

OFFERING MEMORANDUM

Van Giesen Land Sites

W VAN GIESEN ST

West Richland, WA 99353

PRESENTED BY:

ROB ELLSWORTH, CCIM

O: 509.430.2378

rob.ellsworth@svn.com

WA #17790



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SECTION 1
Property
Information

PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$141,330 - \$857,043
LOT SIZE:	15.36 Acres

PROPERTY DESCRIPTION

Hard to find commercial land with Van Giesen Frontage. This is one of 3 lots with VG frontage, that are all available and offer a contiguous 1.89 acres of commercial land.

We also have an incredible location for medium density residential development. Land has a 40' access easement from Van Giesen and great views!

PROPERTY HIGHLIGHTS

- Van Giesen Frontage
- Commercial & Residential Land
- 15.36 Acre Total
- City Services Available

PROPERTY DESCRIPTION



ZONING

The property is zoned Commercial General Use District (C-G), which is defined in the city of West Richland Municipal Code, Chapter 17.48 as:

The commercial general use district provides land for a full range of commercial uses that require extensive retail contact and serve the community and regional commercial markets.

AND

The property is zoned Medium Density Residential Use District (RM-6), which is defined in the city of West Richland Municipal Code, Chapter 17.31 as:

The medium-density residential use district provides for single-family areas of medium density, further providing protection against hazards, objectionable influences, building congestion, and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district.

LOCATION DESCRIPTION

Hard to find Van Giesen frontage. Located in the heart of West Richland and on a section that serves as a conduit between residential and work locations. Plenty of established traffic and those counts are increasing as more homes to up to the west.

Situated at the confluence of the Columbia, Snake, and Yakima Rivers in Southeastern Washington, the Tri-Cities represent the Kennewick-Pasco-Richland Metropolitan Statistical Area in Benton and Franklin counties.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. Then why "Tri" when there are four? The short answer is that West Richland grew large enough to deserve recognition, but the area had already been branded as the "Tri-Cities." So think of Tri-Cities as a label for the fastest growing metropolitan area in Washington State.

LAND LOTS



STATUS	LOT #	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	Lot 3	131084011237003	Retail	0.43 Acres	\$141,330	General Commercial
Available	Lot 2	131084011237002	Retail	0.71 Acres	\$230,324	General Commercial
Available	Lot 1	131084011237001	Retail	0.75 Acres	\$246,300	General Commercial
Available	Lot 4	131084011237004	Multifamily	13.47 Acres	\$857,043	RM 6

SHORT PLAT NO. 1237 FOR C. RAFFETY

SURVEYORS CERTIFICATE

I, Gerald C. Webber, a registered land surveyor, hereby certify that the "SHORT PLAT" as shown is based upon an actual field survey of the land described herein, and that all angles, distances, and courses are correctly shown, and that the lot corners have been staked in the ground according to the map.

Date: 3-25-82



Gerald C. Webber
No. 109, Ia. 18178

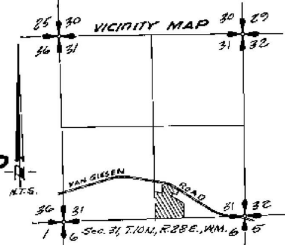
AUDITOR'S CERTIFICATE

Filed for record at the request of C. Raffety at 27 minutes past 1 P.M. this 26 day of March, 1982, and recorded in Volume 1 of "SHORT PLATS", at page 1237, records of Benton County, State of Washington
Verner Miller, Auditor
by **Wm. Chidrow, Deputy**
OWNER'S CERTIFICATE No. 858620

We, C.O. Raffety and Beverly J. Raffety, hereby certify that we are the owners of the tract of land described herein, that we have caused said land to be surveyed and short-platted into lots as shown, and that the assessments on the short plat are hereby granted for the uses shown.

C.O. Raffety
Beverly J. Raffety

This map is being furnished as an aid in locating the here-in described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not make dimensions, line areas, location of easement, acreage or bearings shown thereon.



DESCRIPTION

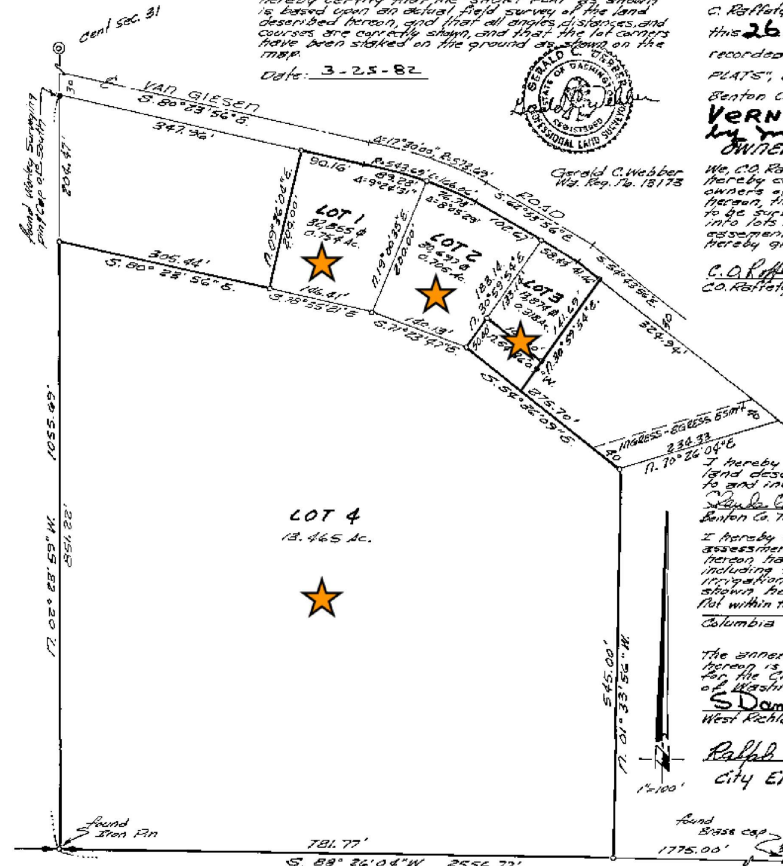
That portion of the South half of the Southeast quarter of Section 31, Township 10 North, Range 28 East, W.M. 6, Benton County, Washington, lying South of Van Giesen Road right of way and West of the following described lines:

Beginning at the Southeast corner of Section 31, thence S. 88° 26' 04" W. along the South line thereof a distance of 1775.00 feet to the True Point of Beginning, thence N. 01° 23' 56" W. a distance of 575.00 feet, thence N. 75° 31' 59" E. a distance of 275.20 feet, thence N. 75° 31' 59" E. a distance of 500.00 feet, thence S. 58° 36' 08" W. a distance of 100.00 feet, thence N. 30° 29' 56" E. a distance of 116.2 feet to the southerly margin of Van Giesen Road right of way and terminus of described line.

100.00 FEET WITH AN INGRESS-EGRESS EASEMENT 5000 FEET IN WIDTH LYING PARTLY OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:
Beginning at the Southwest corner of Section 31, thence S. 58° 36' 08" W. along the South line thereof a distance of 1775.00 feet, thence N. 01° 23' 56" W. a distance of 575.20 feet, thence N. 75° 31' 59" E. a distance of 500.00 feet to the TRUE POINT OF BEGINNING, thence S. 58° 36' 08" W. a distance of 100.00 feet to the southerly margin of Van Giesen Road right of way and terminus of described line.

That portion of the South half of the Southeast quarter of Section 31, Township 10 North, Range 28 East, W.M. 6, Benton County, Washington, described as follows:
Beginning at the Southwest corner of said Southeast quarter, thence N. 02° 23' 59" W. along the West line thereof a distance of 851.22 feet to the TRUE POINT OF BEGINNING, thence continuing N. 02° 23' 59" W. along said West line a distance of 206.47 feet to the southerly margin of Van Giesen Road right of way, thence S. 58° 36' 08" W. along said margin a distance of 100.00 feet, thence N. 02° 23' 59" W. a distance of 200.00 feet to the TRUE POINT OF BEGINNING.

100.00 FEET WITH AN INGRESS-EGRESS EASEMENT 5000 FEET IN WIDTH LYING PARTLY OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:
Beginning at the Southwest corner of said Southeast quarter, thence N. 02° 23' 59" W. a distance of 851.69 feet to the southerly margin of Van Giesen Road right of way, thence S. 58° 36' 08" W. along said margin a distance of 100.00 feet to the TRUE POINT OF BEGINNING, thence continuing N. 02° 23' 59" W. along said margin a distance of 200.00 feet, thence N. 02° 23' 59" W. a distance of 200.00 feet to the TRUE POINT OF BEGINNING.



APPROVALS

I hereby certify that the taxes on the land described herein have been paid to and including the year 1982.
Paula O'Brien, Treasurer 3-26-82
Benton Co. Treasurer Date 3/26/82

I hereby certify that the irrigation assessments on the land described herein have been paid to and including the year 1982 and that the irrigation are hereby approved as shown herein.
Not within the Boundary of Irr. Dist. _____
Columbia Irr. Dist. _____ Date _____

The annexed "SHORT PLAT" as shown herein is hereby approved by and for the City of West Richland, State of Washington.
S. Daniel Rain 3/16/82
West Richland City Mayor Date

Ralph E. Manasco 3/16/82
City Engineer Date

NOTES

- Bearing Basis from Record Survey Ia. 487 by Worley Surveying
- Indicates corner monument found, type as noted.
- Indicate 5/8" x 2 1/2" rebar with plastic cap stamped ROGERS 12365 set at property corners as shown.
- Van Giesen Rd. as built class ref. Congressional with 5' of easement of record.

ACKNOWLEDGEMENT

State of Washington, County of Benton)
This is to certify that on this 18 day of March 1982 personally appeared before me C.O. Raffety and Beverly J. Raffety, to me known to be the individuals in and who executed the CONFLICTS certificate shown herein, and acknowledged to me that they signed the same as their voluntary act and deed. IN WITNESS WHEREOF, I have set my hand and official seal, this day and year first above written.
Dale M. Rasmussen
Notary Public in and for the State of Washington
Residing at Benton, City
My Commission Expires: 3/3/84

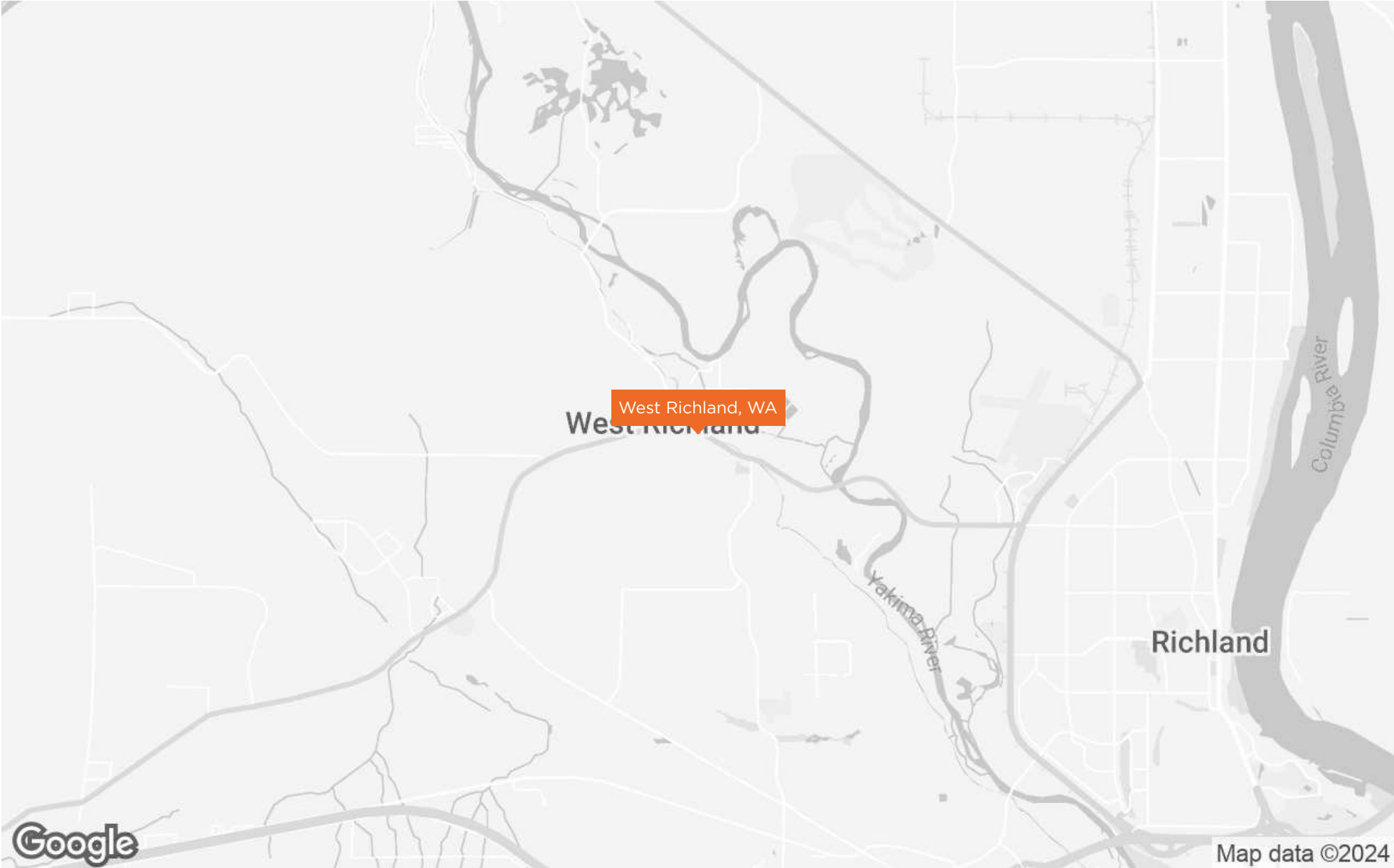


ROGERS SURVEYING INC., P.S.	CLIENT	C. RAFFETY	JOB	102
PROFESSIONAL LAND SURVEYORS	PRODUCT	SHORT PLAT		
P. O. Box 507 Richland, Washington 15091 843-3161	DRAWN BY	J.R.	SCALE	1"=100'
	APPROVED		DATE	3-25-82
			F.B. No.	372
			SHEET	1 OF 1



SECTION 2
Location
Information

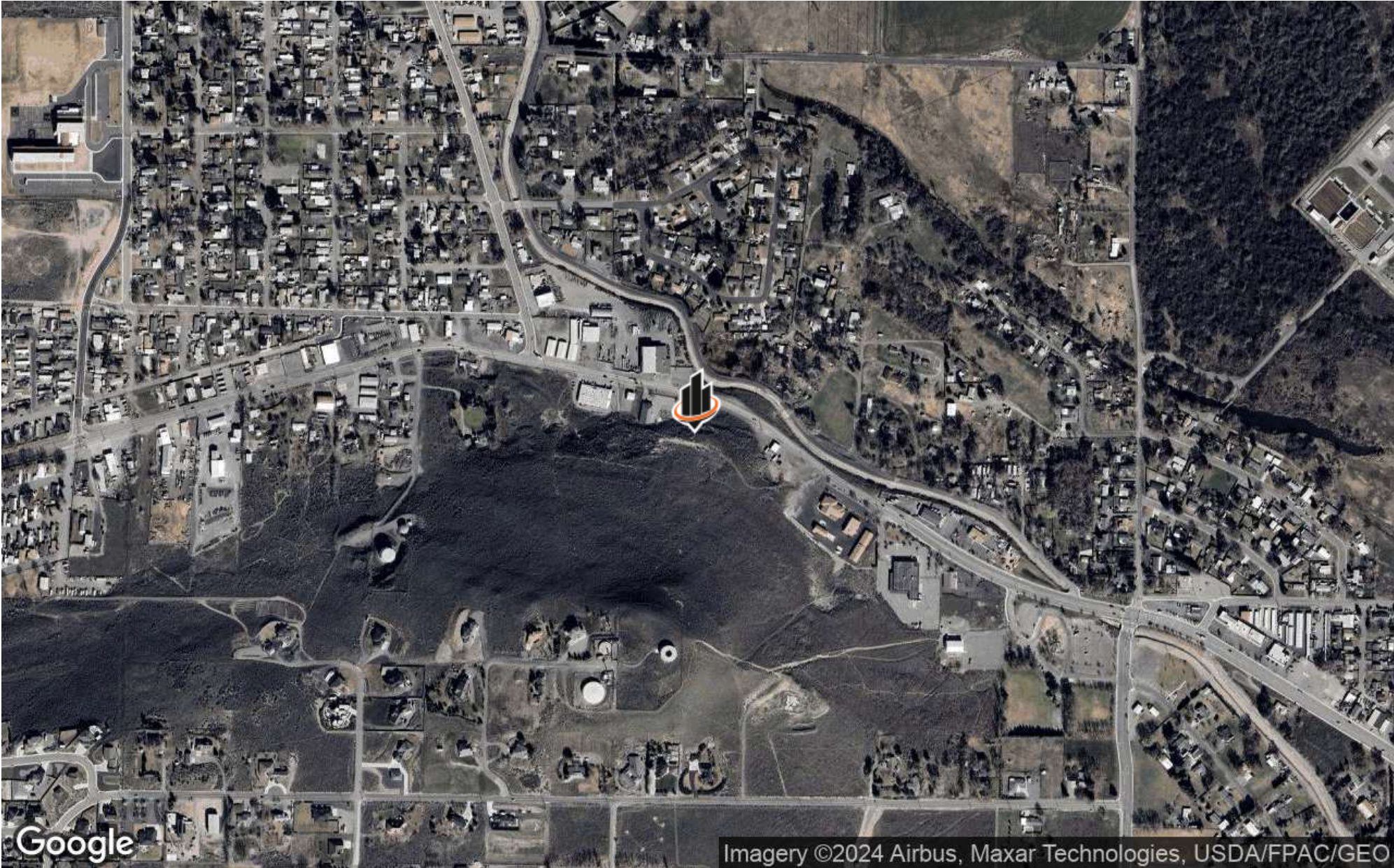
REGIONAL MAP

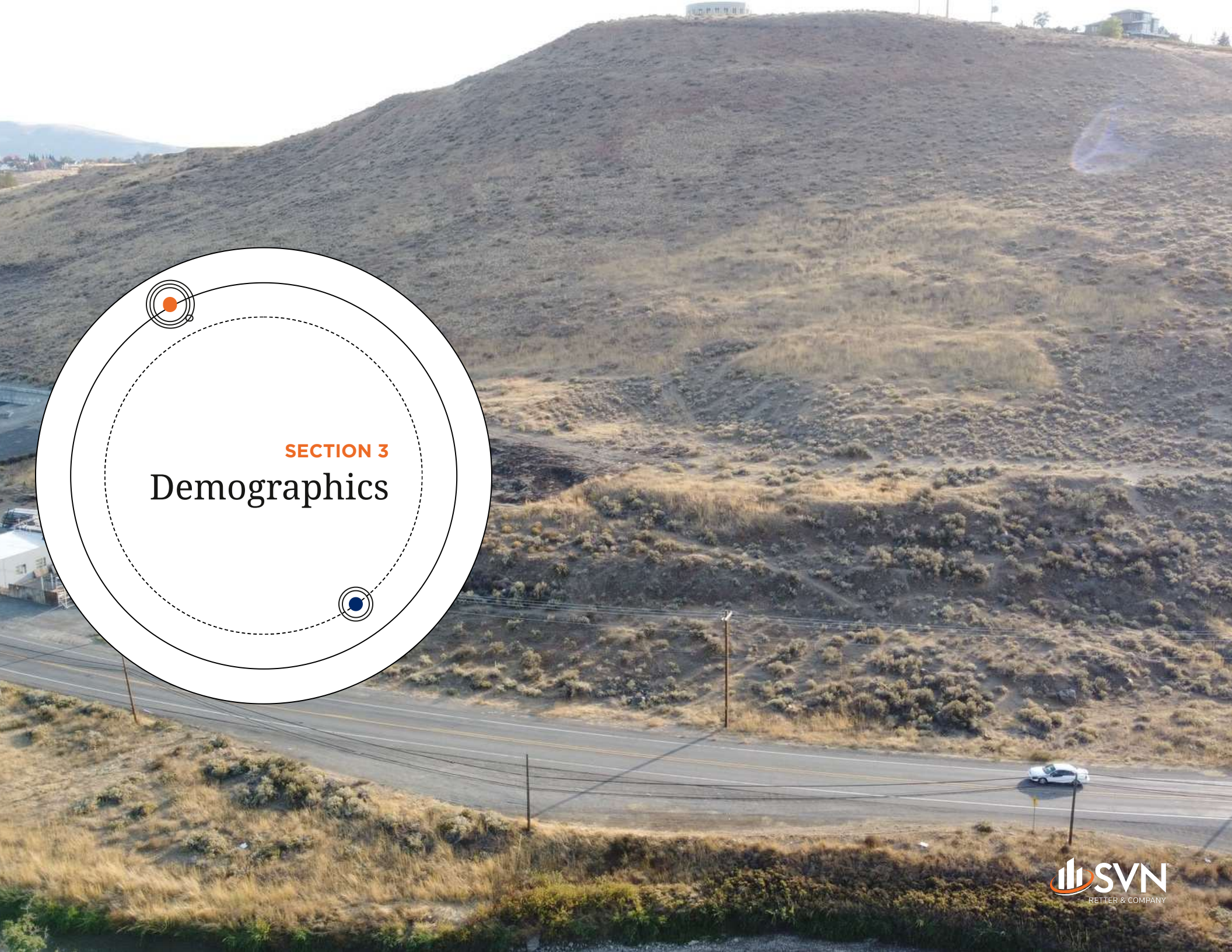


LOCATION MAP



AERIAL MAP





SECTION 3
Demographics

DEMOGRAPHICS MAP & REPORT

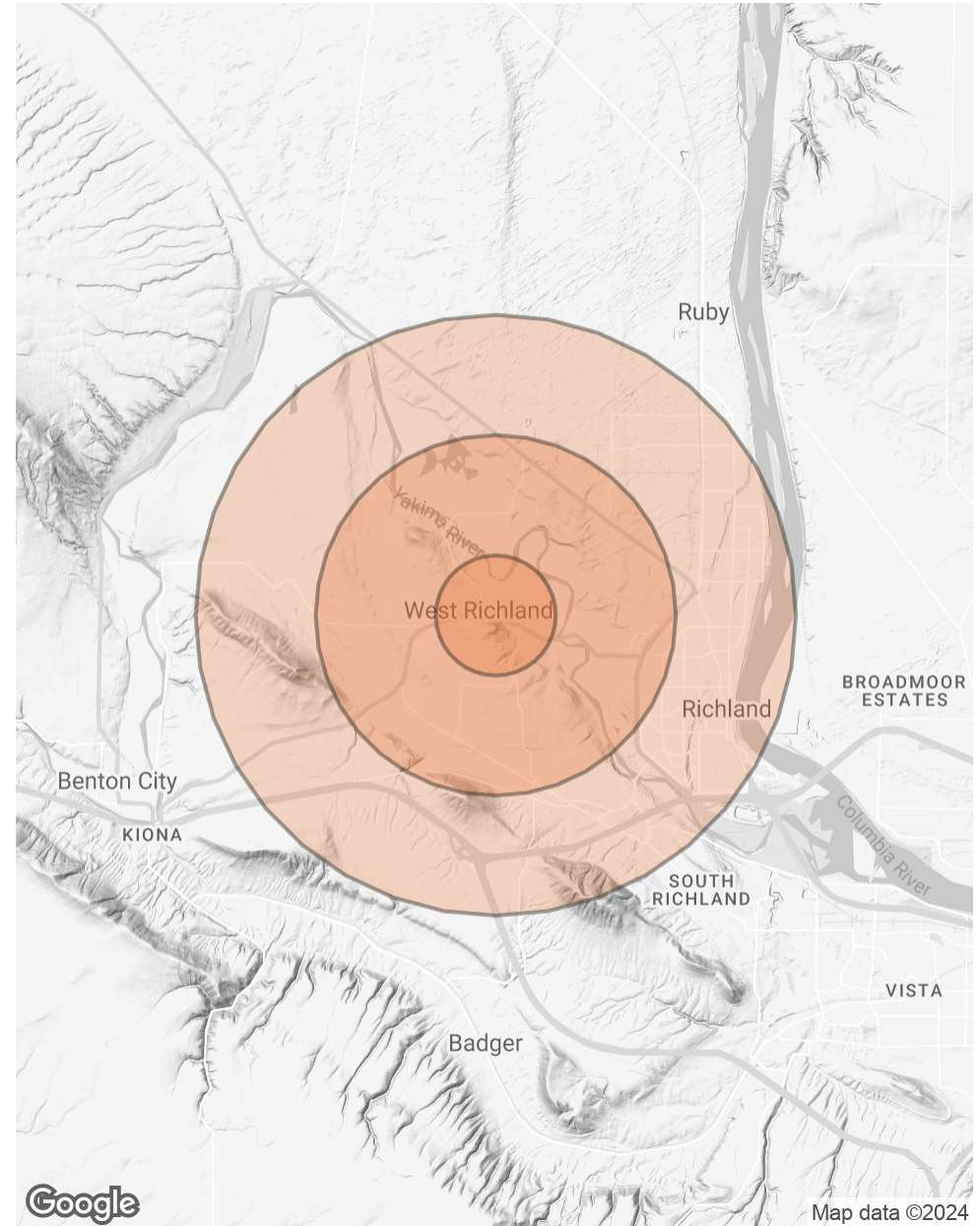
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,597	25,150	62,703
AVERAGE AGE	38	39	39
AVERAGE AGE (MALE)	38	38	38
AVERAGE AGE (FEMALE)	39	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,611	9,020	23,968
# OF PERSONS PER HH	2.9	2.8	2.6
AVERAGE HH INCOME	\$124,466	\$147,437	\$128,458
AVERAGE HOUSE VALUE	\$418,321	\$467,823	\$438,101

Demographics data derived from AlphaMap



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.