recorded under Auditor's File No. 318253.

SCHEDULE B

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

Year: 2020
Tax Account No.: 1529030682660
Levy Code: 11
Assessed Value-Land: \$658,600
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$8,731.52
Paid: \$8,731.52

2. As to Parcel 2:
General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2020
Tax Account No.: 1529030682661
Levy Code: 11
Assessed Value-Land: \$658,600.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:
Billed: \$8,731.52
Paid: \$8,731.52

3. This land is included in the East Columbia Basin Irrigation District and is subject to the laws of the United States and the State of Washington relative to the Columbia Basin Project and is liable for further assessments, if any, levied by said district.

Agreement for permanent release of water allotment recorded August 14, 2017 under Auditor's File No. 316560 and 316561.

4. Right of way for roads, drains, canals, and pipelines as shown on the face of the Plats of Irrigation Block 45 and revisions thereto.

5. As to Farm Units 87, 88:
Agreement of Consent to Eliminate Farm Unit Delivery between the United States of America and the owner of Farm Units 89 and 90, with respect to delivery of water to said Farm Unit as provided for in instrument dated July 16, 1963, recorded August 24, 1965, in Volume 12 of Columbia Basin Documents, Pages 325-326.

6. Easement affecting a portion of said premises and for the purposes stated therein:
In favor of: Washington Water Power Company
Purpose: Electric transmission and distribution line and appurtenances thereto
Recorded: 10/19/1955
Recording Number: 53427, in Volume 84 of Deeds, Page 480
Affects: Farm Units 87 and 88, Irrigation Block 45

SCHEDULE B
(continued)

7. As to Farm Units 87 and 88:
Easement affecting a portion of said premises and for the purposes stated therein:
In favor of: Cascade Natural Gas Corporation, a Washington corporation
Purpose: the right to construct, operate and maintain a natural gas pipeline
Dated: 8/22/1963
Recorded: 9/11/63
Recording Number: Volume 95 of Deeds, Pages 510-515
Affects: the North line of said premises

8. As to Farm Unit 87 and Other Property:
Consent to Water Delivery Changes between PJ Taggares Co., and the East Columbia Basin Irrigation District
recorded January 8, 2010 under recording no.: 294105.

9. As to Farm Unit 88 and Other Property:
Consent to Water Delivery Changes between PJ Taggares Co., and the East Columbia Basin Irrigation District
recorded January 8, 2010 under recording no.: 294104.

END OF SCHEDULE B

Exhibit 2

Anne Henning

From: Angel Garza <angel@palosverdesllc.com>
Sent: Wednesday, December 30, 2020 10:05 AM
To: Anne Henning
Subject: Re: Sand Hill Estates #3 parcel numbers

Sand hill is DBA as palos verdes LLC
Sand hill is not an LLC.

There are only two parcels in that property we own and four segregation.
I do believe we are in the second parcel.

Thank you
Angel Garza

Sent from my iPhone

On Dec 30, 2020, at 10:55 AM, Anne Henning <ahenning@othellowa.gov> wrote:

Angel,

I sent these questions to Scott yesterday, but maybe you can answer them?

- Is the ownership Palos Verdes LLC or Sand Hill Estates LLC?
- It looks like Sand Hill #3 includes all 4 of the parcels—Is that correct?

Anne Henning | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

From: Anne Henning
Sent: Tuesday, December 29, 2020 2:54 PM
To: Scott McArthur (smcarthur@h2survey.com) <smcarthur@h2survey.com>; Josh Bagley <jbagley@h2survey.com>
Subject: RE: Sand Hill Estates #3 parcel numbers

Also, Sand Hill Estates LLC or Palos Verdes LLC for the owner? Application says Sand Hill Estates LLC but Tax Sifter & title report say Palos Verdes LLC. The plat drawing just has a blank. I don't find Sand Hill Estates as a corporation registered with the Secretary of State.

Anne Henning | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

From: Anne Henning
Sent: Tuesday, December 29, 2020 2:47 PM
To: Scott McArthur (smcarthur@h2survey.com) <smcarthur@h2survey.com>; Josh Bagley <jbagley@h2survey.com>
Subject: Sand Hill Estates #3 parcel numbers

Exhibit 2

The application form for Sand Hill #3 says parcels 1529030682658 & 2659, but I think based on the attached map from the Assessor's office and the descriptions and mapping on Map Sifter, Sand Hill #3 actually includes all 4 parcels. Can you confirm?

Thanks,

Anne Henning | Community Development Director | City of Othello | 509-331-2710 direct | 509-488-5686 City Hall main number

From: Sandy Burchell <sandyb@co.adams.wa.us>

Sent: Monday, October 21, 2019 9:00 AM

To: Anne Henning <ahenning@othellowa.gov>

Subject:

Parcel number 1529030682656 was deleted and became parcel numbers 1529030682658, 1529030682659, 1529030682660 and 1529030682661. I have attached a copy of the survey with the parcel numbers on it.

Exhibit 2

Anne Henning

From: smcarthur@h2survey.com
Sent: Thursday, January 21, 2021 5:41 PM
To: Anne Henning
Subject: RE: Sand Hill #3 lot sizes & street width

You should have the new plat! I will see that you get it again. I am sorry Anne. We will check the Lot areas and get it to you again tomorrow.

Sincerely,

Scott L. McArthur, PE
Principal Engineer

Cel: 208.964.0481
www.h2survey.com

-----Original Message-----

From: Anne Henning <ahenning@othellowa.gov>
Sent: Thursday, January 21, 2021 2:23 PM
To: Angel Garza (angel@palosverdesllc.com) <angel@palosverdesllc.com>; Scott McArthur (smcarthur@h2survey.com) <smcarthur@h2survey.com>
Subject: Sand Hill #3 lot sizes & street width

I am working on the staff report for the Hearing Examiner for Sand Hill #3. I had thought that withdrawing the street width variance request took care of all the street issues, but I just realized that the plat shows a 60' ROW instead of the OMC requirement of 66'. Losing 3' to ROW for each lot makes the lots in Block 2 even farther from the 8000 SF minimum. So please keep that in mind when reconfiguring Block 2-you'll need to make the interior lots a little wider to make up for the area lost along the street.

Anne Henning
Community Development Director
City of Othello
ahenning@othellowa.gov<mailto:ahenning@othellowa.gov>
509-331-2710 direct line
509-488-5686 main City Hall phone line

[City Brand email small]