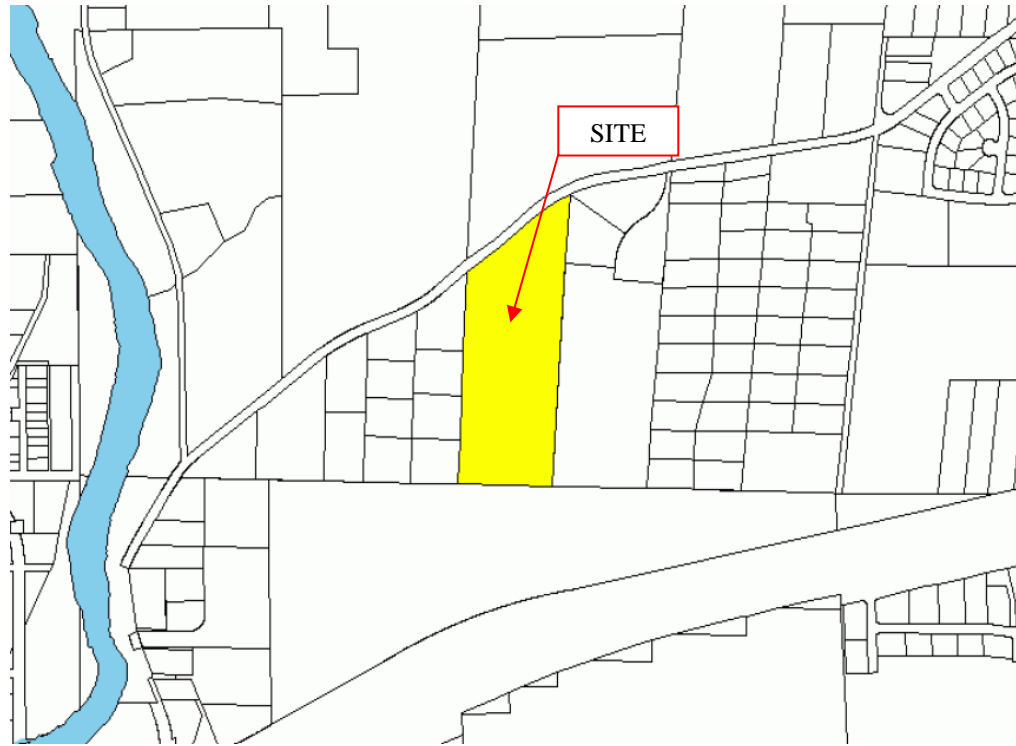


Property Location

Property: **117974000004000**



Parcel

Type: R- Real	County Area: 1226
Sec Twn Rng: 170927	Neighborhood: 550300- Red Mountain Farm
Qtr Sec: SE	
Block/Lot: Non Platted / Non Platted	
Plat: Non Platted	

Taxpayer Name & Address	Physical Address
Taxpayer's Name: VINEYARD HOLDINGS Address: PO BOX 461 City, State, Zip: PROSSER, WA 99350	Address: 14809 E SR 224 HWY City, State Zip: BENTON CITY, WA

Levies & Tax

Tax Code: 1226	Tax Status: Fully Taxable	Dist. Levy Rate: 13.633425013071
----------------	---------------------------	----------------------------------

Year	District	Levied or Assessed	Penalty	Interest	Paid	Balance
2007	Real Property	\$782.97	\$0.00	\$0.00	\$391.48	\$391.49
	Hort. Pest & Disease	\$1.50	\$0.00	\$0.00	\$0.75	\$0.75

Mosquito District	\$8.78	\$0.00	\$0.00	\$4.39	\$4.39
Weed Control	\$3.74	\$0.00	\$0.00	\$1.87	\$1.87
Soil Conservation	\$3.22	\$0.00	\$0.00	\$1.61	\$1.61
Property Assessment					
Tax Status: Fully Taxable Land Use: 81 - Agricultural Not Classified as Cur					
	Acres	Market Value		Taxable Value	
Land	22.43	\$57,430		n/a	
Building	n/a	\$0		n/a	
Fire Protection	0.00	n/a		n/a	
Totals	22.43	\$57,430		\$57,430	
Sales					
Affidavit #	Sales Amount	Sales Date	Sales Type	Recorded Doc	
07P00106	\$0	5/1/2007	Statutory Warranty Deed	2007013691	
03K07723	\$30,000	12/23/2003	Statutory Warranty Deed	2003062491	
01K05230	\$0	9/12/2001	Quit Claim Deed	2001030047	
Land					
Total Acreage:	22.43	Util - Water:			
Use Type:	81 - Agricultural Not Classified as Cur	Util - Sewer:			
Primary Land Category:	9 - Homesite	Util - Nat Gas:			
Secondary Land Category:		Util - Electricity:			
Zoning:	Rural Lands 2.5 B.C.	Sidewalk:			
Neighborhood:	550300- Red Mountain Farm - ()	Alley:			
		Rolling:			
		Swampy:		Level: Yes	
		High:			
		Low:			
Legal Description:	THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17 TOWNSHIP 9 NORTH, RANGE 27, SOUTH OF INLAND EMPIRE ROAD.				

Disease					
Mosquito District	\$8.05	\$0.00	\$0.00	\$4.02	\$4.03
Weed Control	\$3.72	\$0.00	\$0.00	\$1.86	\$1.86
Soil Conservation	\$3.18	\$0.00	\$0.00	\$1.59	\$1.59
Property Assessment					
Tax Status: Fully Taxable Land Use: 18 - Other Residential (rural -over 1 a)					
	Acres		Market Value		Taxable Value
Land	18.42		\$52,630		n/a
Building	n/a		\$0		n/a
Fire Protection	0.00		n/a		n/a
Totals	18.42		\$52,630		\$52,630
Sales					
Affidavit #	Sales Amount	Sales Date	Sales Type	Recorded Doc	
07P00108	\$0	5/1/2007	Statutory Warranty Deed	2007013690	
03K06312	\$75,000	10/16/2003	Statutory Warranty Deed	2003052437	
Land					
Total Acreage:	18.42			Util - Water:	
Use Type:	18 - Other Residential (rural - over 1 a)			Util - Sewer:	
Primary Land Category:	9 - Homesite			Util - Nat Gas:	
Secondary Land Category:				Util - Electricity:	
Zoning:				Sidewalk:	
Neighborhood:	550300- Red Mountain Farm			Alley:	
				Rolling:	
				Swampy:	
				Level:	
				High:	
				Low:	
Legal Description:	Section 17 Township 9 Range 27 SHORT PLAT #2663 LOT 4 AF#02-033152				

Aerial (Zoomed Out)



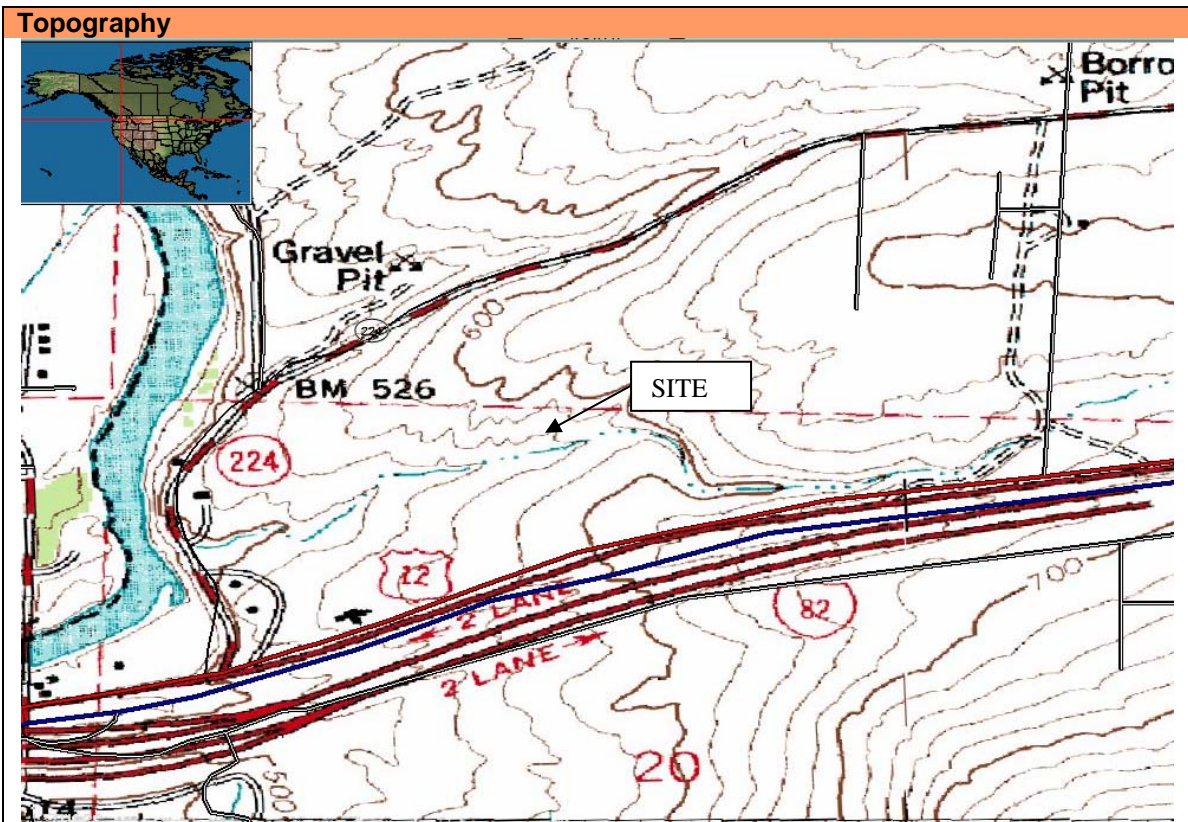
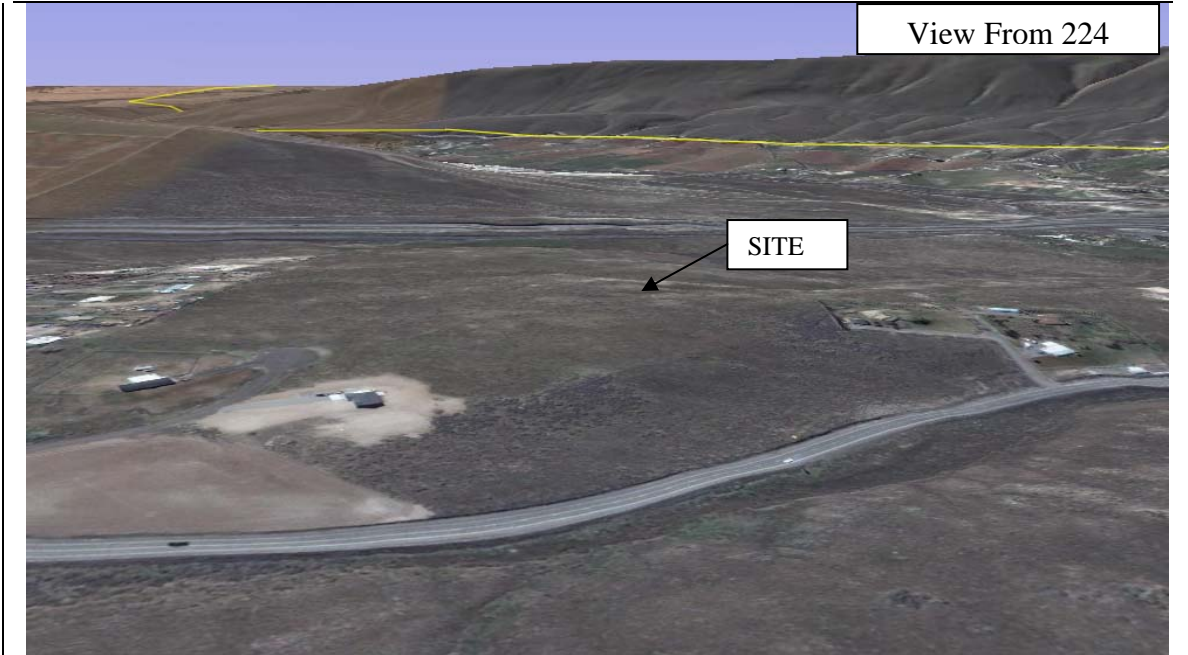
CITY OF BENTON:



Aerial (Zoomed In)







Zoning

Site Specific Zone Classification: Rural Lands 2.5 B.C.
 18 - Other Residential (rural over 1 Ac)
 Zone Title:
 Zone Description: Information Pending From County

Allowed Uses On Site

Information Pending From County

Density and Estimated Max Build Out

Information Pending From County










Census Data – Benton City



Benton City was officially incorporated on **June 14, 1945**.

General Characteristics	Number
Total population	8,286
Male	4,224
Female	4,062
Median age (years)	33.9
Under 5 years	598
18 years and over	5,593
65 years and over	617
One race	8,111
White	7,376
Black or African American	21
American Indian and Alaska Native	74
Asian	81
Native Hawaiian and Other Pacific Islander	1
Some other race	558
Two or more races	175
Hispanic or Latino (of any race)	1,103
Household population	8,286
Group quarters population	0
Average household size	2.97
Average family size	3.35

Total housing units	3,037
Occupied housing units	2,794
Owner-occupied housing units	2,334
Renter-occupied housing units	460
Vacant housing units	243
Social Characteristics	
	Number
Population 25 years and over	4,960
High school graduate or higher	3,988
Bachelor's degree or higher	789
Civilian veterans (civilian population 18 years and over)	890
Disability status (population 5 years and over)	1,590
Foreign born	595
Male, Now married, except separated (population 15 years and over)	1,953
Female, Now married, except separated (population 15 years and over)	1,860
Speak a language other than English at home (population 5 years and over)	937
Economic Characteristics	
	Number
In labor force (population 16 years and over)	3,901
Mean travel time to work in minutes (workers 16 years and older)	28.8
Median household income in 1999 (dollars)	46,352
Median family income in 1999 (dollars)	49,758
Per capita income in 1999 (dollars)	18,223
Families below poverty level	171
Individuals below poverty level	881
Housing Characteristics	
	Number
Single-family owner-occupied homes	1,145
Median value (dollars)	98,700
Median of selected monthly owner costs	(X)
With a mortgage (dollars)	910
Not mortgaged (dollars)	243

Census Summary	
Males: 1,342	 (51.1%)
Females: 1,282	 (48.9%)
Median resident age:	 30.2 years
Washington median age:	 35.3 years
Estimated median household income in 2005: \$37,000 (it was \$33,636 in 2000)	
Benton City	 \$37,000
Washington:	 \$49,262
Estimated median house/condo value in 2005: \$103,300 (it was \$85,300 in 2000)	
Benton City	 \$103,300
Washington:	 \$227,700
Population density: 1722 people per square mile	 (low).
<i>For population 25 years and over in Benton City</i>	
<ul style="list-style-type: none"> • High school or higher: 78.5% 	

- Bachelor's degree or higher: 10.8%
- Graduate or professional degree: 2.9%
- Unemployed: 10.6%
- Mean travel time to work: 24.2 minutes

For population 15 years and over in Benton City city

- Never married: 23.8%
- Now married: 52.7%
- Separated: 2.7%
- Widowed: 4.9%
- Divorced: 15.9%

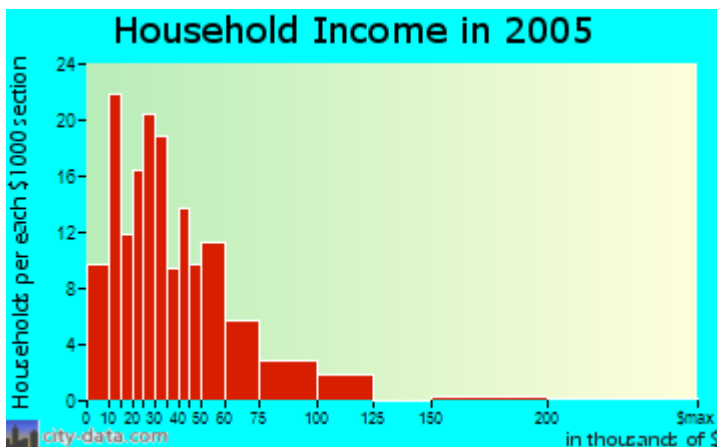
201 residents are foreign born (6.7% Latin America).

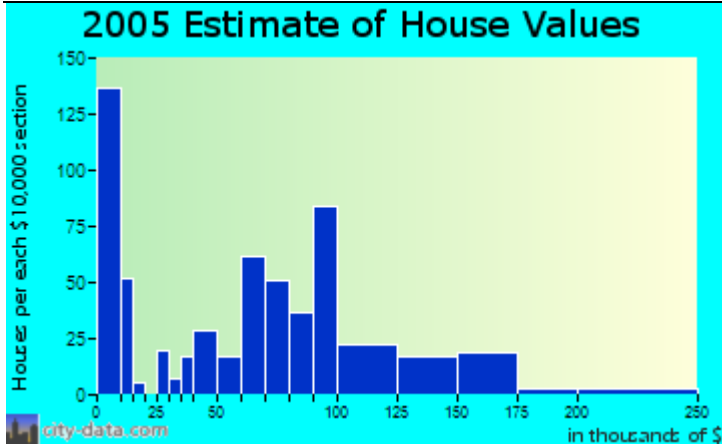
This city:  7.7%

Washington:  10.4%

Single-family new house construction building permits:

- 1996: 17 buildings, average cost: \$65,000
- 1997: 3 buildings, average cost: \$80,000
- 1998: 19 buildings, average cost: \$60,000
- 1999: 2 buildings, average cost: \$89,400
- 2000: 0 buildings
- 2001: 30 buildings, average cost: \$53,500
- 2002: 20 buildings, average cost: \$70,700
- 2003: 11 buildings, average cost: \$98,900
- 2004: 19 buildings, average cost: \$85,400
- 2005: 6 buildings, average cost: \$138,500
- 2006: 4 buildings, average cost: \$138,500





Crime

According to our research of the Washington and other state lists there were 8 registered sex offenders living in Benton City in early 2007.

The ratio of number of residents in Benton City to the number of sex offenders is 371 to 1.

Rebich, Ralph A

Address: 31604 N 197 Pr Ne
 Zip code: 99320
 Crime: Second-degree Sexual Assault Of A Child
 Sex: Male
 Eye color: Blue
 Hair color: Blonde
 Height: 6'1
 Weight: 210 lbs.
 Race: White

Davenport, Daniel Franklin

Address: 1xx Babs
 Zip code: 99320
 Crime: Child Molestation
 Sex: Male
 Date of birth: 1986-01-01
 Eye color: Hazel
 Hair color: Black
 Height: 5'8
 Weight: 270 lbs.
 Race: White

Furman, Gerald Monroe

Address: 33xx E Highland Extension
 Zip code: 99320
 Crime: Rape Of A Child
 Sex: Male
 Date of birth: 1950-01-01
 Eye color: Brown
 Hair color: Brown

Height: 5'10
Weight: 160 lbs.
Race: White

Lumpkins, Vince E

Address: 39xx E Corral Creek Rd
Zip code: 99320
Crime: Child Molestation
Sex: Male
Date of birth: 1987-01-01
Eye color: Brown
Hair color: Brown
Height: 5'10
Weight: 145 lbs.
Race: White

Morris, Bruce E

Address: 1xx Abby St
Zip code: 99320
Crime: Incest
Sex: Male
Date of birth: 1941-01-01
Eye color: Brown
Hair color: Blond
Height: 6'2
Weight: 245 lbs.
Race: White

Robertson, Jack Ernest

Address: 344xx Redstone Dr
Zip code: 99320
Crime: Rape
Sex: Male
Date of birth: 1946-01-01
Eye color: Blue
Hair color: Grey
Height: 5'10
Weight: 240 lbs.
Race: White

Stephens, Shane T

Address: 7xx Hope Lane
Zip code: 99320
Crime: Rape Of A Child
Sex: Male
Date of birth: 1977-01-01
Eye color: Blue
Hair color: Brown
Height: 5'11
Weight: 160 lbs.
Race: White

Vincent, Nile Rayburn

Address: 5xx W 7th St

Zip code: 99320
Crime: Out-of-state Felony Violation
Sex: Male
Date of birth: 1950-01-01
Eye color: Hazel
Hair color: Grey
Height: 5'8
Weight: 168 lbs.
Race: White

Medical

Hospitals/medical centers near Benton City:

- KADLEC MEDICAL CENTER (about 15 miles; RICHLAND, WA)
- LOURDES COUNSELING CENTER (about 15 miles; RICHLAND, WA)
- PROSSER MEMORIAL HOSPITAL (about 19 miles; PROSSER, WA)

Transportation

Airports certified for carrier operations nearest to Benton City:

- TRI-CITIES (about 26 miles; PASCO, WA; ID: PSC)
- EASTERN OREGON REGIONAL AT PENDLETON (about 61 miles; PENDLETON, OR; ID: PDT)
- GRANT CO INTL (about 66 miles; MOSES LAKE, WA; ID: MWH)

Other public-use airports nearest to Benton City:

- RICHLAND (about 14 miles; RICHLAND, WA; ID: RLD)
- VISTA FIELD (about 21 miles; KENNEWICK, WA; ID: S98)
- PROSSER (about 21 miles; PROSSER, WA; ID: S40)

Amtrak stations near Benton City:

- 11 miles: WEST RICHLAND (GENIE TOURS BUS STOP, 4083 W. VAN GIESEN) - Bus Station
- 15 miles: RICHLAND (DENNY'S REST., G. WASH. WAY AT WILLIAMS) - Bus Station.
Services: public restrooms, public payphones, full-service food facilities.

Education

Colleges/universities with over 2000 students nearest to Benton City:

- COLUMBIA BASIN COLLEGE (about 28 miles; PASCO, WA; Full-time enrollment: 3,529)
- YAKIMA VALLEY COMMUNITY COLLEGE (about 80 miles; YAKIMA, WA; FT enrollment: 2,906)
- WALLA WALLA COMMUNITY COLLEGE (about 81 miles; WALLA WALLA, WA; FT enrollment: 2,812)
- CENTRAL WASHINGTON UNIVERSITY (about 88 miles; ELLENSBURG, WA; FT enrollment: 7,420)

- WENATCHEE VALLEY COLLEGE (about 99 miles; WENATCHEE, WA; FT enrollment: 2,074)
- EASTERN OREGON UNIVERSITY (about 117 miles; LA GRANDE, OR; FT enrollment: 2,192)
- WASHINGTON STATE UNIVERSITY (about 134 miles; PULLMAN, WA; FT enrollment: 18,110)

Public high school in Benton City:

- **KIONA-BENTON CITY HIGH** (Students: 542; Location: 1107 GRACE AVENUE; Grades: 09 - 12)

Public primary/middle schools in Benton City:

- **KIONA-BENTON CITY MIDDLE SCHOOL** (Students: 441; Location: 913 HORNE RD; Grades: 06 - 08)
- **KIONA-BENTON CITY ELEMENTARY** (Students: 435; Location: 1107 GRACE AVENUE; Grades: KG - 03)
- **KIONA-BENTON INTERMEDIATE** (Students: 238; Location: 1107 GRACE AVEUNE; Grades: 04 - 05)

Wetlands / FEMA FloodPlains

Map Pending –Department Of Natural Wildlife Updating MAP Interface

DNR: Department of Natural Resources (Green and Purple Line)

NWI: National Wetland Inventory (Burgundy Line)

Wetland Definition: "WETLANDS are lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. For purposes of this classification wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season of the year."

FEMA FloodZone Description: Any land area susceptible to being inundated by flood waters from any source during the 100 year storm. For Building restrictions please refer to **60.3 (b) Zone A Requirements** of the NFIP Code at <http://www.fema.gov/NFIPKeywords/description.jsp?varKeywordID=57>

NGS Survey Control Points



No NGS Survey control points within 300' of site
No USGS Survey control point within 300' of site
No SHA Survey control point within 300' of site

Soils



Map Unit Symbol	Map Unit Name
BbC	Burbank loamy fine sand, 0 to 15 percent slopes
KnE	Kiona very stony silt loam, 0 to 30 percent slopes
KnF	Kiona very stony silt loam, 30 to 65 percent slopes
QuE	Quincy loamy sand, 0 to 30 percent
ScAB	Scotney silt loam, 0 to 5 percent slopes
WdAB	Warden silt loam, 0 to 5 percent slopes
WdE3	Warden silt loam, 15 to 30 percent slopes, severely eroded
WfC2	Warden very fine sandy loam, 0 to 15 percent slopes
WfE2	Warden very fine sandy loam, 15 to 30 percent slopes, eroded

BbC—Burbank loamy fine sand, 0 to 15 percent slopes

Map Unit Setting

- *Elevation:* 300 to 1,300 feet
- *Mean annual precipitation:* 6 to 9 inches
- *Mean annual air temperature:* 50 to 54 degrees F
- *Frost-free period:* 160 to 220 days

Map Unit Composition

- *Burbank and similar soils:* 90 percent

Description of Burbank

Setting

- *Landform:* Terraces
- *Parent material:* Mixed alluvium and/or eolian deposits over gravelly and stony alluvium

Properties and qualities

- *Slope:* 0 to 15 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Excessively drained
- *Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 15 percent
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* Very low (about 2.9 inches)

Interpretive groups

- *Land capability classification (irrigated):* 4e
- *Land capability (nonirrigated):* 6s
- *Ecological site:* SANDS 6-9 PZ (R007XY502WA)

Typical profile

- *0 to 5 inches:* Loamy fine sand
- *5 to 16 inches:* Loamy sand
- *16 to 30 inches:* Very gravelly loamy sand
- *30 to 60 inches:* Extremely gravelly sand

KnE—Kiona very stony silt loam, 0 to 30 percent slopes

Map Unit Setting

- *Elevation:* 400 to 2,500 feet
- *Mean annual precipitation:* 6 to 12 inches
- *Mean annual air temperature:* 48 to 50 degrees F
- *Frost-free period:* 140 to 210 days

Map Unit Composition

- *Kiona and similar soils:* 100 percent

Description of Kiona

Setting

- *Landform:* Hillslopes, plateaus, ridges
- *Parent material:* Mixed colluvium and residuum weathered from basalt and loess

Properties and qualities

- *Slope:* 0 to 30 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 15 percent
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* Low (about 5.4 inches)

Interpretive groups

- *Land capability (nonirrigated):* 7s
- *Ecological site:* LOAMY 6-9 PZ (R007XY102WA)

Typical profile

- *0 to 4 inches:* Very stony silt loam
- *4 to 20 inches:* Very stony silt loam
- *20 to 60 inches:* Very gravelly loam

KnF—Kiona very stony silt loam, 30 to 65 percent slopes

Map Unit Setting

- *Elevation:* 400 to 2,500 feet
- *Mean annual precipitation:* 6 to 12 inches
- *Mean annual air temperature:* 48 to 50 degrees F
- *Frost-free period:* 140 to 210 days

Map Unit Composition

- *Kiona and similar soils:* 100 percent

Description of Kiona

Setting

- *Landform:* Hillslopes, plateaus, ridges
- *Parent material:* Mixed colluvium and residuum weathered from basalt and loess

Properties and qualities

- *Slope:* 30 to 65 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 15 percent
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* Low (about 5.4 inches)

Interpretive groups

- *Land capability (nonirrigated):* 7e
- *Ecological site:* STONY 6-9 PZ (R007XY202WA)

Typical profile

- *0 to 4 inches:* Very stony silt loam
- *4 to 20 inches:* Very stony silt loam
- *20 to 60 inches:* Very gravelly loam

QuE—Quincy loamy sand, 0 to 30 percent

Map Unit Setting

- *Elevation:* 200 to 4,500 feet
- *Mean annual precipitation:* 6 to 12 inches
- *Mean annual air temperature:* 46 to 54 degrees F
- *Frost-free period:* 100 to 200 days

Map Unit Composition

- *Quincy and similar soils:* 90 percent

Description of Quincy

Setting

- *Landform:* Terraces

- *Parent material:* Eolian sands

Properties and qualities

- *Slope:* 0 to 30 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Excessively drained
- *Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 3 percent
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* Moderate (about 6.1 inches)

Interpretive groups

- *Land capability classification (irrigated):* 6e
- *Land capability (nonirrigated):* 4e
- *Ecological site:* SANDS 6-9 PZ (R007XY502WA)

Typical profile

- *0 to 9 inches:* Loamy sand
- *9 to 60 inches:* Loamy fine sand

ScAB—Scootene silt loam, 0 to 5 percent slopes

Map Unit Setting

- *Elevation:* 400 to 1,300 feet
- *Mean annual precipitation:* 6 to 9 inches
- *Mean annual air temperature:* 48 to 52 degrees F
- *Frost-free period:* 135 to 170 days

Map Unit Composition

- *Scootene and similar soils:* 90 percent
- *Minor components:* 2 percent

Description of Scootene

Setting

- *Landform:* Terraces
- *Parent material:* Gravelly alluvium and loess

Properties and qualities

- *Slope:* 0 to 5 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 10 percent
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* Moderate (about 7.5 inches)

Interpretive groups

- *Land capability classification (irrigated):* 2e
- *Land capability (nonirrigated):* 6e
- *Ecological site:* LOAMY 6-9 PZ (R007XY102WA)

Typical profile

- *0 to 4 inches:* Silt loam
- *4 to 21 inches:* Silt loam
- *21 to 38 inches:* Gravelly silt loam
- *38 to 60 inches:* Very gravelly loam

Minor Components

Wamba

- *Percent of map unit:* 2 percent
- *Landform:* Terraces

WdE3—Warden silt loam, 15 to 30 percent slopes, severely eroded

Map Unit Setting

- *Elevation:* 600 to 1,300 feet
- *Mean annual precipitation:* 6 to 9 inches
- *Mean annual air temperature:* 48 to 52 degrees F
- *Frost-free period:* 135 to 200 days

Map Unit Composition

- *Warden and similar soils:* 100 percent

Description of Warden

Setting

- *Landform:* Terraces

- *Parent material:* Loess over lacustrine deposits

Properties and qualities

- *Slope:* 15 to 30 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 30 percent
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* High (about 11.8 inches)

Interpretive groups

- *Land capability classification (irrigated):* 6e
- *Land capability (nonirrigated):* 6e
- *Ecological site:* LOAMY 6-9 PZ (R007XY102WA)

Typical profile

- *0 to 2 inches:* Silt loam
- *2 to 12 inches:* Silt loam
- *12 to 60 inches:* Stratified very fine sandy loam to silt loam

WdE3—Warden silt loam, 15 to 30 percent slopes, severely eroded

Map Unit Setting

- *Elevation:* 600 to 1,300 feet
- *Mean annual precipitation:* 6 to 9 inches
- *Mean annual air temperature:* 48 to 52 degrees F
- *Frost-free period:* 135 to 200 days

Map Unit Composition

- *Warden and similar soils:* 100 percent

Description of Warden

Setting

- *Landform:* Terraces
- *Parent material:* Loess over lacustrine deposits

Properties and qualities

- *Slope:* 15 to 30 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 30 percent
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* High (about 11.8 inches)

Interpretive groups

- *Land capability classification (irrigated):* 6e
- *Land capability (nonirrigated):* 6e
- *Ecological site:* LOAMY 6-9 PZ (R007XY102WA)

Typical profile

- *0 to 2 inches:* Silt loam
- *2 to 12 inches:* Silt loam
- *12 to 60 inches:* Stratified very fine sandy loam to silt loam

WfC2—Warden very fine sandy loam, 0 to 15 percent slopes

Map Unit Setting

- *Elevation:* 600 to 1,300 feet
- *Mean annual precipitation:* 6 to 9 inches
- *Mean annual air temperature:* 48 to 52 degrees F
- *Frost-free period:* 135 to 200 days

Map Unit Composition

- *Warden and similar soils:* 100 percent

Description of Warden

Setting

- *Landform:* Terraces
- *Parent material:* Loess over lacustrine deposits

Properties and qualities

- *Slope:* 0 to 15 percent
- *Depth to restrictive feature:* More than 80 inches

- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 30 percent
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* High (about 11.5 inches)

Interpretive groups

- *Land capability classification (irrigated):* 4e
- *Land capability (nonirrigated):* 6e
- *Ecological site:* LOAMY 6-9 PZ (R007XY102WA)

Typical profile

- *0 to 4 inches:* Very fine sandy loam
- *4 to 14 inches:* Silt loam
- *14 to 60 inches:* Stratified very fine sandy loam to silt loam

WfE2—Warden very fine sandy loam, 15 to 30 percent slopes, eroded

Map Unit Setting

- *Elevation:* 600 to 1,300 feet
- *Mean annual precipitation:* 6 to 9 inches
- *Mean annual air temperature:* 48 to 52 degrees F
- *Frost-free period:* 135 to 200 days

Map Unit Composition

- *Warden and similar soils:* 100 percent

Description of Warden

Setting

- *Landform:* Terraces
- *Parent material:* Loess over lacustrine deposits

Properties and qualities

- *Slope:* 15 to 30 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high

- to high (0.57 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 30 percent
- *Maximum salinity:* Nonsaline (0.0 to 2.0 mmhos/cm)
- *Available water capacity:* High (about 11.5 inches)

Interpretive groups

- *Land capability classification (irrigated):* 6e
- *Land capability (nonirrigated):* 6e
- *Ecological site:* LOAMY 6-9 PZ (R007XY102WA)

Typical profile

- *0 to 4 inches:* Very fine sandy loam
- *4 to 14 inches:* Silt loam
- *14 to 60 inches:* Stratified very fine sandy loam to silt loam

**For the Maps Below, Green=Best, Yellow=Limited, Red=Worst

Building Footprint Rating:



Road Rating:



Homes With Basements Rating:



Septic Field Rating:



SWM Pond Rating:



Deed (See attached for a Copy of the Deed)

Deed Book and Page:

See Attached Documents

Plat (See attached for a Copy of the Plat)

Plat Book and Page:

No Plat On Record



EXCISE TAX PAID

MY -2 07 P 00108

RETURN ADDRESS:
Vineyard Holdings LLC
PO Box 461
Prosser, WA 99350

STATUTORY WARRANTY DEED

GRANTOR:	SDH Trust
GRANTEE:	Vineyard Holdings LLC
ABBREVIATED LEGAL DESCRIPTION:	Lot 4 of Short Plat 2663
ASSESSOR'S TAX PARCEL NO.:	1-1797-401-2663-004

SDH
~~form of~~ THE GRANTOR, SDH TRUST, for and in consideration of a mere change in ownership in accordance with WAC 458-61A-211, hereby conveys and warrants to Vineyard Holdings LLC the following described real estate, situated in the County of Benton, State of Washington:

Lot 4, Short Plat No. 2663, according to the Survey thereof recorded under Auditor's File No. 2002-033152, Records of Benton County, State of Washington.

Together with a proportional share of the right to withdraw and appropriate groundwater under State of Washington Certificate of Water Right number G4-31065(B)C;

Subject to Easements, Covenants, Conditions, Reservations, Agreements, and Restrictions of Record;

Subject to matters relating to water and water rights;

Subject to liability to future assessment by Kennewick Irrigation District

Dated this 1st day of May, 2007.

SDH Trust

By *Samuel David Hobson*
Samuel David Hobson, Trustee



STATE OF Washington)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Samuel David Hobson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument as Trustee of the SDH Trust and acknowledged it to be the free and voluntary act and deed of said SDH Trust, for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this 1st day of May, 2007.



Helen G. Klann
(Signature of Notary)
Helen G. Klann
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State
of Washington
My Appointment Expires: 1-14-2010



EXCISE TAX PAID
MY-20TP00106
BENTON COUNTY WA

RETURN ADDRESS:
Vineyard Holdings LLC
PO Box 461
Prosser, WA 99350

STATUTORY WARRANTY DEED

GRANTOR:	SDH Trust
GRANTEE:	Vineyard Holdings LLC
ABBREVIATED LEGAL DESCRIPTION:	Portion of the W. 1/2 of the W. 1/2 of the S.E. 1/4, Sec. 17, Twnship 9 N, R. 27 E, W.M. lying S. of Hwy ROW
ASSESSOR'S TAX PARCEL NO.:	1-1797-400-0004-000

^{ADD}
~~form of~~ THE GRANTOR, SDH TRUST, for and in consideration of a mere change in ownership in accordance with WAC 458-61A-211, hereby conveys and warrants to Vineyard Holdings LLC the following described real estate, situated in the County of Benton, State of Washington:

That portion of the West half of the West half of the Southeast quarter, Section 17, Township 9 North, Range 27 East, W.M. lying South of the Highway Right of Way, Records of Benton County, State of Washington.

Together with a proportional share of the right to withdraw and appropriate groundwater under State of Washington Certificate of Water Right number G4-31065(B)C;

Subject to Easements, Covenants, Conditions, Reservations, Agreements, and Restrictions of Record;

Subject to matters relating to water and water rights;

Subject to liability to future assessment by Kennewick Irrigation District

Dated this 1st day of May, 2007.

SDH Trust
By Samuel David Hobson
Samuel David Hobson, Trustee