

Exhibit B

Conditions of Approval for Bounds Trust Annexation

August 24, 2026

1225 S 1st St

1. Sewer is available to service this property in S 1st St. At the time of connection, the applicant is responsible for all connection fees, system development charges, and a pre-existing front foot assessment of \$2,138.55.
2. Water is available to service this property in S 1st St. At the time of connection, the applicant is responsible for all connection fees, system development charges, and a pre-existing front foot assessment of \$2,590.11.
3. S 1st St is partially improved along the property frontage. The owners will be required to sign a non-remonstrance agreement for future improvements to S 1st St consistent with §157.164(D)(1) of the Hermiston Code of Ordinances.