

To be Recorded by:
Office of Spokane County Auditor
1116 W. Broadway
Spokane, WA 99260-0100

After Recording Return to:
Office of the City Clerk
808 W. Spokane Falls Blvd.
5th Floor Municipal Bldg.
Spokane, WA 99201-3333

9204140437

VOL. 1282 PAGE 1183

NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

~~Broadview Dairy: Keystone Addition Lot 7 - 16 Block 8, W. 4th Cataldo.~~

Keystone Add L1 to 6B8

4401

Parcel Number: ~~35181.6002~~

is governed by a Management Agreement between the City of Spokane and the Owner, Inland Northwest Dairies Inc. (Sub. of Goodale & Barbiari) of the subject property. Said Management Agreement was approved by the Spokane City Council on 7/29/91.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (Revised 1983) and other standards promulgated by the Historic Landmarks Commission.

I certify that the Original Management Agreement is on file in the Office of the City Clerk under File No. OPR 91-723.

Spokane City Clerk

Marilyn J. Montgomery
Dated: 4-13-92

I certify that the above is true and correct.

Historic Preservation Officer

Katherine W. Danforth
Dated: 3-12-92

CERTIFICATION OF APPROVAL FOR SPECIAL VALUATION ON HISTORIC PROPERTY (CHAPTER 84.26 RCW)

LOCAL REVIEW BOARD

Property Owner <u>Goodale & Barbieri Companies</u>	AUDITOR'S RECORDING INFORMATION Recording Number _____ Date Recorded _____ _____ Auditor or Deputy Signature
Mailing Address <u>201 W. North River Drive Ste 100</u>	
<u>Spokane, WA. 99201</u>	
(City) (State) (Zip)	

Location or Address of Property 411 W. Cataldo, Spokane, WA. 99201

Parcel No. or Account No. 35181.4401 Legal Description Keystone Add L 1 to 6 B 8

This is to certify that the application for special valuation on historic property located on the above described property has been approved based on proper photos and documentation as required

\$459,419.93
Approved Amount of Cost of Rehabilitation

11-17-93
Date Approved

(Local Review Signatures)
Robert Goodale

This Certification of Approval must be forwarded to the County Assessor on or before December 31st of the filing year with a copy of the Agreement.

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VOL. 1282 PAGE 1183

NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:
Broadview Dairy: Keystone Addition Lot 7 - 16 Block 8. W. 411 Cataldo.

Parcel Number: 35181.4402

is governed by a Management Agreement between the City of Spokane and the Owner, Inland Northwest Dairies Inc. (Sub. of Goodale & Barbieri) of the subject property. Said Management Agreement was approved by the Spokane City Council on 7/29/91.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (Revised 1983) and other standards promulgated by the Historic Landmarks Commission.

I certify that the Original Management Agreement is on file in the Office of the City Clerk under File No. OPR 91-773.

Spokane City Clerk

Marilyn J. Montgomery

Dated: 4-13-92

I certify that the above is true and correct.

Historic Preservation Officer

Katherine W. Davelle

Dated: 3-12-92

MANAGEMENT AGREEMENT

The Agreement is entered into this 30th day of July, 1991, by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission") and (hereinafter "Owner(s)"), the owner of property located at W. 411 Cataldo commonly known as Broadview Dairy in the City/County of Spokane.

WHEREAS, the City of Spokane adopted Ordinance C-26353 on November 23, 1981; and

WHEREAS, the County of Spokane adopted Ordinance 82-0038 on January 12, 1982; and

WHEREAS, both Ordinance C-26353, as amended, and Ordinance 82-0038 provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City and County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW, THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner's property a Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties hereto intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties hereto.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties hereto or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

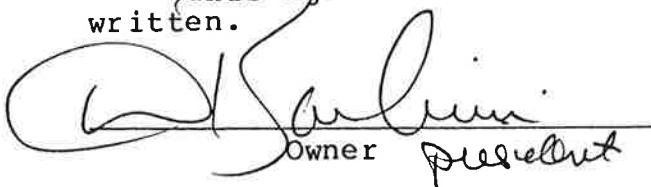
4. PROMISE OF OWNERS. Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Managements Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (Revised 1983)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forth-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.


Owner *present*

Owner

STATE OF WASHINGTON:
:
County of Spokane :

On this day personally appeared before me Donald K Barbieri to me know to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 15th day of July, 1991.



Shannon E. Kappek
Notary Public in and for
the State of Washington,
residing in Spokane.
My Commission Expires 6/1/95

CITY OF SPOKANE

Roger D. Lee
Acting CITY MANAGER

Attest: Paulyn J. Montgomery
City Clerk

Approved as to form:

Harvey Shuck
Assistant City Attorney

Exhibit A

There shall be no additional design review requirements for this building under the terms of this Agreement.



4487261
Page: 1 of 1
06/07/2000 02:26P
Spokane Co. WA

To be Recorded by:
Office of Spokane County Auditor
1116 W. Broadway
Spokane, WA 99260-0100

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808 West Spokane Falls Blvd.
5th Floor Municipal Building
Spokane, WA 99201-3333

NOTICE OF AMENDED MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

Keystone Addition, L1 to 6B8

Parcel Number 35181.4401 is governed by an Amended Management Agreement between the City of Spokane and the Owner, Goodale & Barbieri Companies, of the subject property. This Notice shall delete the prior Notice of Management Agreement dated April 13, 1992 previously filed with the Spokane County Auditor's Office under file No. 9204140437, Vol. 1282 Page 1183.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (Revised 1983) and other standards promulgated by the Historic Landmarks Commission.

I certify that the above is true and correct.

Historic Preservation Officer
Mesa L. Bunn
Dated: 5-23-00

Said original Management Agreement was approved by the Spokane City Council on . I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. OPR 91-773.

Spokane City Clerk
Lena H. Hedges
Dated: 5-31-00

AMENDED MANAGEMENT AGREEMENT

The Agreement is entered into this ____ day of _____, 2000 by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and (hereinafter "Owner(s)"), the owner of the property located at 411 W. Cataldo, parcel no. 35181.4401, Keystone Addition, L1 to 6B8, commonly known as Broadview Dairy, in the City of Spokane.

WHEREAS, the City of Spokane adopted Ordinance C-26353 on November 23, 1981; and

WHEREAS, the County of Spokane adopted Ordinance 82-0038 on January 12, 1982; and

WHEREAS, both Ordinance C-26353, as amended, and Ordinance 82-0038 provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City and County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties hereto intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties hereto.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties hereto or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (Revised 1983)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

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NOTICE OF SECOND AMENDED MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

Keystone Addition, L1 to 6B8

Parcel Number ~~35181.4401~~ ^{JB DB} 35181.4408 is governed by an Amended Management Agreement between the City of Spokane and the Owner, Goodale & Barbieri Companies, of the subject property. This Notice shall delete the prior Notice of Management Agreement dated April 13, 1992 previously filed with the Spokane County Auditor's Office under file No. 9204140437, Vol. 1282 Page 1183.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane Municipal Code Chapter 6.05. The Management Agreement requires the Owner of the property to abide by the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" (Revised 1983) and other standards promulgated by the Historic Landmarks Commission.

I certify that the above is true and correct.

Historic Preservation Officer

Jeresa A. Brown

Dated: 10-27-00

Said original Management Agreement was approved by the Spokane City Council on . I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. OPR 91-773 .

Spokane City Clerk

Jeri Agostes

Dated: 7-13-00

SECOND AMENDED MANAGEMENT AGREEMENT

The Agreement is entered into this 13th day of July, 2000 by and between the City of Spokane (hereinafter "City"), acting through its Historic Landmarks Commission ("Commission"), and (hereinafter "Owner(s)"), the owner of the property located at 411 W. Cataldo, parcel no. 35181.4401, 35181.4408 Keystone Addition, L1 to 6B8, commonly known as Broadview Dairy, in the City of Spokane. *JS*

WHEREAS, the City of Spokane adopted Ordinance C-26353 on November 23, 1981; and

WHEREAS, the County of Spokane adopted Ordinance 82-0038 on January 12, 1982; and

WHEREAS, both Ordinance C-26353, as amended, and Ordinance 82-0038 provide that the City/County Historic Landmarks Commission (hereinafter "Commission") is responsible for the stewardship of historic and architecturally significant properties in the City and County; and

WHEREAS, the City has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to City ordinance will bind her/his benefited property to mutually agreeable management standards assuring the property will retain those characteristics which make it architecturally or historically significant;

NOW THEREFORE, -- the City and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The City agrees to designate the Owner's property an Historic Landmark on the Spokane Register of Historic Places, with all the rights, duties, and privileges attendant thereto. In return, the Owner(s) agrees to abide by the below referenced Management Standards for his/her property.

2. COVENANT. This Agreement shall be filed as a public record. The parties hereto intend this Agreement to constitute a covenant that runs with the land, and that the land is bound by this Agreement. Owner intends his/her successors and assigns to be bound by this instrument. This covenant benefits and burdens the property of both parties hereto.

3. ALTERATION OR EXTINGUISHMENT. The covenant and servitude and all attendant rights and obligations created by this Agreement may be altered or extinguished by mutual agreement of the parties hereto or their successors or assigns. In the event Owner(s) fails to comply with the Management Standards or any City ordinances governing historic landmarks, the Commission may revoke, after notice and an opportunity for a hearing, this Agreement.

4. PROMISE OF OWNERS. Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS (Revised 1983)." Compliance with the Management Standards shall be monitored by the Historic Landmarks Commission.

5. HISTORIC LANDMARKS COMMISSION. The Owner(s) must first obtain from the Commission a "Certificate of Appropriateness" for any action which would affect any of the following:

- (A) demolition;
- (B) relocation;
- (C) change in use;
- (D) any work that affects the exterior appearance of the historic landmark; or
- (E) any work affecting items described in Exhibit A.

6. In the case of an application for a "Certificate of Appropriateness" for the demolition of a landmark, the Owner(s) agrees to meet with the Commission to seek alternatives to demolition. These negotiations may last no longer than forty-five (45) days. If no alternative is found within that time, the Commission may take up to forty-five (45) additional days to attempt to develop alternatives, and/or to arrange for the salvage of architectural artifacts and structural recording. Additional and supplemental provisions are found in City ordinances governing historic landmarks.

This Agreement is entered into the year and date first above written.


Owner

Owner

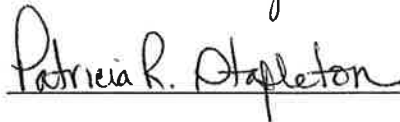
STATE OF WASHINGTON:

County of Spokane

On this day personally appeared before me Donald K. Barbieri to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 23rd day of May, 2000.






Patricia R. Stapleton

CITY OF SPOKANE


CITY MANAGER

ATTEST: 
City Clerk

Approved as to form:


Assistant City Attorney

Exhibit A

There shall be no additional design review requirements for this building under the terms of this Agreement.