



February 15, 2019

City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201

Subject: KXLY Southgate Binding Site Plan narrative.

Dear Sir or Madam:

Radio Park LLC is working with Coffman Engineers to develop a mixed-use Commercial Binding Site Plan. The property is located on the west side of Regal Street just south of the Palouse Highway. It is currently two parcels (34041.0038 1.96 A.C., 34041.9077 13.99 A.C.) to be 10 mixed use Commercial spaces.

The property's access is from three locations on Regal Street with the access to the North being from an existing easement (Doc. #6626296) and the southerly access is approximately 385 feet north of the southeast corner of subject property. There will be approximately seven building pads, with parking spaces to be shared through an existing Reciprocal use agreement (Doc. #6626296). Radio Park LLC is also completing improvement to the South Complex in return for access across the Parks property to the lighted intersection. Parking is also being provided to the Parks Department for the soccer fields.

The site was formerly a vacant property used to graze cattle and is currently vacant. Radio towers west of proposed Binding Site Plan has easement access from an acknowledgement recorded July 29, 2005. (Doc #5252340)

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Atha", is written over a faint, larger version of the signature.

Daniel Atha, PLS
Coffman Engineers