

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

9605130437

NOTICE OF MANAGEMENT AGREEMENT

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NOTICE IS HEREBY GIVEN that the property legally described as:

Lot 2, block 12, RAILROAD Addition to the City of Spokane Book D of Plats
page 82, Spokane County, State of Washington.

Parcel Number: 35191.2303

is governed by a Management Agreement between the City of Spokane and the Owner,
Mound Hardware General Partnership, 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 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

Musa Bruem

Dated: 4/24/96

Said Management Agreement was approved by the Spokane City Council on May 6, 1996.
I certify that the original Management Agreement is on file in the Office of the City Clerk under File
No. QPR 96-378

Acting

Spokane City Clerk

Teri Apostas

Dated: 5-9-96

MANAGEMENT AGREEMENT

The Agreement is entered into this 15th day of February, 1996, 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 423 W. First Ave., commonly known as Minnesota Building.

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.

Mound Hardware General Partnership

Stephen K. Eugster
Owner

By: Stephen K. Eugster Managing Partner

Owner

STATE OF WASHINGTON:

County of Spokane :

On this day personally appeared before me Stephen K. Eugster to me know to be the individual(s) described in and who executed on behalf of Mound Hardware General Partnership as the Managing Partner of the Partnership

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the within and foregoing instrument, and acknowledged that the partnership signed the same as husband free and voluntary act and deed, for and his the uses and purposes therein mentioned.

Given under my hand and official seal this 15th day of February, 1996.



Kathy A. Mayo
Notary Public in and for
the State of Washington,
residing in Spokane.
My Commission Expires 03-01-98

CITY OF SPOKANE

[Signature]
CITY MANAGER

Attest: Leri R. Gustas
Acting City Clerk - Dated: 5/6/96

Approved as to form:

[Signature]
Assistant City Attorney