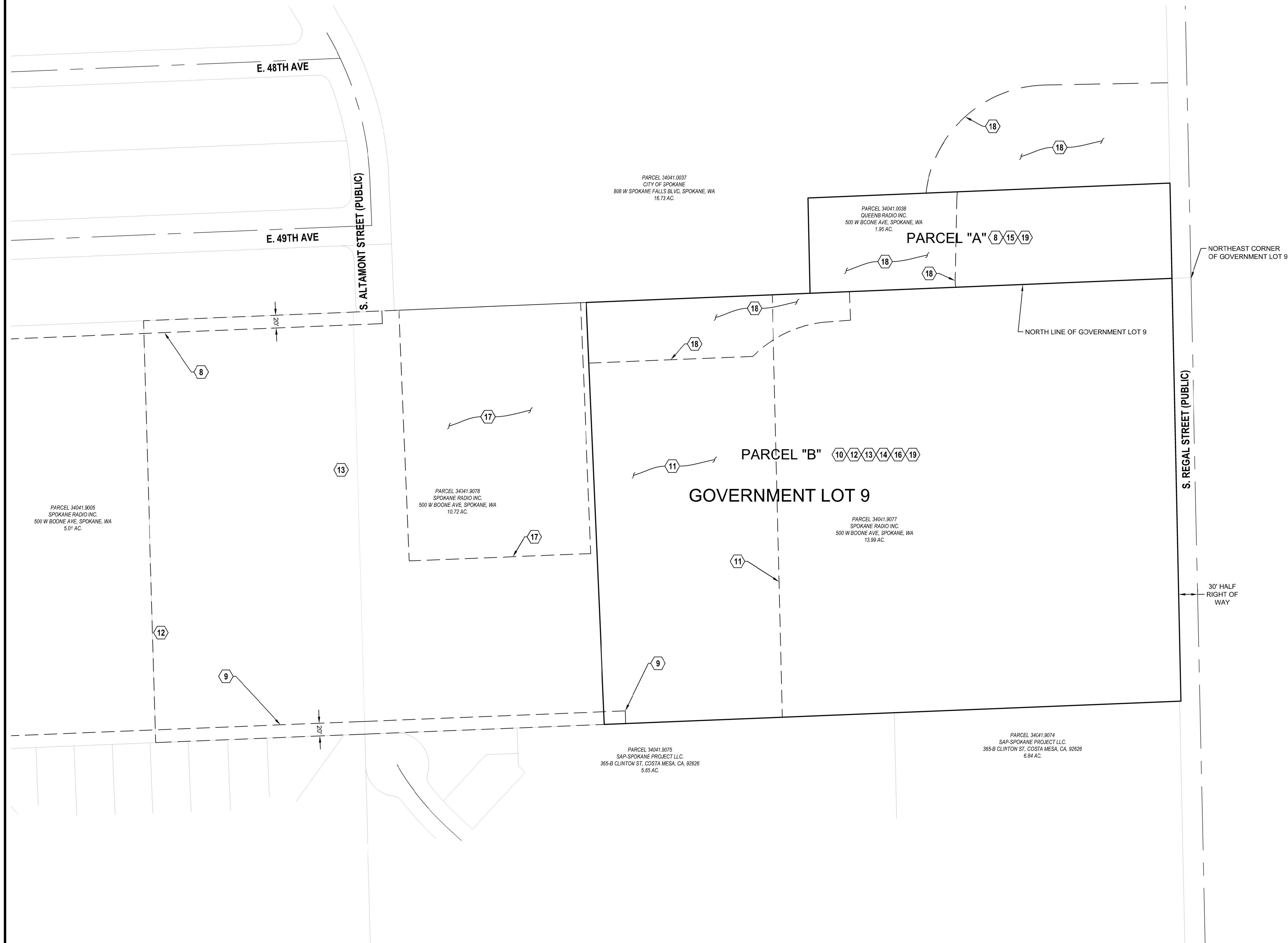


KXLY SOUTHGATE BINDING SITE PLAN

S.4, T.24N., R.43E., W.M., CITY OF SPOKANE, SPOKANE COUNTY, WA

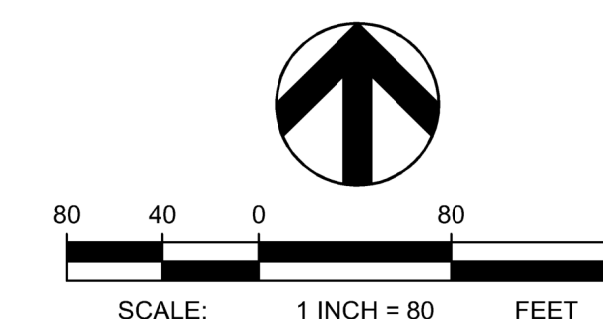


- KEY NOTES**
- 6. **EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:**
 RECORDED: JUNE 27, 1963
 RECORDING INFORMATION: 946940B
 IN FAVOR OF: THE WASHINGTON WATER POWER COMPANY, A WASHINGTON CORPORATION
 FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
 AFFECTS: DOESN'T AFFECT PROPERTY
 - 7. **EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:**
 RECORDED: DECEMBER 11, 1984
 RECORDING INFORMATION: 8412110197
 IN FAVOR OF: THE WASHINGTON WATER POWER COMPANY, A WASHINGTON CORPORATION
 FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
 AFFECTS: DOESN'T AFFECT PROPERTY
 - 8. **EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:**
 RECORDED INFORMATION: 9106110206
 IN FAVOR OF: CITY OF SPOKANE
 FOR: UTILITY PURPOSES
 AFFECTS: 20' WIDE PORTION ALONG NORTH BOUNDARY OF PARCEL 34041.9078 AND 34041.9005 (DOESN'T AFFECT PROPERTY)
 - 9. **SEWER EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**
 BETWEEN: SPOKANE TELEVISION AND RADIO, INC.
 AND: RUDEEN DEVELOPMENT
 RECORDING INFORMATION: 9310040070
 AFFECTS: 20' WIDE PORTION ALONG SOUTH BOUNDARY OF PARCEL "B", PARCEL 34041.9078, AND 34041.9005
 - 10. **THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "TITLE NOTICE"**
 RECORDED: DECEMBER 12, 2000
 RECORDING INFORMATION: 4541260
 AFFECTS: PARCEL "B" (BLANKET IN NATURE, RIGHT OF SPOKANE COUNTY FOR INSPECTION AND COPYING)
 - 11. **EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:**
 RECORDING INFORMATION: 4543086; DECEMBER 19, 2000
 IN FAVOR OF: CITY OF SPOKANE ET. AL.
 FOR: THE FREE AND UNOBSTRUCTED USE AND PASSAGE OF ALL TYPES OF AIRCRAFT THROUGH THE AIRSPACE OVER OR IN THE VICINITY OF THE PROPERTY HEREIN DESCRIBED
 AFFECTS: WEST PORTION OF PARCEL "B", ALL OF PARCEL 34041.9078
 - 12. **ACKNOWLEDGEMENT OF NO PUBLIC RIGHT-OF-WAY ACCESS TO PARCEL**
 GRANTOR: KXLY RADIO AND TELEVISION
 GRANTEE: KXLY RADIO AND TELEVISION
 RECORDED: JULY 29, 2005
 RECORDING NO.: 5252340
 AFFECTS: PARCEL "B", LETTER OF ACKNOWLEDGEMENT FOR FUTURE EASEMENT ACCESS
 - 13. **TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES AND ENCROACHMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY REVISIONS)**
 RECORDED: JANUARY 03, 2007
 RECORDING INFORMATION: 5480261
 AFFECTS: CREATES PARCELS AS SEEN TODAY
 - 14. **DEVELOPMENT AGREEMENT KXLY AND THE TERMS AND CONDITIONS THEREOF:**
 BETWEEN: CITY OF SPOKANE
 AND: SPOKANE RADIO, INC., AS KXLY
 RECORDING INFORMATION: 5865674; JANUARY 07, 2010
 AFFECTS: PARCEL "B"
 - 15. **FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**
 BETWEEN: CITY OF SPOKANE, A WASHINGTON MUNICIPAL CORPORATION
 AND: SPOKANE RADIO, INC., A SUBSIDIARY OF SPOKANE TELEVISION INC., A WASHINGTON CORPORATION AND QUEENB RADIO, INC.
 RECORDING INFORMATION: 6626294
 AFFECTS: ALL OF PARCEL "A" (BLANKET IN NATURE)
 - 16. **FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**
 BETWEEN: CITY OF SPOKANE, A WASHINGTON MUNICIPAL CORPORATION
 AND: SPOKANE RADIO, INC., A SUBSIDIARY OF SPOKANE TELEVISION INC., A WASHINGTON CORPORATION AND QUEENB RADIO, INC.
 RECORDING INFORMATION: 6626294
 AFFECTS: ALL OF PARCEL "B" (BLANKET IN NATURE)
 - 17. **A GROUND LEASE WITH CITY OF SPOKANE PARK BOARD AND THE TERMS AND CONDITIONS THEREOF:**
 LESSOR: QUEENB RADIO, INC., A WASHINGTON CORPORATION D/B/A KXLY
 LESSEE: CITY OF SPOKANE, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON ACTING THROUGH ITS PARK BOARD
 TERM: 20 YEARS WITH AN ADDITIONAL 20 YEAR EXTENSION
 DATED: JULY 24, 2017
 RECORDED: AUGUST 01, 2017
 RECORDING INFORMATION: 6626295
 AFFECTS: NORTHEAST CORNER OF PARCEL 34041.9078
 - 18. **EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:**
 RECORDING INFORMATION: 6626296, AUGUST 01, 2017
 IN FAVOR OF: QUEENB RADIO, INC., D/B/A KXLY, A WASHINGTON CORPORATION
 FOR: ACCESS AND RECIPROCAL PARKING EASEMENTS
 AFFECTS: WEST PORTION OF PARCEL "B", NORTHWEST PORTION OF PARCEL "A", AND SOUTH-EAST PORTION OF PARCEL 34041.0037
 - 19. **ACCESS AND RECIPROCAL PARKING EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**
 BETWEEN: CITY OF SPOKANE, PARKS DEPARTMENT
 AND: QUEENB RADIO, INC., D/B/A KXLY, A WASHINGTON CORPORATION.
 RECORDING INFORMATION: 6626296
 AFFECTS: ALL OF PARCEL "A" AND PARCEL "B"

LEGEND

---	BOUNDARY
---	CENTERLINE
---	EASEMENT

UTILITY STATEMENT
 LOCATION OF EXISTING UNDERGROUND UTILITIES HAVE BEEN TAKEN FROM DRAWINGS AND FIELD LOCATES SUPPLIED BY THE APPROPRIATE UTILITY COMPANIES. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE ONLY. PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH UTILITY.



COFFMAN ENGINEERS
 10 N. Post Street Suite 500
 Spokane, Washington 99201
 Tel 509 328 2994
 Fax 509 328 2999

KXLY SOUTHGATE

DRAWING TITLE
BINDING SITE PLAN
 BOUNDARY AND EXISTING EASEMENTS

PROJECT NO. 181129	SCALE: 1" = 80'	DATE: FEB. 8, 2019	REVISION NO.
DESIGNED BY: N/A	CHECKED BY: N/A	DRAWING NO. 2 OF 2	
DRAWN BY: TJWKMR	REVIEWED BY: JEADJA		