

Exhibit B
Conditions of Approval
Lines Minor Partition
620 and 640 SE 5th Street
September 10, 2025

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.
2. The outbuilding straddling the property line common to Parcels 1 and 2 shall be moved within 90 days of plat recording. Should the building not be moved within the 90-day period, the city reserves the right to remove the building and place a lien on the property for the expenses associated with enforcement.