

96 1055

Recorded at the Request of:
Clerk of the Board
Board of County Commissioners
1116 W. Broadway Ave.
Spokane, WA 99260

NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that parcel # 37292.9107, legally described as:

That portion of the South Half of the Southwest Quarter of the Northwest Quarter of Section 29, Township 27 North, Range 43 East of the Willamette Meridian, lying easterly of Dartford Road as conveyed to Spokane County by instrument recorded May 13, 1913 under Auditors File No. 392331 and lying Westerly of Primary State Highway as conveyed to the State of Washington by instrument recorded February 26, 1952 under Auditors File No. 83008B;

EXCEPT beginning at the intersection of the south line of said Northwest Quarter with the Easterly line of the North Road (Dartford Drive);
Thence North 5° 46' East, 519.73 feet;
Thence South 56° 3' East, 216.88 feet to the south line of said Northwest Quarter;
Thence South 88° 46' West, along said south line, 687.22 feet, to the Point of Beginning;

AND EXCEPT that portion lying North and Easterly of the following described line:

BEGINNING at the Southwesterly corner of said Northwest Quarter of Section 29;
Thence from said Point of Beginning, along the Westerly line of said Northwest Quarter of the Southwest Quarter of said Northwest Quarter of Section 29;
Thence South 89° 17' 34" East, along the Southerly line of said Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 29, a distance of 291.67 feet to a point on the Easterly right-of-way line of Dartford Road;
Thence South 3° 53' 50" East, along said Easterly right-of-way line, 130.00 feet to the point of beginning of said line;
Thence North 85° 41' 00" East 547.71 feet;
Thence South 16° 21' 55" East 218.18 feet;
Thence North 85° 49' 28" East 150 feet to the West line of State Highway No. 3 and the terminus of said line:

AND EXCEPT:

BEGINNING at the intersection of the North line of the South Half of the Southwest Quarter of the Northwest Quarter with the Easterly line of North Road (Dartford Drive);
Thence Southerly along said Easterly line, 130 feet to the True Point of Beginning;
Thence North 85° 41' 00" East, 190 feet;
Thence South 3° 53' 50 East parallel with the east line of Dartford Drive 150 feet;
Thence South 85° 41' 00 " West 190 feet to the East line of Dartford Drive;
Thence Northerly along said East line 150 feet to the True Point of Beginning;

AND EXCEPT that portion conveyed to the State of Washington, instrument recorded December 1992, under Auditor's File No. 921129002;


Situate in the County of Spokane, State of Washington.

is governed by a Management Agreement entered into on the 5th day of November, 1996 between the County of Spokane and the Owner(s), Deneice and Paul B. Hastings, of the subject property.

The Management Agreement is intended to constitute a covenant that runs with the land and is entered into pursuant to Spokane County Code Chapter 1.48. 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. The original Management Agreement is on file in the Office of the Clerk of the Board under Resolution Number 96-1055.

I certify that the above is true and correct.

WILLIAM E. DONAHUE
Clerk of the Board

By 
Deputy Clerk

96 1055

RECEIVED
MAY 30 1996
HISTORIC PRESERVATION

No. 96 1055

MANAGEMENT AGREEMENT

The Agreement is entered into this 29 day of May, 1996, by and between the County of Spokane (hereinafter "County"), acting through its Historic Landmarks Commission ("Commission"), and **Deneice Hastings and Paul B. Hastings** (hereinafter "Owner(s)"), the owner of the property located at **16704 North Dartford Drive**, commonly known as **Littlebrook Farm** in the 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 County has authority to contract with property owners to assure that any owner who directly benefits by action taken pursuant to County 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 County and the Owner(s), for mutual consideration hereby agree to the following covenants and conditions:

1. CONSIDERATION. The County 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 County 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 County ordinances governing historic landmarks.

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

Deneice Hastings
Deneice Hastings, Owner

Paul B. Hastings
Paul B. Hastings, Owner

STATE OF WASHINGTON:
:
County of Spokane :

On this day personally appeared before me Deneise + Paul Hastings to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 29 day of May, 1996

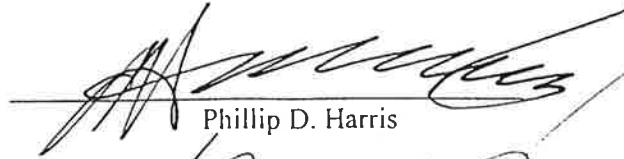


Darla Sowl
Notary Public in and for the State of Washington, residing in Spokane County.
My commission expires 9-25-99.

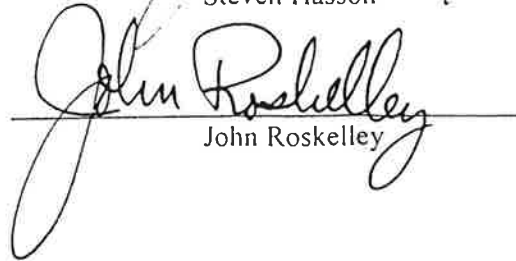
PASSED AND ADOPTED this 5th day of November, 1996.

BOARD OF COUNTY COMMISSIONERS
OF SPOKANE COUNTY, WASHINGTON

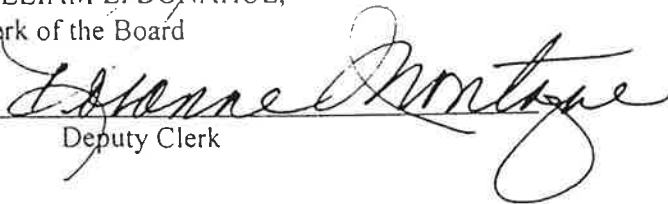



Phillip D. Harris


Steven Hasson


John Roskelley

ATTEST:
WILLIAM E. DONAHUE,
Clerk of the Board

By 
Deputy Clerk

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE COUNTY

IN THE MATTER OF APPROVING THE DESIGNATION OF AND EXECUTING A MANAGEMENT AGREEMENT IN CONJUNCTION WITH LITTLEBROOK FARM DESIGNATION AS AN HISTORIC LANDMARK

RESOLUTION

WHEREAS, pursuant to the provisions of RCW Chapter 36.32.120(6), the Board of County Commissioners of Spokane County has the care of County property and the management of County funds and business; and

WHEREAS, pursuant to the provisions of Spokane County Code Chapter 1.48, the Board of County Commissioners is required, in conjunction with the designation of properties as historic landmarks, to enter into a management agreement, the purpose of which is to insure that the owners of such property agree to appropriate management standards of the same; and

WHEREAS, the Spokane Historic Preservation Office has advised the Board of County Commissioners that the Historic Landmarks Commission has approved the nomination of Littlebrook Farm as an historical landmark, and in conjunction therewith, has requested that the Board of County Commissioners approve such designation and enter into a management agreement for the same; and

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Spokane County, based upon the recommendation of the Historic Landmarks Commission, that the Board does hereby approve the recommendation of the Historic Landmarks Commission that Littlebrook Farms be designated an historic landmark, and additionally, that either the Chairperson of the Board of County Commissioners of Spokane County, or a majority of the Board, be and is hereby authorized to execute that document entitled "Management Agreement", pursuant to which, under certain terms and conditions, the owner of Littlebrook Farms will agree to certain management standards in conjunction with the designation of the property as an historic landmark.

PASSED AND ADOPTED this 5th day of November, 1996.



BOARD OF COUNTY COMMISSIONERS OF SPOKANE COUNTY, WASHINGTON

[Signature]
Phillip D. Harris

[Signature]
Steven Hasson

[Signature]
John Roskelley

ATTEST:
WILLIAM E. DONAHUE,
Clerk of the Board

By *[Signature]*
Deputy Clerk