

Exhibit B
Conditions of Approval
Four Brothers LLC Preliminary Replat
678 and 692 E Elm Ave
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 following corrections shall be made to the plat:
 - a) A name for the subdivision shall be submitted with the final plat consistent with §154.35(4) of the Hermiston Code of Ordinances.
 - b) The Lands of City of Hermiston parcel shall be renamed as Parcel 3.
3. All conditions of approval from the June 4, 2025 Four Bros tire shop site plan approval remain in effect and are incorporated into the conditions by reference.
4. The property lies within an area subject to potential groundwater pollution hazards due to high water table. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.