

**SOLID WASTE COLLECTION AGREEMENT
(Annexation Transition RCW 35.13.280)**

Queensgate Drive Annexation

This SOLID WASTE COLLECTION AGREEMENT ("Agreement") is made and entered into between BASIN DISPOSAL, INC. ("BDI") and ED'S DISPOSAL, INC. ("ED's") and the CITY OF RICHLAND, WASHINGTON ("City"). The parties shall be collectively referred to herein as the "Parties" and individually as a "Party", unless specifically identified otherwise. This Agreement shall be effective upon the date that all Parties have executed this Agreement (the "Effective Date"), as evidenced by the signatures below. The Parties agree as follows.

RECITALS

WHEREAS by Ordinance No. 24-12, dated August 21, 2012 (the "Ordinance") and attached hereto as Exhibit A, the City has annexed certain territory identified in the Ordinance and commonly referred to as the Queensgate Drive Annexation (the "Annexed Territory");

WHEREAS BDI holds Certificate No. G-118 issued by the WUTC for the collection of solid waste in certain areas in Washington State, including within Benton County and in the Annexed Territory;

WHEREAS Ed's holds Certificate No. G-110 issued by the WUTC for the collection of solid waste in certain areas in Washington State, including within Benton County and in the Annexed Territory;

WHEREAS Waste Management of Washington, Inc. ("WMW") holds Certificate No. G-237 issued by the Washington Utilities and Transportation Commission ("WUTC") for the collection of solid waste in certain areas in Washington State, including within Benton County and in the Annexed Territory;

WHEREAS under RCW 35.13.280, the WUTC regulates the collection of solid waste within the Annexed Territory until such time as the City notifies the WUTC, in writing, of its decision to contract for solid waste collection or provide solid waste collection itself pursuant to RCW 81.77.020;

WHEREAS the City has given notice under RCW 35.13.280 to the WUTC and the City intends to undertake the collection of municipal solid waste ("MSW"), as defined in WAC 173-350-100, from residents and businesses within the Annexed Territory, and is therefore required by RCW 35.13.280 to grant to BDI and Ed's a franchise for the collection of MSW in the Annexed Territory for a term of not less than SEVEN (7) years;

WHEREAS in addition to the requirement to grant to BDI and ED's a seven-year franchise for the collection of MSW in the Annexed Territory, RCW 35.13.280 also grants to BDI and Ed's a right of action to recover any measurable damages resulting from the City's decision to contract for MSW collection or provide MSW collection itself;

WHEREAS the City, BDI and Ed's agree to satisfy the requirements of RCW 35.13.280, including the requirement to grant a seven year franchise and the waiver of any claims for measureable damages, by entering into this Agreement to grant to BDI and Ed's the exclusive right (shared with WMW in overlapping territory) to collect MSW from residential, commercial and industrial customers within the Annexed Territory during the Transition Period (as defined herein);

WHEREAS the Parties wish to enter into this Agreement setting forth the terms and conditions governing BDI and Ed's MSW collection within the Annexed Territory during the Transition Period;

TERMS AND CONDITIONS

1. The "Transition Period". The Parties agree that the "Transition Period" shall commence on the Effective Date and shall terminate on April 29, 2023. The Parties agree and acknowledge that the Transition Period is longer than the seven-year franchise period required under RCW 35.13.280 in order to compensate BDI and Ed's for any and all measurable damages BDI and Ed's have incurred as a result of the annexation and cancellation of their MSW collection business within the Annexed Territory.

2. Grant of Exclusive Franchise. Except with respect to WMW (as discussed in Section 3 below), the City hereby grants to BDI and Ed's the exclusive right and obligation to collect MSW from residential and commercial customers within the Annexed Territory during the Transition Period (hereinafter the "Collection Services"). During the Transition Period, the City agrees that, it shall not contract for Collection Services or itself provide Collection Services within the Annexed Territory.

3. Non-Exclusivity re Basin Disposal, Inc. and Ed's Disposal, Inc. Notwithstanding any other provision in this Agreement, the Parties agree that nothing in this Agreement, including the grant of an exclusive franchise for the Annexed Territory, shall interfere with the existing rights of WMW, under RCW 35.13.280, to provide Collection Services within the Annexed Territory.

4. Rates and Compensation. BDI and Ed's shall be compensated for the Collection Services hereunder by charging their residential, commercial and industrial customers within the Annexed Territory the same rates and charges authorized under the tariffs approved by the WUTC for BDI and Ed's customer's located within BDI and Ed's Certificates G-118 and G-110 service territory in Benton County (the "WUTC Tariffs"), subject to the following adjustments, which shall be independent of WUTC tariff jurisdiction:

4.1. BDI and Ed's shall increase the rates and charges to include any taxes, fees, or charges applicable to BDI and Ed's Collection Services within the Annexed Territory that are not otherwise included within the WUTC Tariffs; and

4.2. BDI and Ed's shall decrease the rates and charges to exclude any taxes, fees, or charges that are included in the WUTC Tariffs, but are not applicable to BDI and Ed's Collection Services within the Annexed Territory.

5. Notification of Taxes, Fees, and Other Charges. If, as a result of the City's annexation of the Annexed Territory, the City imposes any taxes, fees, or charges on BDI and

Ed's Collection Services within the Annexed Territory, the City shall notify BDI and Ed's a minimum of THIRTY (30) days before the taking effect of such taxes, fees, or other charges.

6. Revisions to WUTC Tariffs. Nothing in this Agreement is intended to restrict or prohibit BDI and Ed's from seeking approval from the WUTC for new and/or revised WUTC Tariffs applicable to MSW collection within their Certificate Nos. G-118 and G-110 territory in Benton County. In the event that the WUTC approves revisions to BDI and Ed's WUTC Tariffs, BDI and Ed's shall similarly adjust the rates and charges applicable to the Collection Services within the Annexed Territory.

7. Additional Services. If the City elects to offer additional solid waste collection services to residential and commercial customers within the Annexed Territory, the City shall notify BDI and Ed's in writing of the additional services requested, and BDI and Ed's shall have the right to provide such additional services during the Transition Period. If BDI and Ed's elect to provide such additional services, BDI and Ed's shall notify the City in writing within THIRTY (30) days of receipt of the City's notice and shall offer such services either

7.1. consistent with the rates under its WUTC Tariff; or

7.2. if BDI and Ed's do not offer similar services under their WUTC Tariffs, pursuant to written agreement between the Parties.

If BDI and Ed's either (a) notify the City in writing of its decision not to provide such additional services, or (b) fails to notify the City in writing within THIRTY (30) days of receipt of the City's notice, the City may contract for those Additional Services or provide those services itself within the Annexed Territory

8. Billing. BDI and Ed's shall be responsible for billing their residential, commercial and industrial customers within the Annexed Territory for the Collection Services. BDI and Ed's shall invoice their customers generally consistent with the WUTC procedures in WAC 480-70-396 through WAC 480-70-416.

9. Delinquent Accounts and Refusal of Service. BDI and Ed's shall have and retain all rights authorized by law to collect delinquent accounts (as defined WAC 480-70-396), including, but not limited to, the right to cancel Collection Services for any of the reasons under WAC 480-70-376(1). BDI and Ed's shall have and retain all rights authorized by law to refuse or cancel service to a customer, including the right to refuse or cancel service for any reason under WAC 480-70-366(2).

10. Collection Service Requirements. Except as otherwise stated herein or unless inconsistent with any provision herein, BDI and Ed's shall provide the Collection Services consistent with the requirements of Chapter 480-70 WAC and BDI and Ed's WUTC Tariffs.

11. Transition of BDI and Ed's Collection Services to City. After the end of the Transition Period:

11.1. the City shall assume full responsibility for MSW collection within the Annexed Territory as authorized under RCW 81.77.020, either by contracting for MSW collection or providing MSW collection itself;

11.2. unless otherwise agreed to in writing by the Parties, BDI and Ed's shall have no further obligation or right under this Agreement to provide the Collection Services within the Annexed Territory;

11.3. BDI and Ed's acknowledge that by entering into this franchise, they intend to waive all claims under RCW 35.13.280, including those for measurable damages which waiver shall be fully effective immediately after the expiration of the transition period.

Upon request of the City, the Parties shall meet prior to the end of the Transition Period to plan for the transition of the Collection Services within the Annexed Territory. BDI and Ed's shall cooperate with the City by providing all reasonably necessary information required by the City to allow for an orderly transition of the Collection Services from BDI and Ed's to the City or its contractor. Such information shall include service account addresses, billing addresses, current service levels, frequency and types of services, customer container sizes, and other similar information requested by the City and reasonably necessary to the transition of service.

12. Required Notices to WUTC. The City shall be responsible for submitting any and all notices to the WUTC of its decision to annex an area pursuant to RCW 81.77.020, and commence services as described in the No. 1 above. As required by WAC 480-70-141(3), BDI and Ed's shall be responsible for notifying the WUTC that BDI and Ed's and the City have entered into this Agreement, including submission of this executed Agreement to the WUTC.

13. Cooperation in Execution of Documents. The Parties agree to cooperate in preparing, executing, and delivering any and all additional documents that may be necessary to render this Agreement legally and practically effective, provided, however, that this provision shall not require the execution of any document that expands, alters or in any way changes the terms of this Agreement.

14. Force Majeure. If any Party is prevented from or delayed in performing its duties under this Agreement by circumstances beyond its control, whether or not foreseeable, including, without limitation, fires, typhoons, hurricanes, severe weather, floods, volcanic eruptions, pandemics, quarantines, war, civil disturbances, acts of terrorism, labor disputes, acts of God, or threats of such circumstances, or any future laws, rules, regulations, orders, or acts of any local, state, federal, or provincial government ("Force Majeure"), then the affected Party shall be excused from performance hereunder during the period of such disability. The Party claiming Force Majeure shall promptly notify the other Party when it learns of the existence of a Force Majeure condition and when the Force Majeure condition has terminated. Notwithstanding anything in this Agreement to the contrary, the term "Force Majeure" does not include and a Party shall not be excused from performance under this Agreement for events relating to increased costs, including, without limitation, increased costs of fuel, labor, insurance or other expenses of performing the Services hereunder.

15. Successors and Assigns. No Party shall assign this Agreement without the prior written consent of the other Party, except that BDI and Ed's may assign this Agreement to any subsidiary, parent, sister or affiliated company without the other Party's consent. If this Agreement is assigned as provided above, it shall be binding on and shall inure to the benefit of the Parties hereto and their respective successors and assigns.

16. Notice. Any notice required or permitted hereunder shall be in writing (including, without limitation, by facsimile transmission) and sent to the address shown below:

If to BDI and Ed's:	<u>Basin Disposal Inc.</u> <u>PO Box 3850</u> <u>Pasco, WA 99302-3850</u>	If to City:	<u>City of Richland</u> <u>505 Swift Boulevard, MS-26</u> <u>Richland, Washington 99352</u> <u>Pete Rogalsky, Public Works</u>
Attention:	<u>Darrick Dietrich, President</u>	Attention:	<u>Director</u>

17. Entire Agreement; Amendment. This Agreement constitutes the entire agreement among the Parties concerning the subject matter hereof and supersedes all previous correspondence, communications, agreements and understandings, whether oral or written among the Parties. This Agreement may not be modified, in whole or in part, except upon unanimous approval of the Parties and by a writing signed by all the Parties.

18. Advice of Counsel/Full Understanding. This Agreement was negotiated at arms-length with each Party receiving advice from independent legal counsel. It is the intent of the Parties that no part of this Agreement be construed against either of the Parties because of the identity of the drafter. Moreover, the parties each acknowledge, represent and agree that they have read this Agreement; that they fully understand the terms thereof; that they have been fully advised by their independent legal counsel, accountants and other advisors with respect thereto.

19. No Third Party Beneficiaries. This Agreement is made solely and specifically among and for the benefit of the parties hereto, and their respective successors and assigns, and no other person will have any rights, interest, or claim hereunder or be entitled to any benefits under or on account of this Agreement, whether as a third party beneficiary or otherwise.

20. Construction. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provision in this Agreement and this Agreement shall be construed as if the invalid illegal, or unenforceable provision had never been contained in it.

21. Alternative Dispute Resolution/Legal Fees. Any dispute, controversy or claim arising out of or relating to this Agreement, including any question regarding breach, termination or invalidity thereof shall be resolved by mediation or arbitration in Pasco or Richland, Washington in accordance with the American Arbitration Association or Judicial Dispute Resolution rules which are deemed to be incorporated by reference in this clause. The maximum number of arbitrators shall be one in any claim, suit, action or other proceeding relating in any way to this Agreement or any claims arising out of this Agreement, except as otherwise ordered or agreed to by the parties. Other than mediation costs, in the event any arbitration or legal action is taken by either party against the other to enforce any of the terms and conditions of this Agreement, it is agreed that the unsuccessful party of such action shall pay to the prevailing party therein all court costs, reasonable attorney's fees and expenses incurred by the prevailing party.

22. Governing Law. This Agreement, and all amendments or supplements thereto, shall be governed by and construed in accordance with the laws of the State of Washington.

23. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

24. Authority. The Parties each represent and warrant that they have full power and actual authority to enter into this Agreement and to carry out all actions required of them by this Agreement. All persons executing this Agreement in representative capacities represent and warrant that they have full power and authority to bind their respective corporation.

25. No Admission of Liability. This Agreement does not constitute and shall not be construed as an admission of liability, fault or responsibility on the part of any of the Parties.

26. Binding Effect; Assignability. This Agreement shall bind and inure to the benefit of the Parties hereto and their respective officers, employees and agents, heirs, legatees, representatives, receivers, trustees, successors, transferees and assigns.

27. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be invalid or in violation of any statute, rule, regulation or common law such provision shall be considered null and void, with the remaining provisions remaining viable and in effect. Notwithstanding the foregoing, the Parties acknowledge and agree that this Agreement, and the releases provided for above, are each necessary to this Agreement; without any of these, the Parties would not enter this Agreement.

28. Headings Not Controlling. The paragraph headings included herein are for reference only and are not parts of this Agreement. The headings shall not control or alter the meaning of this Agreement as set forth in the text.

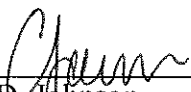
29. Equal Participation in Drafting. The Parties have participated and had an equal opportunity to participate in the drafting of this Agreement. No ambiguity shall be construed against any party based upon a claim that that party drafted the ambiguous language.

30. Waiver. Any of the terms or conditions of this Agreement may be waived, but only by a written notice signed by the Party waiving such terms or conditions. A waiver or any breach of, or failure to enforce, any of the terms or conditions of this Agreement shall not in any way affect, limit or waive a party's rights to enforce compliance thereafter with each and every term and condition of this Agreement.

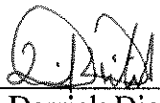
31. Agreement Not Legal Precedent. The Parties acknowledge and agree that this Agreement is not intended to constitute legal precedent in any future dispute or litigation regarding any unrelated matter involving the Parties or any other municipality, government entity or third party related to any damages that may result from the annexation of territories for which a solid waste collection company has previously been granted operating authority by the Washington Utilities and Transportation Commission.

IN WITNESS WHEREOF, the Parties enter into this Agreement. Each person signing this Agreement represents and warrants that he or she has been duly authorized to enter into this Agreement by the Party on whose behalf it is indicated that the person is signing.

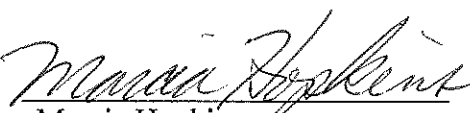
CITY OF RICHLAND

By: 
Name: Cynthia D. Johnson
Title: City Manager
Date: 5-2-13


BASIN DISPOSAL, INC.

By: 
Name: Darrick Dietrich
Title: President
Date: April 26th, 2013

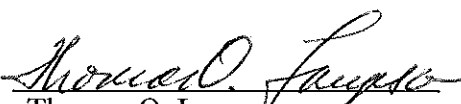
ATTEST

By: 
Name: Marcia Hopkins
Title: City Clerk

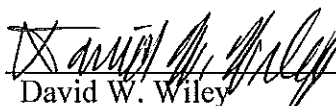
ED'S DISPOSAL, INC.

By: 
Name: Darrick Dietrich
Title: President
Date: April 26th, 2013

APPROVED AS TO FORM:

By: 
Name: Thomas O. Lampson
Title: City Attorney

APPROVED AS TO FORM:

By: 
Name: David W. Wiley
Title: Attorney

Attachments:

Exhibit A - Ordinance No. 24-12



WHEN RECORDED RETURN TO:

Richland City Clerk
P.O. Box 190 MS-05
Richland, WA 99352

PID# 1-2298-202-0001-009, PID# 1-2298-202-0002-002, PID# 1-2298-202-0002-003,
PID# 1-2298-202-0002-005, PID# 1-2298-202-0002-006, PID# 1-2298-202-0002-007,
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PID# 1-2298-202-0003-013, PID# 1-2298-202-0003-015, PID# 1-2298-202-0004-001,
PID# 1-2298-201-2809-001, PID# 1-2298-201-2809-002, PID# 1-2298-201-2683-001,
PID# 1-2298-201-2683-002, PID# 1-2298-201-2683-003

ORDINANCE NO. 24-12

AN ORDINANCE of the City of Richland, Benton County Washington, annexing approximately 51 acres of land located within a county island along Queensgate Drive, providing for assumption of existing City indebtedness and amending the Official Zoning Map.

WHEREAS, the City received a notice of intent from the owners of more than ten percent in value of the real property legally described in Exhibit A attached hereto, to commence annexation proceedings for annexation into the City of Richland; and

WHEREAS, a meeting was held on the fifth day of October, 2010 between the initiating parties of this annexation and the Council of the City of Richland, at which time

the Council passed Resolution No. 60-10, accepting the notice of intention to commence annexation proceedings for the real property legally described in Exhibit A attached hereto, subject to simultaneous adoption of the Comprehensive Plan for the proposed annexation area, and the assumption of the appropriate share of all existing City indebtedness; and

WHEREAS, Resolution 60-10 further authorized and directed the Richland Planning Commission to propose and forward a recommendation to the City Council as to the most appropriate zoning designations for the areas proposed to be annexed; and

WHEREAS, a notice of intention to annex was duly filed with the Benton County Boundary Review Board on September 2, 2011; Jurisdiction of the boundary Review Board was not invoked within 45 days of filing, and thus the proposed annexation was deemed approved by the Boundary Review Board on October 21, 2011 and

WHEREAS, on November 1, 2011, Council passed Resolution No. 72-11, authorizing the circulation of an annexation petition for annexation of the real property legally described in Exhibit A attached hereto; and

WHEREAS, the Richland Planning Commission held a public hearing on December 21, 2011 to consider appropriate zoning designations for the proposed annexation area; and

WHEREAS, a petition was circulated and signed by owners of not less than 60% in value, according to the assessed valuation for general taxation, of the property to be annexed; and

WHEREAS, the City Council held a public hearing to consider the annexation on July 17, 2012, which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation and through the mailing of notice to all property owners within the annexation area, specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation; and

WHEREAS, the matter was duly considered by the City Council of the City of Richland and the Council has determined that the annexation would be of general benefit to the residents of the City of Richland;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1.01. The real property legally described in Exhibit A attached hereto is hereby annexed to the City of Richland and is hereby declared to be within the corporate limits of the City of Richland, Benton County Washington (the "Annexed Area")

Section 1.02 The Richland Comprehensive Plan, adopted October 6, 1997 by Ordinance 26-97, shall serve as the comprehensive plan for the Annexed Area. All

properties within the annexation shall be designated as "commercial" under the land use map that is part of the comprehensive plan.

Section 1.03 The property within the Annexed Area shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments or taxes in payment for all or of any portion of the outstanding indebtedness of the City, approved by the voters, contracted, or incurred prior to, or existing at the date of annexation.

Section 1.04 Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, hereby amends Sectional Map No. 47 which is one of a series of maps constituting said Official Zoning Map, bearing the number and date of passage of this ordinance and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

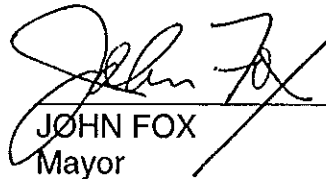
Section 1.05 It is hereby found, as an exercise of the City's police power, that the best zoning for the properties included in the Annexed Area shall be a combination of CW – Commercial Winery, C-2 – Retail Business, C-3 General Business and AG – Agricultural, as depicted on Exhibit B, when consideration is given to the interest of the general public.

Section 1.06 The City Clerk is directed to file a copy of this annexation with the Board of Commissioners of Benton County and the State of Washington in the manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach amended sectional maps and additional sectional maps as necessary and an amended Annexation map, duly certified by the Clerk as a true copy.

Section 1.07 As authorized and required by RCW 35.13.280, the City shall negotiate a new franchise with the solid waste collection service provider currently serving the Annexed Area on terms that are acceptable to the City and that complies with the City's Solid Waste Management Plan.

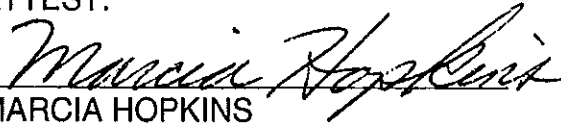
Section 1.08 This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 21 day of August, 2012.



JOHN FOX
Mayor

ATTEST:


MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:


THOMAS O. LAMPSON
City Attorney

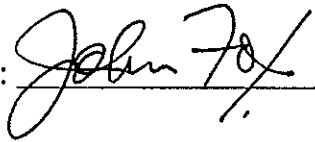
Date Published:  August 26, 2012

Exhibit A
Legal Description of the Annexed Area

A portion of the Northwest ¼ of Section 22, Township 9 North, Range 28 East, W.M., Benton County Washington, described as follows:

A portion of the Plat of Badger Heights Subdivision as recorded in Volume 5 of Plats on Page 11, as recorded under Auditors File No. 317551, records of said County and State, more particularly described as follows:

Lot 9 Block 1 of said Plat.
PID# 1-2298-202-0001-009

Together with: Lots 2, 3, 5, 6, 7, and Lots 10, through 15 of Block 2 of said Plat.

PID# 1-2298-202-0002-002
PID# 1-2298-202-0002-003
PID# 1-2298-202-0002-005
PID# 1-2298-202-0002-006
PID# 1-2298-202-0002-007
PID# 1-2298-202-0002-010
PID# 1-2298-202-0002-011
PID# 1-2298-202-0002-012
PID# 1-2298-202-0002-013
PID# 1-2298-202-0002-014
PID# 1-2298-202-0002-015

Together with: Lots 1, through 8 of Block 3 of said Plat.

PID# 1-2298-202-0003-001
PID# 1-2298-202-0003-002
PID# 1-2298-202-0003-003
PID# 1-2298-202-0003-004
PID# 1-2298-202-0003-005
PID# 1-2298-202-0003-006
PID# 1-2298-202-0003-007
PID# 1-2298-202-0003-008

Together with: Lots, 11 and Lots 13 through 15 of Block 3 of said Plat.

PID# 1-2298-202-0003-011
PID# 1-2298-202-0003-013
PID# 1-2298-202-0003-015

Together with: Lot 1 of Block 4 of said Plat.
PID# 1-2298-202-0004-001

Together with: Lots 1 and 2 of Short Plat No. 2809 as recorded in Volume 1 of Short Plats on Page No. 2809, records of said County and State.
PID# 1-2298-201-2809-001
PID# 1-2298-201-2809-002

Together with: Lots 1 through 3 of Short Plat No. 2683 as recorded in Volume 1 of Short Plats on Page No. 2683, records of said County and State.
PID# 1-2298-201-2683-001
PID# 1-2298-201-2683-002
PID# 1-2298-201-2683-003

Together with: with the portions of vacated right-of-way established County Resolutions No. 05-106 and No. 08-865 and as described by County Resolution recorded under Auditors File No. 91-16685, lying within the proposed annexation boundary, records of said County and State.

Together with: the following portions of public right-of-way that have not been previously annexed by The City of Richland:

That portion of Queensgate Drive, lying within the Northwest $\frac{1}{4}$ of said Section 22, Township 9 North, Range 28 East, lying Southerly of City of Richland Annexation Ordinance No. 49-95.

That portion of Jericho Road and Jericho Court lying within the Northwest $\frac{1}{4}$ of said Section 22, Township 9 North, Range 28 East, Lying Westerly of Queensgate Drive right-of-way.

That portion of Columbia Park Trail, lying within the Northwest $\frac{1}{4}$ of said Section 22, Township 9 North, Range 28 East, Lying Easterly of Queensgate Drive right-of-way, and Westerly Lot 2 of Block 4 of said Plat of Badger Heights Subdivision.

That portion of Windmill Road and Tulip Lane lying within the Northwest $\frac{1}{4}$ of said Section 22, Township 9 North, Range 28 East, Lying Northerly of Columbia Park Trail right-of-way.

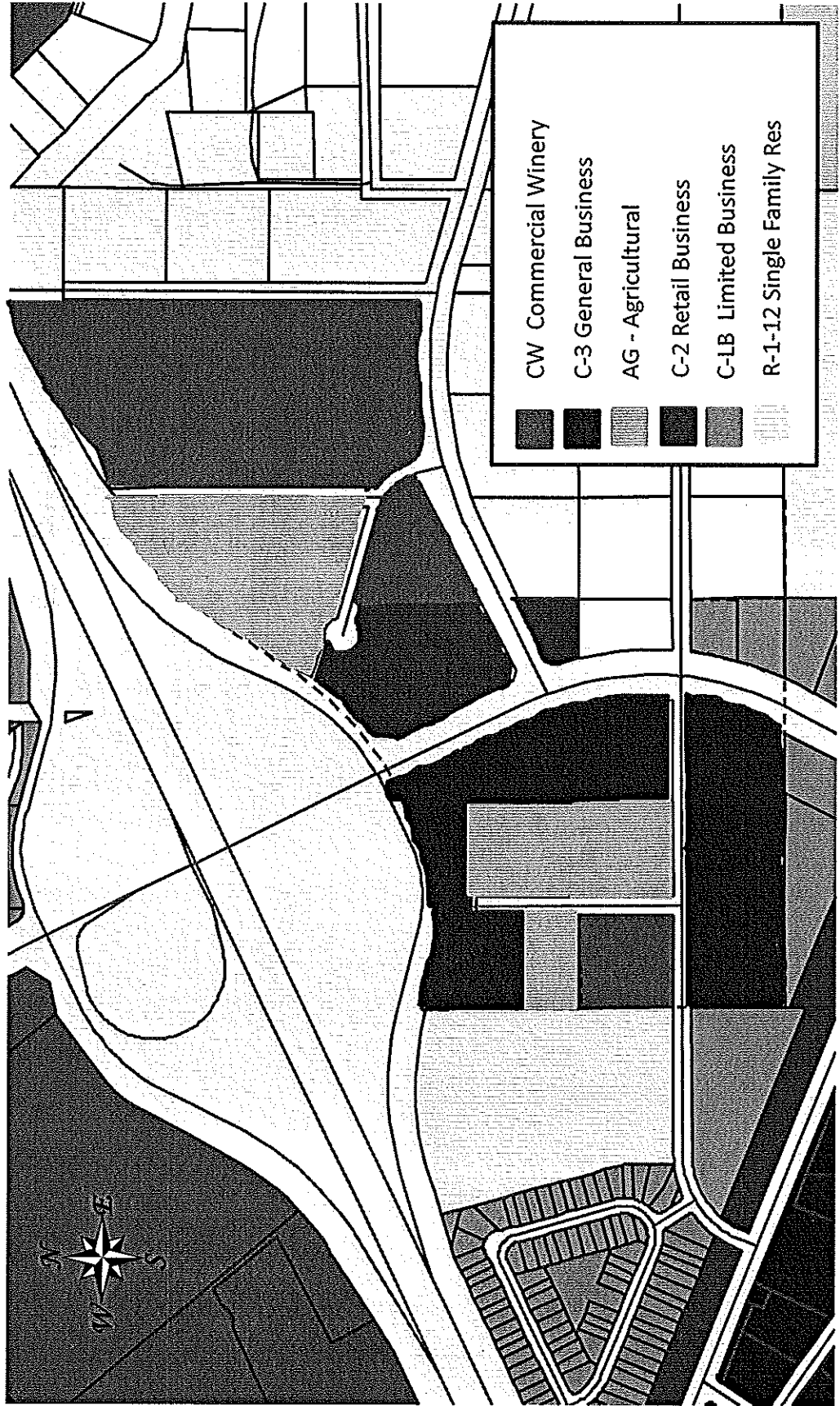


EXHIBIT B – ZONING DESIGNATIONS FOR ANNEXATION AREA

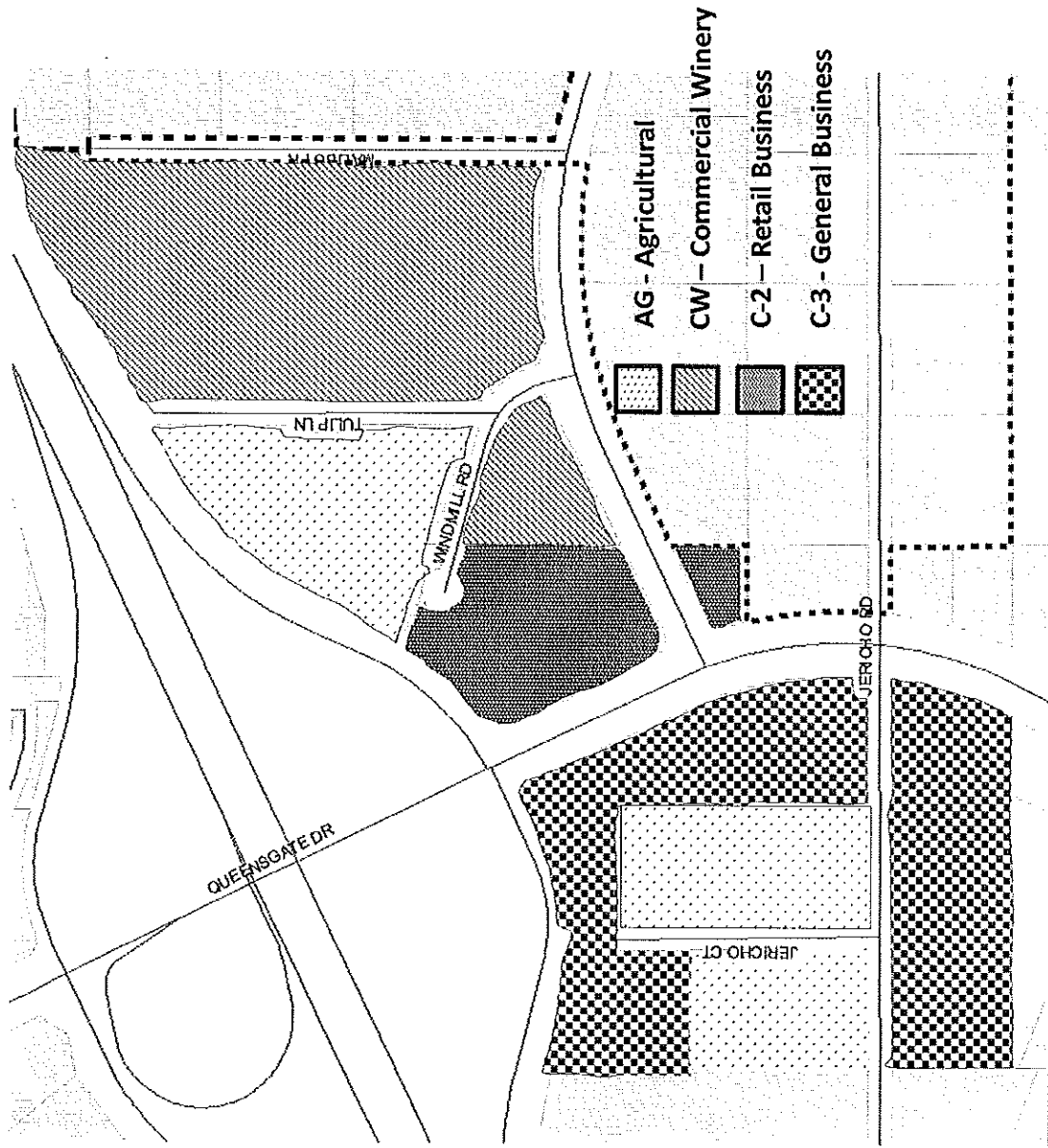


Exhibit B – Zoning Designations for Annexation Area