

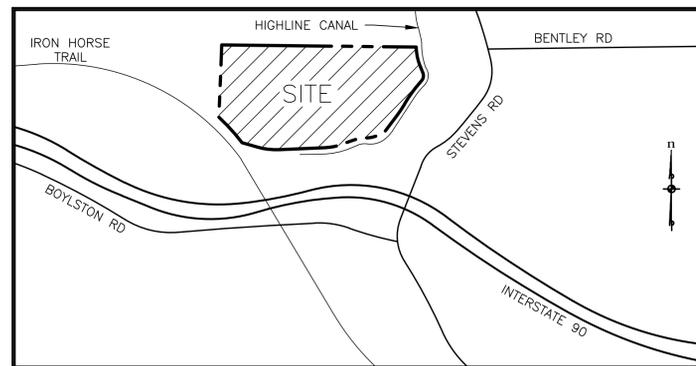
WIND RIDGE BATTERY ENERGY STORAGE SYSTEM (BESS)

CONDITIONAL USE PERMIT FOR BLACK MOUNTAIN ENERGY STORAGE II, LLC

SEPTEMBER 10, 2025

SHEET INDEX

<u>SHEET</u>	<u>PAGE</u>	<u>DESCRIPTION</u>
CV-01	1	COVER SHEET
EX-01 -- EX-03	2-4	ALTA SURVEY
ST-01	5	PRELIMINARY SITE PLAN
GR-01	6	PRELIMINARY GRADING PLAN
UT-01	7	PRELIMINARY UTILITY PLAN



VICINITY MAP
NOT TO SCALE



09/19/2025



CIVIL ENGINEER
ESM CONSULTING ENGINEERS, L.L.C.
LAURA BARTENHAGEN, PE
32001 32ND AVENUE S, SUITE 200
FEDERAL WAY, WA 98001
(253) 838-6113

ESM JOB NO: 2444-001-025

OWNER

HOWARD JOHN CLERF
7607 27TH AVE NE
TULALIP, WA 98271
hclerf@gmail.com

DEVELOPER

BLACK MOUNTAIN ENERGY STORAGE
ERLANDSEN
CAROLYN O'BRIEN
1717 W 6TH STREET, SUITE 295
AUSTIN, TX 78703
(214) 263-2582
carolyn.obrien@blackmtn.com

BATTERY ENGINEER

WESTWOOD
10170 CHURCH RANCH WAY, SUITE 201
WESTMINSTER, CO 80021
(720) 531-8355
brendan.miller@westwoodps.com

SURVEYOR

ERLANDSEN
WESLEY POTRIDGE
250 SIMON ST. SE
EAST WENATCHEE, WA 98802
(509) 884-2562

GEOTECH ENGINEER

PWR GEOTECHNICAL
2394 ST JOHNS BLUFF ROAD SOUTH
JACKSONVILLE, FL 32246
(512) 893-2023
client@pwrgeotech.com



ALTA TITLE COMMITMENT

AMERITITLE LLC
FILE NO. 660108AM, COMMITMENT No. 2
DATED 4/8/2025

BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 20 EAST, W.M., IN THE COUNTY OF KITTITAS, STATE OF WASHINGTON, LYING NORTH OF THE NORTH RIGHT-OF-WAY BOUNDARY OF INTERSTATE HIGHWAY I-90 AND LYING WEST OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF STEVENS COUNTY ROAD:

EXCEPT RIGHT-OF-WAY OF KITTITAS RECLAMATION DISTRICT:

AND EXCEPT RIGHT-OF-WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, SAID RIGHT-OF-WAY BEING A STRIP OF LAND 20 FEET WIDE CROSSING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14.

DESCRIPTION NOTE

THIS SURVEY IS OF THE PROPERTY DESCRIBED ABOVE. THE BOUNDARY DESCRIPTION GIVEN ABOVE IS THE SAME DESCRIPTION GIVEN IN EXHIBIT A OF THE TITLE COMMITMENT REFERENCED ABOVE.

PARCEL DATA

KITTITAS COUNTY TAX PARCEL No. 653936

NO ADDRESS ASSIGNED

ZONING

THE FOLLOWING INFORMATION WAS PROVIDED TO ERLANDSEN BY BLACK MOUNTAIN ENERGY STORAGE VIA EMAIL ON 3/19/2025.

CURRENT ZONING: A-20 AGRICULTURE ZONE
MINIMUM LOT SIZE: 20 ACRES

MINIMUM BUILDING SETBACKS: FRONT 25'
SIDE 5'
REAR 25'

ALTA TABLE A ITEM NOTES

- CORNER MONUMENTS WERE SET AS SHOWN ON THE MAP. A RECORD OF SURVEY WILL BE RECORDED WITH KITTITAS COUNTY.
- THE DISCLOSED INFORMATION DOES NOT INDICATE AN ASSIGNED ADDRESS FOR THIS PROPERTY.
- PROPERTY IS ENTIRELY IN FLOOD ZONE X PER FEMA FIRM NO. 53037C1350D, DATED 9/24/2021.
- CALCULATED LAND AREA OF PROPERTY IS LABELED ON MAP.
- ELEVATION CONTOURS ARE SHOWN ON MAP. SEE TOPOGRAPHY NOTES ON MAP PAGE.
- SEE ZONING SECTION ON THIS SHEET. ERLANDSEN HAS MADE NO DETERMINATION OF WHICH PROPERTY LINES ARE "FRONT" LINES, "SIDE" LINES, OR "REAR" LINES. MINIMUM BUILDING SETBACKS ARE NOT PLOTTED ON THE MAP.
- APPROXIMATE EXTERIOR BUILDING DIMENSIONS AT GROUND LEVEL ARE SHOWN ON MAP. SEE SURVEY NOTES ON MAP SHEET.
- SUBSTANTIAL FEATURES ARE SHOWN ON MAP. SEE SURVEY NOTES ON MAP SHEET REGARDING AREAS WHICH ERLANDSEN COULD NOT ACCESS.
- UNDERGROUND UTILITIES ARE SHOWN ON MAP. SEE UTILITY NOTES ON THIS SHEET. SEE SURVEY NOTES ON MAP SHEET REGARDING AREAS WHICH ERLANDSEN COULD NOT ACCESS.
- NAMES OF ADJOINING OWNERS BASED ON AVAILABLE COUNTY DATA ARE SHOWN ON MAP.
- CLIENT WAS ADVISED PRIOR TO SIGNING A CONTRACT WITH ERLANDSEN THAT ELEVATION CONTOURS DERIVED FROM PUBLICLY AVAILABLE LIDAR DATA MAY NOT BE SUFFICIENTLY ACCURATE FOR USE IN DESIGN. CLIENT WAS LATER ADVISED THAT THE BUILDINGS WITHIN THE FENCED AREAS ON THE PROPERTY WOULD BE PLOTTED BASED ON AERIAL PHOTOGRAPHY AND WOULD BE APPROXIMATE. SEE SURVEY NOTES ON MAP SHEET.
- NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION ON THE PROPERTY WAS OBSERVED.

UTILITY NOTES

VISIBLE SURFACE UTILITY FEATURES AND SUBSURFACE UTILITY PAINT MARKS PLACED BY UTILITIES PLUS LLC ON 2/25/2025 WERE LOCATED THIS SURVEY AND ARE SHOWN ON THIS SURVEY.

ADDITIONAL SUBSURFACE UTILITIES MAY EXIST.

BASIS OF BEARINGS

WASHINGTON STATE PLANE GRID SOUTH ZONE

THE MEASURED DISTANCES SHOWN ON THIS MAP HAVE BEEN ADJUSTED TO THE WASHINGTON STATE PLANE COORDINATE GRID. MULTIPLY THE MEASURED DISTANCES SHOWN BY A FACTOR OF 1.000155 TO OBTAIN THE ACTUAL GROUND DISTANCE.

SURVEYOR'S CERTIFICATE

TO BLACK MOUNTAIN ENERGY STORAGE II LLC, AMERITITLE LLC, & FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 7A, 8, 11B, 13, 15, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3/19/2025.

DATE OF PLAT OR MAP: 8/27/2025



Wesley A. Potridge
CERTIFICATE NO. 22964

TITLE COMMITMENT SCHEDULE B PART II EXCEPTIONS

(EXCEPTIONS 1-13 PERTAIN TO TAXES, LIENS, UNRECORDED ENCUMBRANCES, AND OTHER NON-SURVEY MATTERS AND ARE OMITTED FROM THE FACE OF THIS SURVEY)

- CONDEMNATION OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS TO, FROM AND BETWEEN SAID PREMISES AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED BY DECREE
ENTERED: JUNE 17, 1968
KITTITAS COUNTY SUPERIOR COURT CAUSE NO.: 16901
(PARCELS A & B ARE PLOTTED)
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY ORDER ENTERED JUNE 17, 1968, IN KITTITAS COUNTY SUPERIOR COURT CAUSE NO. 16901:
GRANTED TO: THE STATE OF WASHINGTON
PURPOSE: CONSTRUCTING AND MAINTAINING A CHANNEL CHANGE
FILED: JUNE 17, 1968
CASE NO.: 16901
AFFECTS: A PORTION OF SAID PREMISES
(PARCEL C IS PLOTTED, PARCELS D & E DO NOT LIE ON THIS PROPERTY.)
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY ORDER ENTERED JUNE 17, 1968, IN KITTITAS COUNTY SUPERIOR COURT CAUSE NO. 16901:
GRANTED TO: THE STATE OF WASHINGTON
PURPOSE: CONSTRUCTING AND MAINTAINING ACCESS ROADS
FILED: JUNE 17, 1968
CASE NO.: 16901
AFFECTS: A PORTION OF SAID PREMISES
(PARCELS F & G ARE PLOTTED)
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY ORDER ENTERED JUNE 17, 1968, IN KITTITAS COUNTY SUPERIOR COURT CAUSE NO. 16901:
GRANTED TO: THE STATE OF WASHINGTON
PURPOSE: CONSTRUCTING AND MAINTAINING DRAINAGE FACILITIES
FILED: JUNE 17, 1968
CASE NO.: 16901
AFFECTS: A PORTION OF SAID PREMISES
(PARCELS H & I ARE PLOTTED, PARCEL J DOES NOT LIE ON THIS PROPERTY.)
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY ORDER ENTERED JUNE 17, 1968, IN KITTITAS COUNTY SUPERIOR COURT CAUSE NO. 16901:
GRANTED TO: THE STATE OF WASHINGTON
PURPOSE: CONSTRUCTING IRRIGATION FACILITIES
FILED: JUNE 17, 1968
CASE NO.: 16901
AFFECTS: A PORTION OF SAID PREMISES
(PARCELS K & L DO NOT LIE ON THIS PROPERTY.)
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY ORDER ENTERED JUNE 17, 1968, IN KITTITAS COUNTY SUPERIOR COURT CAUSE NO. 16901:
GRANTED TO: THE STATE OF WASHINGTON
PURPOSE: RIGHT TO ENTER UPON THE RESPONDENTS REMAINING LANDS, WHERE NECESSARY, TO REMOVE IMPROVEMENTS LOCATED WHOLLY OR PARTIALLY UPON THE RIGHT-OF-WAY OF PRIMARY STATE HIGHWAY NO. 7 (SR 90) AND PRIMARY STATE HIGHWAY NO. 3 (SR90, 82 BULL ROAD TO RENSLAW)
RECORDED: JUNE 17, 1968
INSTRUMENT NO.: 16901
AFFECTS: A PORTION OF SAID PREMISES
(HIGHWAY RIGHT-OF-WAY IS PLOTTED, SEE EXCEPTION 14)
- QUIT CLAIM OF MINERAL RIGHTS DATED APRIL 22, 1975, RECORDED MAY 2, 1975 IN VOLUME 60, PAGE 48, UNDER AUDITOR'S FILE NO. 396622;
TRANSFERORS: HOWARD F. CLERF AND VIVIAN CLERF, HUSBAND AND WIFE, AND HOWARD JEAN CLERF
TRANSFEREES: HELEN JEAN CLERF, HER HEIRS AND ASSIGNS
AFFECTS: A ONE-HALF (1/2) INTEREST IN AND TO ALL OIL AND MINERAL RIGHTS IN AND TO SAID PREMISES AND OTHER LANDS
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEMS, TOGETHER WITH ALL NECESSARY APPURTENANCES THERETO
RECORDED: AUGUST 4, 1993
INSTRUMENT NO.: 562005
BOOK 344, PAGE 2005
AFFECTS: A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14 AND OTHER LAND
(EASEMENT IS PLOTTED ASSUMING THE INTENTION WAS TO ADJOIN THE RAILROAD RIGHT-OF-WAY. DISTANCE FROM THE SECTION CORNER GIVEN IN THE DESCRIPTION SIGNIFICANTLY DIFFERS FROM OUR COMPUTED RIGHT-OF-WAY LOCATION)
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
GRANTED TO: OLYMPIC PIPE LINE COMPANY, A CORPORATION OF DELAWARE, ITS SUCCESSORS AND ASSIGNS
PURPOSE: PIPELINE
RECORDED: JULY 9, 1996
INSTRUMENT NO.: 199607090076
AFFECTS: A PORTION OF SAID PREMISES
(APPROXIMATE EASEMENT LOCATION IS PLOTTED BASED ON SKETCH ATTACHED TO DOCUMENT, DOCUMENT STATES EASEMENT WIDTH IS 20' AFTER PIPELINE INSTALLATION, NO PIPELINE WAS LOCATED THIS SURVEY)
- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
GRANTED TO: WIND RIDGE POWER PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDED: JUNE 3, 2005
INSTRUMENT NO.: 200506030039
AMENDED EASEMENT RECORDED APRIL 17, 2008, UNDER AUDITOR'S FILE NO. 200804170030
(2008 AMENDMENT STATES THAT IT SUPERCEDES DESCRIPTIONS GIVEN IN THE 2005 DOCUMENT, EASEMENTS ARE PLOTTED AS DESCRIBED IN THE 2008 AMENDMENT)

SURVEY REVISIONS

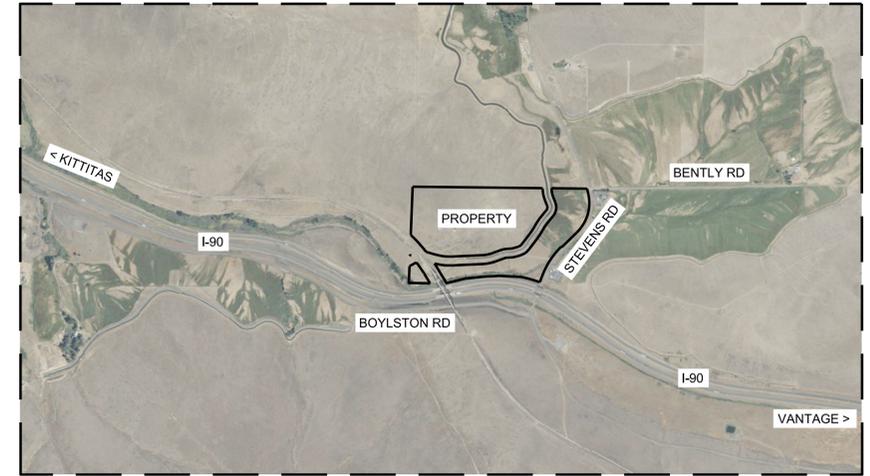
- 3/28/2025: -INITIAL DRAFT
- 4/17/2025: -REVISED EXCEPTIONS TO MATCH UPDATED TITLE COMMITMENT
- AMENDED NOTE UNDER EXCEPTION 18
- 6/17/2025: -ADDED DESCRIPTION NOTE TO SHEET 1 AT CLIENT'S REQUEST
- 7/18/2025: -AMENDED NOTE UNDER EXCEPTION 29
- ADDED NOTE TO SHEET 3 REGARDING EXCEPTION 29 EASEMENT
- 8/27/2025: -SIGNED FINAL

- AN EASEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
PURPOSE: UTILITY SYSTEMS
RECORDED: AUGUST 4, 2005
INSTRUMENT NO.: 200508040030
AFFECTS: A PORTION OF SAID PREMISES
(EASEMENT IS PLOTTED)
- NO BUILD EASEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
RECORDED: SEPTEMBER 30, 2005
INSTRUMENT NO.: 200509300087
AFFECTS: A PORTION OF SAID PREMISES AND OTHER LAND
(THIS EASEMENT BURDENS PROPERTY IN A DIFFERENT TOWNSHIP, THE SUBJECT PROPERTY IS LISTED AS A BENEFITED PARCEL, NOT PLOTTED)
- INTENTIONALLY DELETED.
- ACCESS ROAD EASEMENT AGREEMENT AND INCLUDING THE TERMS AND PROVISIONS THEREOF FOR THE PURPOSES STATED THEREIN AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN INSTRUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
RECORDED: OCTOBER 27, 2005
INSTRUMENT NO.: 200510270007
AFFECTS: A PORTION OF SAID PREMISES
(EASEMENT IS PLOTTED)
- WIRELESS COMMUNICATION EASEMENT AND ASSIGNMENT AGREEMENT INCLUDING THE TERMS AND PROVISIONS THEREOF, AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED THEREIN AS SET FORTH IN INSTRUMENT:
GRANTED TO: T6 UNISON SITE MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDED: DECEMBER 14, 2009
INSTRUMENT NO.: 200912140034
AFFECTS: A PORTION OF SAID PREMISES

ASSIGNMENT AND ASSUMPTION OF EASEMENT AGREEMENT, BETWEEN ULYSSES ASSET SUB II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FKA T6 UNISON SITE MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSIGNOR, AND GLOBAL SIGNAL ACQUISITIONS IV LLC, A DELAWARE LIMITED LIABILITY COMPANY, ASSIGNEE, RECORDED DECEMBER 20, 2022 UNDER AUDITOR'S FILE NO. 202212200023.
(EASEMENTS ARE PLOTTED)

- MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED: JUNE 23, 2016
INSTRUMENT NO.: 201606230028
BETWEEN: T-MOBILE WEST LLC, A DELAWARE LIMITED LIABILITY COMPANY AND: CCTMO LLC, A DELAWARE LIMITED LIABILITY COMPANY
(THE RECORDED MEMORANDUM DOES NOT CONTAIN SUFFICIENT INFORMATION TO PLOT ANY EASEMENT. A COPY OF THE UNRECORDED LEASE AGREEMENT DATED 9/26/1999 WAS GIVEN TO ERLANDSEN BY THE CLIENT WHICH PROVIDES EASEMENTS FOR ACCESS AND UTILITIES. NO EASEMENT WIDTH IS SPECIFIED. A DRAWING LABELED EXHIBIT B ATTACHED TO THE LEASE AGREEMENT INDICATES ACCESS AND POWER EASEMENTS GENERALLY IN THE SAME VICINITY AS A ROAD AND POWER LINE ON THE NORTHERN PORTION OF THE PROPERTY. SEE NOTE ON MAP ON SHEET 3.)
- ANY UNCERTAINTY AS TO THE LOCATION OF THE BOUNDARY LINES OF THE LAND HEREIN DESCRIBED DUE TO THE COUNTY TAX ASSESSOR MAPS NOT MATCHING THE DESCRIPTION OF RECORD.
- A PORTION OF THE ACCESS TO SAID PREMISES IS OVER KITTITAS RECLAMATION DISTRICT LATERAL AND THEREFORE, ACCESS TO SAID PREMISES IS SUBJECT TO THE TERMS, CONDITIONS, REGULATIONS AND RESTRICTIONS OF THE KITTITAS RECLAMATION DISTRICT.
- THE LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND AS A RESULT OF THE ABSENCE OF AN EASEMENT, PUBLIC RIGHT, LICENSE OR PERMIT TO CROSS THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD RIGHT-OF-WAY.
- EFFECT, IF ANY, OF A MEMORANDUM OF PURCHASE AND SALE AGREEMENT, FROM: HOWARD JOHN CLERF
TO: BLACK MOUNTAIN ENERGY STORAGE II, LLC
RECORDED: JANUARY 16, 2025
INSTRUMENT NO.: 202501160051

(EXCEPTION 34 IS OMITTED AS IT REFERS TO THIS SURVEY)



VICINITY MAP
NOT TO SCALE

BLACK MOUNTAIN ENERGY STORAGE
ALTA/NSPS LAND TITLE SURVEY
KITTITAS COUNTY, WASHINGTON

SHEET 1 of 3

<http://www.erlandsen.com>

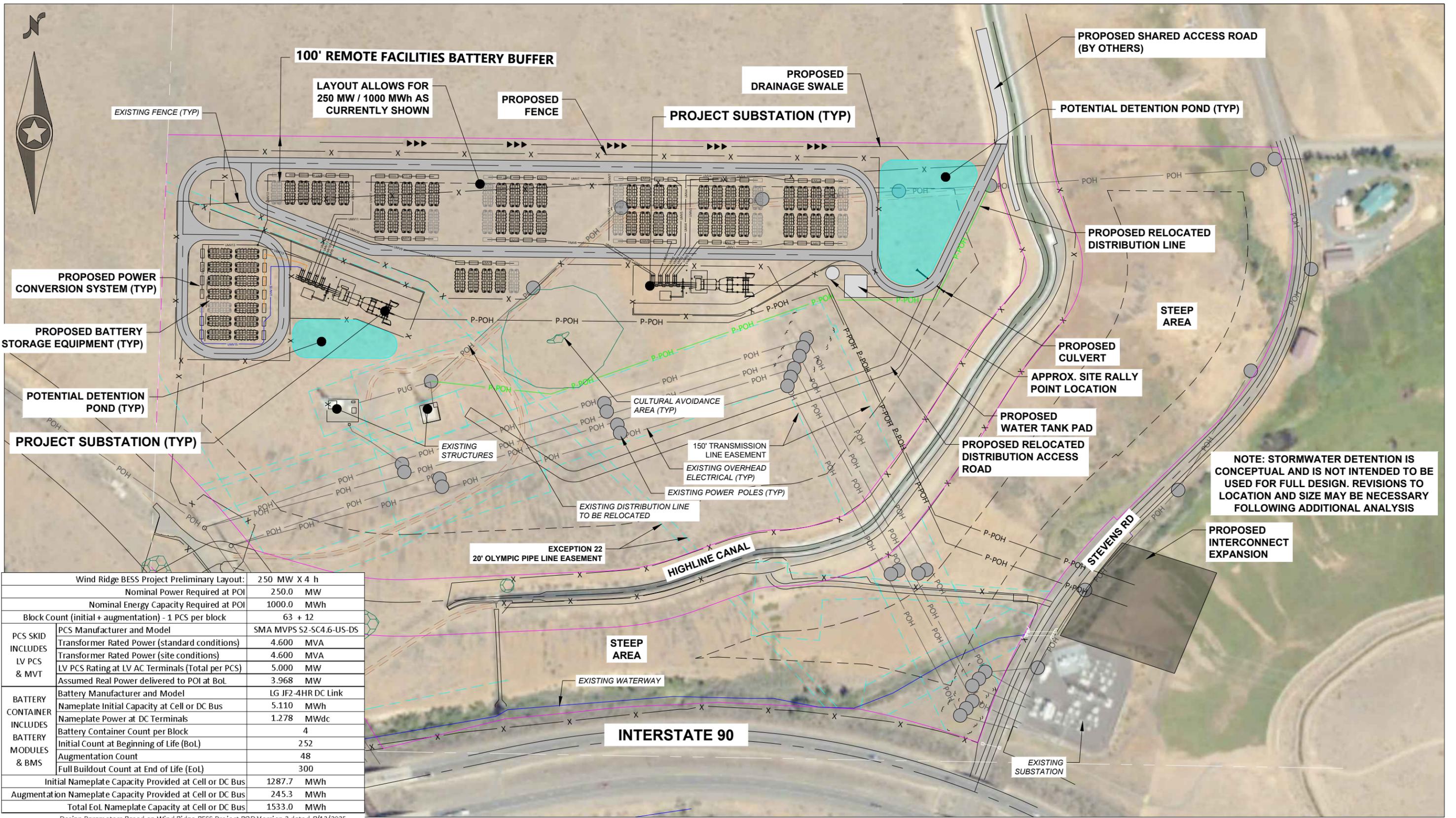
ERLANDSEN
250 SIMON ST. SE
EAST WENATCHEE, WA 98802
PH: 509.684.4592
TOLL FREE (800) 732-7442

Erlandsen
SURVEYING | PLANNING | ENGINEERING

DRAWN BY: AS
DATE: 8/27/2025
SCALE:

LAYOUT: 22X34_ALTA1
FILE NO: 20250226.0000_ALTA
JOB NO: 20250226.0000

KITTITAS CO CDS
RECEIVED
10/01/2025

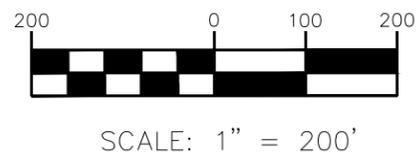


Wind Ridge BESS Project Preliminary Layout:		250 MW X 4 h
Nominal Power Required at POI		250.0 MW
Nominal Energy Capacity Required at POI		1000.0 MWh
Block Count (initial + augmentation) - 1 PCS per block		63 + 12
PCS SKID INCLUDES LV PCS & MVT	PCS Manufacturer and Model	SMA MVPS S2-SC4.6-US-DS
	Transformer Rated Power (standard conditions)	4.600 MVA
	Transformer Rated Power (site conditions)	4.600 MVA
	LV PCS Rating at LV AC Terminals (Total per PCS)	5.000 MW
	Assumed Real Power delivered to POI at BoL	3.968 MW
BATTERY CONTAINER INCLUDES BATTERY MODULES & BMS	Battery Manufacturer and Model	LG JF2-4HR DC Link
	Nameplate Initial Capacity at Cell or DC Bus	5.110 MWh
	Nameplate Power at DC Terminals	1.278 MWdc
	Battery Container Count per Block	4
	Initial Count at Beginning of Life (BoL)	252
	Augmentation Count	48
	Full Buildout Count at End of Life (EoL)	300
Initial Nameplate Capacity Provided at Cell or DC Bus		1287.7 MWh
Augmentation Nameplate Capacity Provided at Cell or DC Bus		245.3 MWh
Total EoL Nameplate Capacity at Cell or DC Bus		1533.0 MWh

Design Parameters Based on Wind Ridge BESS Project BOD Version 3 dated 8/12/2025

- LEGEND:**
- PROJECT BOUNDARY
 - EX. DIRT ROAD
 - EX. EASEMENTS
 - EX. UNDERGROUND ELECTRICAL
 - PUG

DESIGNED: RF
 CHECKED: BM
 DRAWN: MC



Westwood

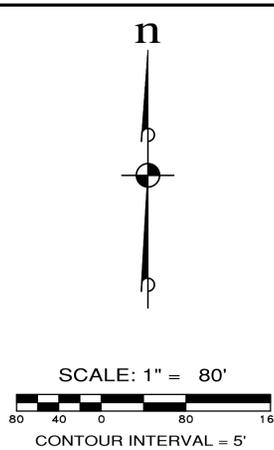
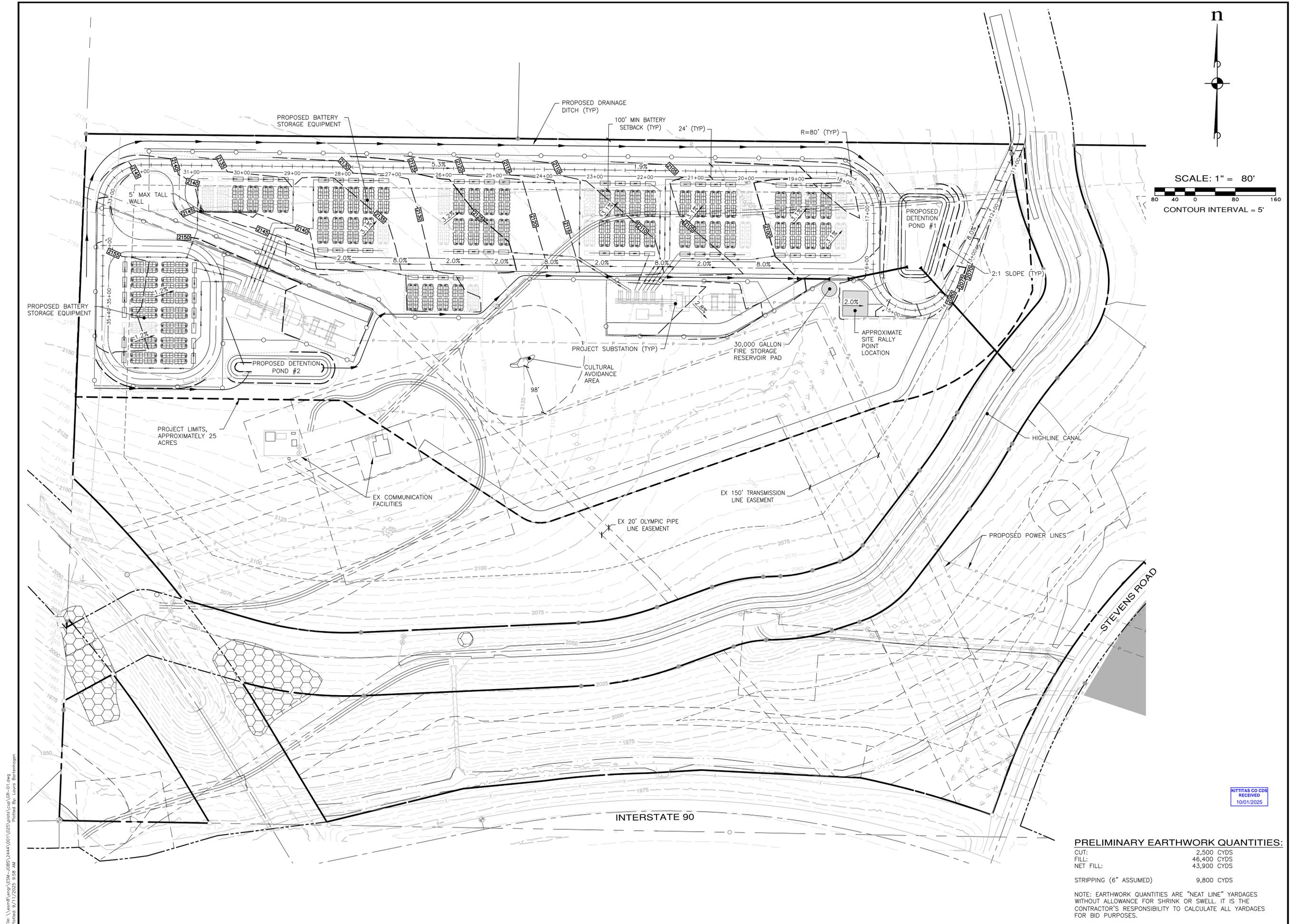
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com

Westwood Professional Services, Inc.

**WindRidge
 BESS**
 Kittitas County, Washington

**CONCEPTUAL
 LAYOUT**
 DATE: 09/15/2025

KITTITAS CO CDS
 RECEIVED
 10/01/2025



REVISIONS		
NO.	DESCRIPTION/DATE	BY

09/19/2025

ESM CONSULTING ENGINEERS, LLC
 FEDERAL WAY, WA 98001
 (206) 838-6113
 www.esmcivil.com

Civil Engineering | Land Surveying
 Public Works | Project Management
 Landscape Architecture

BLACK MOUNTAIN ENERGY STORAGE II, LLC
WIND RIDGE BESS
 PRELIMINARY GRADING PLAN
 WASHINGTON
 KITTITAS COUNTY

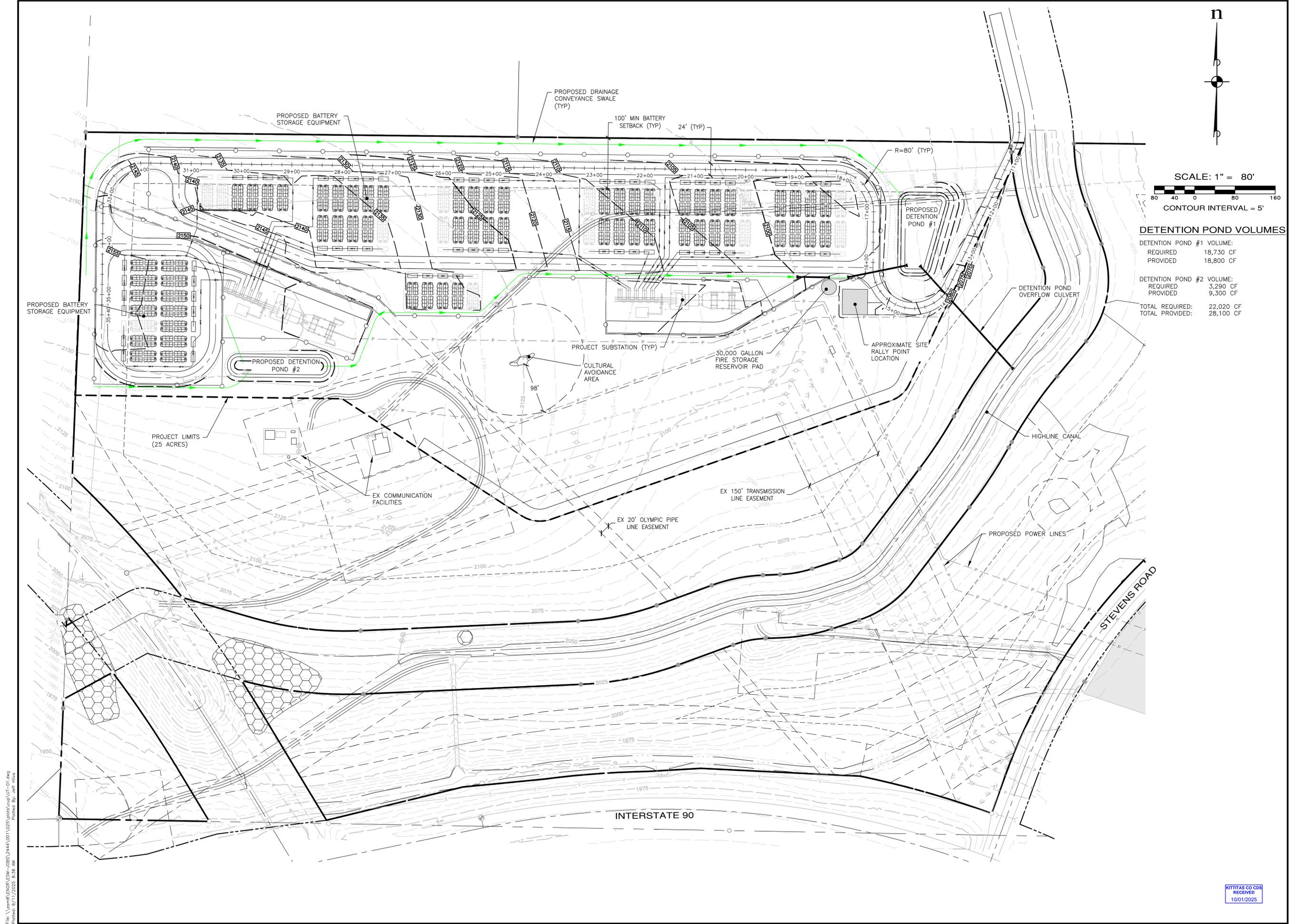
KITTITAS CO CDS
 RECEIVED
 10/01/2025

PRELIMINARY EARTHWORK QUANTITIES:

CUT:	2,500 CYDS
FILL:	46,400 CYDS
NET FILL:	43,900 CYDS
STRIPPING (6" ASSUMED)	9,800 CYDS

NOTE: EARTHWORK QUANTITIES ARE "NEAT LINE" YARDAGES WITHOUT ALLOWANCE FOR SHRINK OR SWELL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE ALL YARDAGES FOR BID PURPOSES.

File: \\smc\vmg\ESM-085\2444\001\025\plans\cup\GR-01.dwg
 Plotted: 9/11/2025 9:58 AM
 Plotted By: Laura Bartemucci



SCALE: 1" = 80'
 80 40 0 80 160
 CONTOUR INTERVAL = 5'

DETENTION POND VOLUMES

DETENTION POND #1 VOLUME:	
REQUIRED	18,730 CF
PROVIDED	18,800 CF
DETENTION POND #2 VOLUME:	
REQUIRED	3,290 CF
PROVIDED	9,300 CF
TOTAL REQUIRED:	22,020 CF
TOTAL PROVIDED:	28,100 CF

REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
 32001 32nd Ave S, Suite 200
 Federal Way, WA 98001
 www.esmcivil.com

Professional Engineer
 License No. 40111
 State of Washington
 09/19/2025

Land Surveying | Project Management | Land Planning | Landscape Architecture
 Civil Engineering | Public Works

BLACK MOUNTAIN ENERGY STORAGE II, LLC
WIND RIDGE BESS
 PRELIMINARY UTILITY PLAN

KITITAS COUNTY WASHINGTON

JOB NO.:	2444-001-025
DWG. NAME:	UT
DESIGNED BY:	LGB
DRAWN BY:	JH
CHECKED BY:	
DATE:	09/10/2025
DATE OF PRINT:	



File: \\smc\ENGR\ESM-0085\2444\001\025\plans\corp\UT-01.dwg
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