

MANAGEMENT AGREEMENT

The Agreement is entered into this 28th day of September, 1992, 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. 229 Second, commonly known as the Avondale Court Apartments 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 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 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.

An additional condition of this Agreement shall be the inclusion of a reserve account for ongoing maintenance of the building. This budget line item shall include no less than \$260 per month, or \$3200 annually. In addition, the Historic Landmarks Commission shall receive copies of all internal audit reports, as well as all inspection reports completed by the Spokane Housing Authority.

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.

Larry Student

Owner

Owner

STATE OF WASHINGTON:
:
County of Spokane :

On this day personally appeared before me Larry Student 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 28th day of September, 1992.



Deborah S. Cosby
Notary Public in and for
the State of Washington,
residing in Spokane.
My Commission Expires Jan 15, 1995

CITY OF SPOKANE

R. O. R.
CITY MANAGER

Attest:

Marilyn J. Montgomery Signed October 27, 1992
City Clerk

Approved as to form:

Kenley Shantz
Assistant City Attorney

Exhibit A

There shall be no additional conditions with respect to this Agreement.

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
 5th Floor, Municipal Bldg.
 808 W. Spokane Falls Blvd.
 Spokane, WA 99201-3333

CORRECTED
NOTICE OF MANAGEMENT AGREEMENT

VOL. 1337 PAGE 1414

NOTICE IS HEREBY GIVEN that the property legally described as:

North 100 feet of Lots 1 and 2, Block 110, Fourth Addition to Railroad Addition; known as the Avondale Court Apartments, West 229 Second.

Parcel Number: 35191.1101

is governed by a Management Agreement between the City of Spokane and the Owner, David
Guthrie, of the subject property. Said Management Agreement was approved by the Spokane City Council on August 24, 1992.

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

Katherine W. Donahue

Dated: 9-9-92

I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. OPR 92-747.

FILED OR RECORDED

REQUEST OF

SEP 18 1992
 WILLIAM E. DONAHUE
 AUDITOR
 SPOKANE COUNTY WASH.
 DEPUTY

Spokane City Clerk

Janet Edwards

Dated: 9-10-92

9209040543

RECEIVED
FILED OR RECORDED

VOL. 1333 PAGE 1003

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

REQUEST OF After Recording Return to:
 SEP 4 2 06 PM 1992
 Office of the City Clerk
 5th Floor, Municipal Bldg.
 808 W. Spokane Falls Blvd.
 WILLIAM E. DONAHUE Spokane, WA 99201-3333
 AUDITOR
 SPOKANE, COUNTY, WASH.

HOT

NOTICE OF MANAGEMENT AGREEMENT

NOTICE IS HEREBY GIVEN that the property legally described as:

North 100 feet of Lots 1 and 2, Block 110, Fourth Addition to Railroad Addition; known as the Avondale Court Apartments, West 229 Second.

Parcel Number: 35191.1101

is governed by a Management Agreement between the City of Spokane and the Owner, Ronald and Julie Wells, of the subject property. Said Management Agreement was approved by the Spokane City Council on August 24, 1992.

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

Katherine W. Bennett

Dated: 8-12-92

I certify that the original Management Agreement is on file in the Office of the City Clerk under File No. OPR 92-747.

Spokane City Clerk

Marilyn J. Montgomery

Dated: Aug. 27, 1992

RECEIVED
SEP 18 1992
SPOKANE, WA
OPR 92-747

266

MANAGEMENT AGREEMENT

The Agreement is entered into this 1st day of JUNE, 1992, 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. 229 2nd AVE., commonly known as W. 229 2nd AVE. in the City of Spokane. PARCEL NO. 35191.1101

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.

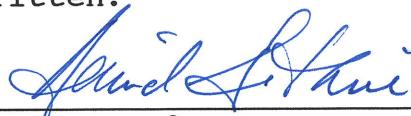
4. PROMISE OF OWNERS. Owner(s) agrees to and promises to fulfill the following Management Standards for his/her property which is the subject of the Agreement. Owner intends to bind his/her land and all successors and assigns. The Management Standards are: "THE SECRETARY OF THE INTERIOR'S STANDARDS FOR 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 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

Owner

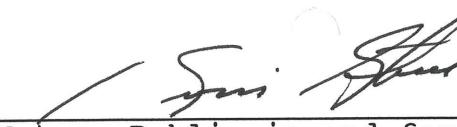
STATE OF WASHINGTON:

:

County of Spokane :

On this day personally appeared before me David Guthrie 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 7th day of July, 1992.



Notary Public in and for
the State of Washington,
residing in Spokane.

My Commission Expires 3-1-93

CITY OF SPOKANE



CITY MANAGER

Attest: Marilyn J. Montgomery
City Clerk

Approved as to form:



Assistant City Attorney

Exhibit A

There shall be no additional conditions with respect to this Agreement.