



General Application

Rev.20180104

DESCRIPTION OF PROPOSAL

Riverbend Phase 2 - two multi-family housing buildings with on-site parking and amenities.

Address of Site Proposal (if not yet assigned, obtain address from Public Works before submitting application):

APPLICANT

Name: Sagamore Spokane, LLC

Address: One East Camelback Road, Ste. 140, Phoenix, AZ 85012

Phone: _____ Email: rhayes@bridgestonecap.com

PROPERTY OWNER

Name: Sagamore Spokane, LLC

Address: One East Camelback Road, Ste. 140, Phoenix, AZ 85012

Phone: _____ Email: rhayes@bridgestonecap.com

AGENT

Name: Stanley M. Schwartz, Witherspoon Kelley

Address: 422 W Riverside Ave., Ste. 1100, Spokane, WA 99201

Phone: (509) 624-5265 Email: sms@witherspoonkelley.com

Assessor's Parcel Numbers: See attached.

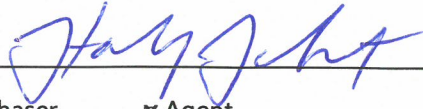
Legal Description of Site: See attached.

Size of Property: 13.16 acres

List Specific Permits Requested in this Application: Shoreline Conditional Use Permit

SUBMITTED BY:

Stanley M. Schwartz (see attached Authorizations)



- Applicant
- Property Owner
- Property Purchaser
- Agent

In the case of discretionary permits (administrative, hearing examiner, landmarks commission or plan commission), if the applicant is not the property owner, the owner must provide the following acknowledgement:

I, Robert Hayes, owner of the above-described property, do hereby authorize Stanley M. Schwartz to represent me and my interests in all matters regarding this application.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ to me known to be the individual that executed the foregoing instrument and acknowledged the said instrument to be free and his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at


Authorization to Submit Land Use Application

Sagamore Spokane, LLC, a Washington limited liability company, through Robert Hayes, agent acting on behalf of Sagamore Spokane, does hereby authorize Stanley M. Schwartz and Witherspoon Kelley to prepare and submit to the City of Spokane and other governmental agencies all reasonable and necessary land use applications and other documents in order to obtain development permits for the real property described on the attached Exhibit A.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. RCW 9A.72.085.

Date: 01/17/20

Place: Phoenix, AZ

Signature:  _____

Authorization to Submit Land Use Application

Brown Properties, LLC, a Washington limited liability company, through Eric Brown, its Managing Manager, does hereby authorize Stanley M. Schwartz and Witherspoon Kelley to prepare and submit to the City of Spokane and other governmental agencies all reasonable and necessary land use applications and other documents in order to obtain development permits for the real property described on the attached Exhibit A.

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct. RCW 9A.72.085.

Date: JAN 17, 2020

Place: SPOKANE, WA

Signed: 

EXHIBIT 'A'

LEGAL DESCRIPTION:

All that certain real property situate in the City of Spokane, County of Spokane, State of Washington, being described as follows:

PARCEL 1:

Lots 1, 2, 3, and 4 as said Lots are shown upon that certain map entitled "Binding Site Plan of Spokane River Properties, Z2006-30-FBSP" filed for record on October 17, 2012 in Book 3 of Binding Site Plans, at Pages 57 and 58, Spokane County Records.

PARCEL 2:

Lot 5 as said Lot is shown upon that certain map entitled "Binding Site Plan of Spokane River Properties, Z2006-30-FBSP" filed for record on October 17, 2012 in Book 3 of Binding Site Plans, at Pages 57 and 58, Spokane County Records.

EXCEPTING THEREFROM:

That portion of said Lot 5, being hereinabove described, designated "Exhibit A-4" in that certain Right-of-Way Dedication Deed recorded February 16, 2016 under Auditors File Number 6474484.

PARCEL 3:

Tract A as said Tract is shown upon that certain map entitled "Binding Site Plan of Spokane River Properties, Z2006-30-FBSP" filed for record on October 17, 2012 in Book 3 of Binding Site Plans, at Pages 57 and 58, Spokane County Records.

EXCEPTING THEREFROM:

Those portions of said Tract A, being hereinabove described, designated "Exhibit A-1" in that certain Right-of-Way Dedication Deed recorded February 16, 2016 under Auditors File Number 6474484.

ALSO EXCEPTING THEREFROM:

BEGINNING at the North corner of said Tract A, being hereinabove described; thence along the Northwest line of said Tract A, South 72°29'33" West 147.38 feet to the TRUE POINT OF BEGINNING of this description; thence continuing along said Northwest line and the Southwesterly lines of said Tract A, the following six (6) courses and distances South 72°29'33" West 130.61 feet, South 20°32'40" East 46.71 feet, Southeasterly along a curve to the right, from a point with a radial bearing of North 27°45'59" East, having a radius of 557.96 feet, through a central angle of 10°53'06", an arc distance of 106.00 feet, South 48°51'24" West 98.42 feet, South 46°32'04" East 102.60 feet, and South 48°33'46" East 44.11 feet; thence leaving said Southwesterly line of Tract A, North 41°26'14" East 58.58 feet to the High Water Line as said High Water Line was located by the Washington State Department of Ecology on February 23, 2006; thence along said High Water Line, Northwesterly 330 feet to the said TRUE POINT OF BEGINNING of this description.

PARCEL 4:

Tract B as said Tract is shown upon that certain map entitled "Binding Site Plan of Spokane River Properties, Z2006-30-FBSP" filed for record on October 17, 2012 in Book 3 of Binding Site Plans, at Pages 57 and 58, Spokane County Records.

EXCEPTING THEREFROM:

Those portions of said Tract B, being hereinabove described, designated "Exhibit A-4" in that certain Right-of-Way Dedication Deed recorded February 16, 2016 under Auditors File Number 6474484.

ALSO EXCEPTING THEREFROM:

Parcels A, B, and C as said Parcels are described in that certain Agreement entitled "Quit Claim Deed, Grant of Easement and Construction Permit" between Spokane River Properties and the State of Washington, recorded June 9, 1982 under Auditor's File Number 8206090066, Spokane County Records.

PARCEL 5:

Tract C as said Tract is shown upon that certain map entitled "Binding Site Plan of Spokane River Properties, Z2006-30-FBSP" filed for record on October 17, 2012 in Book 3 of Binding Site Plans, at Pages 57 and 58, Spokane County Records.

EXCEPTING THEREFROM:

That portion of said Tract C, being hereinabove described, designated "Exhibit A-3" in that certain Right-of-Way Dedication Deed recorded February 16, 2016 under Auditors File Number 6474484.

ALSO EXCEPTING THEREFROM:

That portion of said Tract C, being hereinabove described, conveyed to the City of Spokane by that certain Statutory Warranty Deed recorded March 6, 2019 under Auditor's File Number 6786268.

PARCEL 6:

A Tract of land situate in the Southeast Quarter of Section 17, Township 25 North, Range 43 East of the Willamette Meridian in Spokane County, Washington, being more particularly described as follows:

BEGINNING at a point on the centerline of Trent Avenue from which the southeasterly corner of Block 12, Dennis and Bradley's Addition, according to the plat thereof recorded in Book "A" of plats, page 160, bears South 89°27'37" West, 465.00 feet and North 0°32'23" West, 37.5 feet; thence from said point of beginning South 40°05'37" West, 328.58 feet to the northeasterly Right of Way line of the Spokane and Inland Railway Company; thence southeasterly along said right of way and along a curve the center of which bears South 49°52'04" west, through a central angle of 14°13'10" and an arc distance of 162.26 feet to the northwesterly line of Block 19 said Dennis and Bradley's Addition; thence northeasterly along said northwesterly line 540 feet, more or less, to the Northwesterly corner of Lot 1 said Block 19; thence North 29°24'16" East on a straight line between said northwesterly corner of Lot 1 and the southwesterly corner of Lot 7, Block 10, Dennis and Bradley's addition, 43.28 feet to said centerline of Trent Avenue; thence South 89°27'37" West, 219.00 feet to the point of beginning.

Except Trent Avenue.

Also known as Parcel "B" as said Parcel is shown upon that certain Record of Survey filed November 21, 1977 in Volume 12 of Surveys, Pages 7 and 8, Spokane County Records.

PARCEL 7:

All that certain real property situate in the Southeast One-Quarter of Section 17, Township 25 North, Range 43 East of the Willamette Meridian in Spokane County, Washington, being more particularly described as follows:

BEGINNING at the West corner of Tract A as said Tract is shown upon that certain map entitled "Binding Site Plan of Spokane River Properties, Z2006-30-FBSP" filed for record on October 17, 2012 in Book 3 of Binding Site Plans, at Pages 57 and 58, Spokane County Records; thence along the northwest line of said Tract A, North 72°29'33" East feet, 151.92 to the mean high water line of the Spokane River, said point being the TRUE POINT OF BEGINNING of this description; thence northwesterly along said mean highwater line 340 feet more or less to the westerly line of the said Southeast One-Quarter of Section 17 from which the southwesterly corner of said Southeast One-Quarter bears South 00°00'56" East 1335.5 feet, more or less; thence North 00°00'56" West along said westerly line, 254.5 feet more or less to a point which bears North 00°00'56" West 1590.00 feet from said southwesterly corner; thence leaving said line, South 37°57'23" East 568.24 feet to the North corner of said Tract A; thence along said northwest line of Tract A, South 72°29'33" West 126.07 feet to the said TRUE POINT OF BEGINNING of this description.

(Being a portion of Parcel "A" as said Parcel is shown upon that certain Record of Survey filed November 21, 1977 in Volume 12 of Surveys, Pages 7 and 8, Spokane County Records)

PARCEL 8:

That portion of the right-of-way of Erie Street as shown on the Plat of Dennis & Bradley's Addition, as Recorded in Volume "A" of Plats, Pages 160 and 161, City of Spokane, Spokane County, Washington, described as follows;

BEGINNING at the Northeast corner of Lot 5 of the Binding Site Plan of Spokane River Properties A2006-30-FBSP, according to the plat recorded in Volume 3 of Binding Site Plans, Pages 57 and 58, said point lying on the West Right-of-Way line of Erie Street; thence along the boundary of said Binding Site Plan the following two (2) courses:

1. Along the west line of said right-of-way, North 02°12'22" West 75.00 feet;
2. Along the northwest line of said right-of-way, North 35°55'33" East 163.54 feet to a point on a 101.00 foot radius non-tangent curve, concave southeasterly, the center of circle of which bears South 59°46'40" East;

thence leaving said boundary and said right-of-way line, southwesterly along the arc of said curve through a central angle of 7°05'53", 12.51 feet to a point of compound curve of a 637.50 foot radius curve to the left, concave southeasterly, the center of circle of which bears South 66°52'33" East; thence southwesterly along the arc of said curve through a central angle of 14°18'35", 159.22 feet to the point of tangent; thence South 08°48'52" West 45.04 feet to the point of curve of a 348.50 foot radius to the right; thence southwesterly along the arc of said curve through a central angle of 17°49'08", 108.38 feet to a point on said boundary and on said West Right-of-Way line of Erie Street; thence along said boundary and said West Right-of-Way line, North 02°12'22" West 103.88 feet to the point of beginning.

INFORMATIONAL NOTES

- A. Effective January 1, 1997, and pursuant to amendment of Washington State Statutes relating to standardization of recorded documents, the following format and content requirements must be met. Failure to comply may result in rejection of the document by the recorder.
- B. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.
- C. The description can be abbreviated as suggested below if necessary to meet standardization requirements. The full text of the description must appear in the document(s) to be insured.

Lots 1-5 & Tracts A, B & C, BSP No. Z2006-30-FSBP, Vol. 3, pg. 57
Ptn SE¼ Sec 17, T25N, R43E

APN: 35174.0601, 35174.0602, 35174.0603, 35174.0604, 35174.0605, 35174.0006,
35174.0606, 35174.0607, 35174.0610, 35174.0611

- D. A fee will be charged upon the cancellation of this Commitment pursuant to the Washington State Insurance Code and the filed Rate Schedule of the Company.

END OF SCHEDULE B