

EXHIBIT B

Conditions of Approval

The Hub Hermiston LLC Minor Partition

963 E Diagonal Blvd

November 12, 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. All conditions of approval from the June 12, 2025 site plan approval and July 11, 2025 conditional use approval shall remain in effect.