

right-of-way along the eastern property boundary. All existing easements appear to be reflected on the proposed preliminary plan.

6. The existing Cataldo Avenue, a minor arterial, running east-west parallel to I-90, terminates at the western boundary of the subject property. The applicant proposes to extend Cataldo Avenue to the east, to connect it with a proposed extension of Snoqualmie Road, from Mission Avenue to the southern boundary of the subject property. The applicant also proposes to extend Harvest Parkway from where it wraps around Selkirk Middle School south to tie into Cataldo Avenue (note that this will require the City to rename the western leg of Harvest Parkway prior to the recording of the Final BSP). The applicant has not proposed any roadways intersecting with Kramer Parkway at this time. New roadway sections are proposed to be dedicated as public streets. A small segment on the south side of Mission Avenue, on either side of the Snoqualmie Road intersection, is proposed to be dedicated as public right-of-way, where the road section is widened to accommodate a turn-lane.
7. Proposed easements include an 11.5-foot border easement along the southern right-of-way boundary of Mission Avenue, along with several drainage easements to accommodate existing drainage infrastructure; a 35-foot sewer easement running parallel to the border easement along Mission Avenue, extending along the western border and terminating at the edge of Harvest Parkway right-of-way; and 13-foot border easements with parallel 10' utility easements along both sides of the proposed Harvest Parkway and Snoqualmie Road extensions, and along the northside of the proposed Cataldo Avenue extension. Proposed easements are reflected on Sheet 2 of the proposed preliminary binding site plan.
8. The required public notice was provided for this proposal and agencies having a potential interest in the project were notified and recommendations solicited.
9. No public comments were received on the application.
10. Agency comments were received from Avista, City of Spokane Valley, Spokane County, Spokane Regional Clean Air Agency, Spokane Tribe of Indians, Spokane Valley Fire District, TC Energy, Washington State Department of Ecology, and WSDOT.
11. The proposed site is inside the "Harvard Road Mitigation Area."
12. The proposed site is located inside the Public Transportation Benefit Area.
13. The proposed BSP will be served by public water and sewer systems.
14. Recognizing the SEPA mitigation, project conditions, and City of Liberty Lake development standards, the proposed BSP makes appropriate provisions for public health, safety, and general welfare and the public use and interest will be served by platting the Binding Site Plan.
15. City Development Code § 10-4D-13, Subsection J outlines the general design criteria for Binding Site Plans. The design of binding site plans shall conform to the requirements of all applicable City plans and standards, and any official control relating to land use which has been adopted to implement the City of Liberty Lake Comprehensive Plan. In addition:
 1. The design, shape, size, and orientation of the lots should be appropriate for the use for which the divisions are intended, and the character of the area in which they are located.

2. Block dimensions should reflect the needs of convenient access, public safety, emergency vehicle access, topography, street maintenance, and the provision of suitable sites for the planned land uses.
 3. Street alignments should be designed with appropriate consideration for existing and projected streets, anticipated traffic patterns, topographic and drainage conditions, public safety, and the proposed use of the land so divided.
 4. Lots should not be divided by the boundary of any city, county, zoning designation, or public right-of-way.
 5. The City may attach such conditions as are necessary to carry out provisions of the City Development Code, and other applicable ordinances and regulations, and may require reserve strips be granted to the City for the purpose of controlling access to adjoining undeveloped properties.
16. The BSP proposal is consistent with RCW 58.17 and the City of Liberty Lake Development Code, Article 10-4D, Land Divisions and Lot Line Adjustments, promoting the public health, safety, and general welfare in accordance with standards established by the State and City. The City of Liberty Lake has considered the provision of adequate public facilities as cited in RCW 58.17.110 (2). More specifically, as applicable:
- | | |
|--|------------------------------------|
| a. open spaces | f. sanitary waste disposal |
| b. drainage ways | g. parks and recreation facilities |
| c. public and/or private right-of-ways | h. playgrounds |
| d. transit | i. schools and school grounds |
| e. potable water | j. sidewalks |
17. The site does not contain any critical areas or wetlands and does not lie within a flood zone.
18. The BSP was reviewed under the State Environmental Policy Act pursuant to WAC 197-11-350 and the City of Liberty Lake Development Code, Article 10-6A, Environmental Ordinance and a Mitigated Determination of Nonsignificance (MDNS) was issued on June 26, 2025.

DECISION

Based upon the above noted Findings of Fact and Conclusions, Binding Site Plan Application BSP 2025-0013 (attached hereto as Exhibit A) is hereby **APPROVED** for five (5) years, specifically to June 25, 2030, and subject to conditions noted below. This decision is final unless appealed in writing, consistent with adopted appeal procedures.

CONDITIONS OF APPROVAL

1. All the conditions imposed below shall be binding on the "Applicant," which term shall include the owner or owners of the property, heirs, assigns and successors.
2. The applicant shall comply with the mitigation measures detailed in the SEPA MDNS that was issued on June 26, 2025, and the mitigating conditions set forth therein. They are:
 - a. In accordance with the Right of Way Agreement between the City of Liberty Lake and Centennial Properties dated July 9, 2019, the City of Liberty Lake did grant to Centennial

Properties a credit to Harvard Road Impact Fees in the amount of the value of 2,300 pm peak hour trips, in exchange for the dedication of right of way, both north and south of Interstate 90 in the City of Liberty Lake for the construction of Kramer Parkway Roadway extension and overpass. Said credit is fully assignable for development by Centennial or its assigns. Participation in the Harvard Rd. Mitigation Plan, as adopted and approved by the City Council, consistent with the City of Liberty Lake's Comprehensive Plan, shall be required of the developer at the time of building permit issuance for development within this binding site plan, through either the assignment of the aforementioned Harvard Road Impact fee credits (if so assigned by Centennial Properties), or through payment of said impact fee to the City of Liberty Lake for any pm peak hour trips in excess of 2,300 trips, or for such trips where a credit has not been assigned by Centennial properties.

- b. A Temporary Erosion and Sedimentation Control (TESC) plan shall be prepared by a WA State licensed Professional Engineer and implemented throughout the duration of construction. The TESC plan shall use best management practices (BMP's), and is to include, as a minimum, a grading plan, location, and details of silt control structures (such as silt ponds, silt traps) to be installed prior to other site work and the TESC measures are to be implemented and maintained throughout the duration of construction.
- c. A Stormwater Pollution Prevention Plan for the project site is required and should be developed by a qualified person(s). Erosion and sediment control measures in the plan must be implemented prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, and soil can damage aquatic habitat and are considered pollutants.
- d. Compliance with requirements detailed by the Spokane Regional Clean Air Agency detailed in their letter dated April 2, 2025, shall be required throughout construction.
- e. Development of the site shall comply with City Development Code, Section 10-3H, and the Spokane Regional Stormwater Manual. Stormwater plans and drainage reports, stamped and certified by the engineer of record as being compliant with the Spokane Regional Stormwater Manual, shall be submitted to the City Engineer for review and approval prior to the commencement of construction.
- f. Compliance with the Washington State Department of Ecology Water Quality and Solid Waste Program regulations shall be required.
- g. All new dry wells and other injection wells must be registered with the Underground Injection Control program (UIC) at the Department of Ecology prior to use and the discharge from the wells) must comply with the ground water quality requirement (non-endangerment standard) at the top of the ground water table.
- h. The developer shall be required to have an Inadvertent Discovery Plan in place. Should any artifacts or human remains be found once construction has commenced, the Tribal Historic Preservation Officer of the Spokane Tribe of Indians shall be notified immediately, and all work in the area shall cease immediately.
- i. It is assumed that the proposed development will have impacts on the Barker Road Corridor and may have impacts on the Green Acres Interchange. Given that the Spokane Valley's Sub-area Transportation Plan has yet to be completed, a determination of traffic mitigations is hereby deferred until the completion of said study. A plan for proportionate

transportation mitigations shall be required as a condition of approval prior to the recordation of the Final Binding Site Plan and Record of Survey for this project.

3. The preliminary BSP is given conditional approval for five (5) years, specifically to June 25, 2030. Application(s) for extension of time shall be processed under the provisions of the City of Liberty Lake Development Code in place at the time of the extension request, Article 10-4D-13, Subsection I, *Preliminary Approval*. Upon written request by the applicant and payment of the required fee, the City of Liberty Lake Community Development Director may grant one extension of the preliminary BSP approval period; provided that:
 1. Any changes to the preliminary BSP follow the procedures in the City Development Code;
 2. The applicant has submitted written intent to file a final BSP within the extension period;
 3. An extension of time will not prevent the lawful development of abutting properties;
 4. There have been no changes to the applicable Code provisions on which the approval was based. If such changes have occurred, a new preliminary BSP application shall be required;
 5. The extension request is made before expiration of the original approved plan; and
 6. The extension request has been routed to agencies with jurisdiction for comment and the opportunity for the City or other reviewing agency to modify the original Conditions of Approval was available.
4. The applicant may request changes to the approved preliminary BSP Conditions of Approval following the procedures and criteria provided in City of Liberty Lake Development Code Article 4F, *Modifications*.
5. Development on the subject property shall comply with the regulations associated with RD-C (River District Freeway Commercial) zone or the zoning designation requirements, as applicable, and as may be amended, the City Development Code, as may be amended, and the City Municipal Code or City Ordinance, as may be amended.
6. The applicant shall submit to the City of Liberty Lake Community Development Director/designee, the proposed Final Binding Site Plan and any subsequent Record of Survey(s) for review, to ensure compliance with these Findings of Fact and Conditions of Approval, and City Development Code, Article 10-4D, Land Divisions and Lot Line Adjustments, as amended, prior to recording the final BSP or subsequent Record of Survey(s).
7. The preparation of the Final Binding Site Plan shall be made by or under the supervision of a professional land surveyor. The professional land surveyor shall certify on the final BSP that it is a true and correct representation of the lands actually surveyed. All surveys shall comply with the Survey Recording Act (RCW 58.09), survey and land descriptions (WAC-332-130), and City of Liberty Lake standards for street and sewer construction and City Development Code § 10-4D-13, subsection P, as amended.
8. The final BSP shall comply with the City Development Code §10-4D-13, Subsection Q for mapping requirements, Subsection R for monumentation, Subsection S for final BSP submittal, and Subsection T for contents of the final BSP, as amended. A Final BSP Review Application shall also be completed and submitted with the final BSP.
9. An electronic copy of a current Plat Certificate/Title Report with active links to recorded documents shall be furnished to the City of Liberty Lake Community Development Department

with the final BSP and subsequent Record of Survey submittals, as applicable, and the BSP file number must be indicated on the plat certificate cover sheet.

10. The final BSP submittal(s) shall be designed in conformance with the preliminary BSP of record, based on the overall boundary and the maximum number of lots not to exceed twenty (20) lots. No increase in the number of lots shall occur without a change of condition or binding site plan modification request, submittal, and approval.
11. Public streets shall be dedicated to the City of Liberty Lake, and maintenance of said roadways shall be the responsibility of the City of Liberty Lake.
12. At the time of or prior to the final BSP submittal, the applicant shall supply a copy of all Covenants, Conditions, & Restrictions (CCR's), deed restrictions, private easements and agreements, and other documents as may pertain to common improvements that have or will be recorded that are referenced on the BSP or that affect the property. Applicable CCR's shall be recorded and provided to the City prior to building permit approval to check for maintenance provisions.
13. The Final Binding Site Plan/Record of Survey shall dedicate a minimum utility easement of 10 feet along the frontage of all lots, behind any border easement. The utility dedication on the Final Binding Site Plan shall state: "Utility easements shown on the herein described binding site plan are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities, the right to trim and/or remove trees, bushes, landscaping, without compensation and the right to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Serving Utility companies are also granted the right to install utilities across future acquisition areas or border easements."
14. Street trees, irrigation and grass planting strips shall be installed along the frontage of all proposed public and private streets at the time of development of each adjacent lot.
15. In accordance with the City Development Code § 10-3G-2, Subsection W, Street Light Standards, streetlights shall be installed within the development. A streetlight plan shall be included within the civil plans for the development and shall be reviewed and approved by the City Engineer prior to installation by the developer / applicant.
16. Spokane Valley Fire Department requirements will be addressed as conditions of future building permits.
17. The following conditions shall be addressed at the time of development:
 - a. Compliance requirements for managing construction & demolition debris and hazardous waste at the time of construction.
 - b. Compliance with erosion and sediment control requirements during construction.
 - c. Compliance with the Stormwater Management Manual for Eastern Washington.
 - d. Registration of all drywells/injection wells with Ecology is required prior to use.
 - e. Compliance with Stormwater Pollution Prevention Requirements.
22. Direct access to every lot shall be provided by a public or private street, or a private driveway easement consistent with the City Street Standards and as depicted on the approved preliminary BSP map. Exceptions to the standards may be granted by the City Engineer on a

case-by-case basis. Public street(s), private street(s) and or driveways serving those lots being developed shall be reviewed by the City Engineer and constructed by the developer / applicant, and final as-built plans shall be submitted prior to the issuance of a building permit, unless a Performance Guarantee has been provided in accordance with City Development Code § 10-4D-9, as amended. All improvements shall be completed prior to the issuance of any Certificate of Occupancy.

23. On Mission Avenue, Kramer Parkway, Harvest Parkway, Cataldo Avenue and Snoqualmie Road, driveway approaches shall have a minimum separation distance of 300 feet from street intersections and other driveway approaches. On private streets, approaches shall have a minimum separation distance of 150 feet from street intersections and 50 feet from other driveway approaches.
24. If the project is phased and one phase depends on another for access and/or utility service, drainage treatment and disposal, the prior phase shall be completed and certified prior to the submittal of plans for the dependant phase of development. No access through a non-certified phase of the development may be allowed; and no plans will be accepted by the City for construction unless the prior phase is completed and certified by the Applicant's Engineer.
18. Pedestrian connections shall be provided to all lots / buildings per City requirements.
19. No construction work is to be performed until plans have been accepted and a permit has been issued by the City. All work is subject to inspection and approval by the City.
20. Approach Permits are required for any access to the City of Liberty Lake street system.
21. The following statement shall be placed in the dedicatory language of the final BSP:

"Utility easements for utility purveyors shall be made prior to the creation of each lot through a record of survey. If the binding site plan is finalized in one phase, easements for electric, water, sewer, gas, and similar utilities shall be illustrated on the final BSP. The utility purveyors shall indicate to the City that the easements are adequate for their service needs."
22. Per the City Development Code § 10-3G-6 Utilities, all utility lines including, but not limited to, those required for electric, communication, lighting, and cable television services and related facilities shall be placed underground, except for surface mounted transformers, surface mounted connection boxes and meter cabinets which may be placed above ground if screened, temporary utility service facilities during construction, and high capacity electric lines operating at 50,000 volts or above.
23. The developer or applicant shall make arrangements with the City, the applicable district, and each utility franchise for the provision and dedication of utility easements necessary to provide full services to the development. The City's standard width for public main line utility easements shall be 10 feet when adjoining a public right-of-way, and 20 feet when private property is located on both sides of the easement, unless otherwise specified by the utility company, applicable district, or the City Engineer.
24. A Professional Engineer, licensed in the State of Washington, shall prepare and stamp civil plans for review by the City, including street and drainage plans, a drainage report, and calculations, a street tree plan, and a street light plan, that conform to the City Engineering Standards, as amended, the Spokane Regional Stormwater Manual (April 2009), as amended by the City of Liberty Lake, the City Development Code, as amended, and all standards and laws that are

- applicable to this project. Civil plans shall receive the City's approval prior to any permit issuance.
25. Regarding proposed construction within 200 feet of the TC Energy gas line easement, construction plans shall be reviewed and approved by TC Energy, and an executed encroachment agreement between the developer and TC Energy shall be required for any work within the 100' easement prior to permit issuance, if required by TC Energy.
 26. A Professional Engineer, licensed in the State of Washington, shall prepare and stamp sanitary sewer and water plans conforming to standards of Spokane County Environmental Services and Consolidated Irrigation District #19, respectively. All sanitary sewer and water plans shall receive approval from the applicable purveyor prior to the release of any construction or building permits.
 27. Before the street and stormwater plans are submitted to the City of Liberty Lake for review and acceptance, a Design Deviation must be submitted to the City for any non-standard elements of the project plans. The sponsor shall acquire approval of the Design Deviation from the City before construction plans are submitted for review. The Design Deviation request must include adequate engineering justification and drainage calculations and should include any other agency approvals that may be necessary for the proposed deviation to work as designed. The Design Deviation request shall include a description of maintenance responsibilities. The applicant shall make provisions for the perpetual maintenance of any drainage facilities located outside of the public right-of-way. The City may deny a Design Deviation or may impose conditions of approval on the Design Deviation.
 28. The following statements shall be placed in the dedicatory language of the final BSP:

"The owners or successors in interest agree to join in any City-approved stormwater management program and to pay such rates and charges as may be fixed through public hearings for service or benefit obtained by the planning, design, constructing, maintaining, or operation of stormwater control facilities.
 29. The following statement shall be placed in the dedicatory language of the final BSP:

"Utility easements shown on the herein described plat or subsequent Record of Survey(s) are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection, and operation of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim and/or remove trees, bushes, landscaping, and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same."
 30. The following statement shall be placed in the dedicatory language of the final BSP:

"A public sewer system will be made available for the BSP, and individual services will be provided to each lot prior to development. Use of individual on-site disposal systems shall not be authorized. The City shall not bear the cost of providing the required services to the lots."
 31. A side sewer easement with a width acceptable to the Spokane County Public Works Wastewater System Division shall be shown on the face of the recorded plan as "Private Sewer and Utilities Easement". The dedication shall state:

"The perpetual, non-exclusive easement as shown on the face of the plan is for the

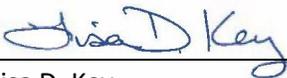
construction, maintenance and all other uses or purposes which are or may be related to the private sewer lines. The easement shall run with the land.”

32. The following statement shall be placed in the dedicatory language of the final BSP:
- “Public sewers and/or sewer stubs shall be constructed to provide for the connection of each parcel to the County’s system of sewerage. Uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the County Sewer Ordinance. Sewer connection permits shall be required. All existing uses, not currently connected to the sanitary sewer system, are required to be connected.”
33. The following statement shall be placed in the dedicatory language of the final BSP:
- “Individual lots shall be subject to payment of current applicable sewer connection charges prior to the issuance of a sewer connection permit.”
34. Easements shall be clearly delineated and labeled on the face of the recorded plan as Public Sanitary Sewer and the dedication shall state:
- “Public Sanitary Sewer easements recorded and shown hereon shall be perpetual easements granted to Spokane County, its successors and assigns for the purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system including gravel access road. Spokane County, its successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which may be related to a sewer system. The grantor(s) reserves the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the County's full enjoyment of the rights hereby granted; provided, the Grantor(s) shall not erect or construct any building or other structure or drill on the easement, or diminish or substantially add to the ground cover over the easement. The easement described hereinabove is to and shall run with the land.”
35. Public sanitary sewer exists within the boundaries of the project. A recorded Public Sanitary Sewer easement, with a legal description is required. The easement shall state:
- "The perpetual easement granted to Spokane County, its' successors and assigns is for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are or may be related to a sewer system. Spokane County, its successors and assigns at all times hereinafter, at their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which may be related to a sewer system. The grantor(s) reserves the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the County's full enjoyment of the rights hereby granted; provided, the Grantor(s) shall not erect or construct any building or other structure or drill on the easement, or diminish or substantially add to the ground cover over the easement. The easement described hereinabove is to and shall run with the land."
36. As per the development regulations of the City of Liberty Lake, security shall be deposited with the Spokane County Public Works Wastewater System Division for the construction of the public sewer connection and facilities and for the prescribed warranty period. Security shall be in a form acceptable to the Spokane County Public Works Wastewater System Division and in

accordance with the Spokane County Sanitary Sewer Ordinance.

37. The following statement shall be placed in the dedicatory language of the final BSP:
- "A public water system will be made available for the BSP, and individual service will be provided to each lot prior to development. The use of private wells or water systems is prohibited. The City shall not bear the cost of providing the required services to the lots."
38. The following statements shall be placed in the dedicatory language of the final BSP:
- "The public water system, pursuant to the Water Plan approved by the City of Liberty Lake, Spokane Valley Fire District, and Consolidated Irrigation District No. 19 shall be installed within this BSP and the applicant shall provide for individual domestic water service as well as fire protection to each lot prior to issuance of a building permit for each lot."
39. The City of Liberty Lake Community Development Department shall prepare, and the applicant shall record a notice with the Spokane County Auditor at time of final BSP recording that the property in question is subject to a variety of special conditions imposed as a result of approval of a land use action. This Title Notice shall serve as public notice of the conditions of approval affecting the property in question. The Title Notice should be recorded within the same time frame as allowed for an appeal and shall only be released, in full or in part, by Liberty Lake Planning, Engineering & Building Services. The Title Notice shall generally provide as follows:
- The parcel of property legally described as [insert legal description] and commonly known as "Telido Station Binding Site Plan, BSP 2025-0013" is the subject of a land use action by the City of Liberty Lake on [insert date], imposing a variety of special development conditions. File #BSP 2025-0013 is available for inspection and printing at Liberty Lake Community Development Department.
40. A record of survey may be filed subsequent to the recording of a final binding site plan to establish lots within the boundaries of the final binding site plan, consistent with the Preliminary Binding Site Plan approval, conditions, and expiration provisions. Record of Survey submittals shall comply with the City Development Code § 10-4D-13, Subsection V, Record of survey, as amended. A Final BSP Review Application shall also be completed and submitted with the Record of Survey(s).

Approved this 26th day of June, 2025.



Lisa D. Key,
Community Development Director

DECISION APPEAL PROCEDURE: Interested parties with standing, as defined in RCW 36.70C, have the opportunity to appeal this decision through an 'open record' appeal to the City Hearing Examiner. The decision may be appealed within fourteen (14) calendar days from the date the decision is rendered by delivering a notice of appeal to the City by mail or personal delivery. The notice of appeal must be received by 4:00 p.m. on the last day of the appeal period, unless the last day of the appeal period falls on a weekend or holiday, the notice of appeal shall then be due on the following business day. Appeal requests shall contain all information and items required in the City Development Code § 10-4B-4,

subsection H. The appeal procedure shall be as outlined in the City Development Code § 10-4G-2, subsection H for Appeals of Administrative Interpretations by the Director.

If you have any questions, please call the Community Development Department at (509) 755-6708.

cc: Avista
City of Spokane Valley
Consolidated Irrigation District
Spokane County Public Works
Spokane Regional Clean Air Agency
Spokane Transit Authority
Spokane Tribe of Indians
Spokane Valley Fire District
TC Energy
Washington State Department of Ecology
Washington State Department of Transportation

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, CENTENNIAL PROPERTIES INC. A WASHINGTON CORPORATION WHICH ACQUIRED TITLE AS INLAND EMPIRE LAND COMPANY, HAS CAUSED TO BE PLATTED INTO LOTS AND STREETS, THE LAND SHOWN HEREON AS THE TELIDO STATION BINDING SITE PLAN AND DESCRIBED AS FOLLOWS:

PARCEL 1 (55162.9071):

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 45 EAST, WM., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16; THENCE SOUTH 00°31'20" EAST ALONG THE NORTH/SOUTH QUARTER SECTION LINE A DISTANCE OF 20.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF MISSION AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 00°31'20" EAST CONTINUING ALONG SAID LINE A DISTANCE OF 1277.40 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SR-90; THENCE SOUTH 72°02'14" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1242.78 FEET; THENCE NORTH 00°31'17" WEST A DISTANCE OF 1661.79 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF MISSION AVENUE; THENCE SOUTH 89°56'48" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1185.68 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF LIBERTY LAKE BY RIGHT OF WAY DEDICATION DEED RECORDED AUGUST 23, 2019, UNDER AUDITOR'S FILE NO. 6834914.

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF LIBERTY LAKE BY WARRANTY DEED RECORDED JANUARY 21, 2021, UNDER AUDITOR'S FILE NO. 7024731.

PARCEL 2 (55162.9078):

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 25 NORTH, RANGE 45 EAST, WM., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 00°38'09" EAST ALONG THE WEST LINE OF SAID SECTION 16 A DISTANCE OF 147.86 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SPOKANE, COEUR D'ALENE & PALOUSE RAILWAY AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°38'09" EAST ALONG THE SAID WEST LINE A DISTANCE OF 1089.96 FEET; THENCE SOUTH 251°14'3"EAST A DISTANCE OF 654.78 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 90 SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1246.00 FEET (FROM WHICH POINT A RADIAL LINE BEARS SOUTH 14°54'27" EAST); THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°00'41" AN ARC DISTANCE OF 522.17 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1046.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°32'37" AN ARC DISTANCE OF 247.25 FEET; THENCE NORTH 72°02'14" EAST A DISTANCE OF 424.60 FEET; THENCE LEAVING SAID STATE ROUTE 90, NORTH 00°31'17" WEST A DISTANCE OF 1661.79 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF MISSION AVENUE; THENCE NORTH 89°56'48" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 912.68 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SPOKANE, COEUR D'ALENE & PALOUSE RAILWAY; THENCE SOUTH 76°30'56" WEST ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 546.16 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 16 AND THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 25 NORTH, RANGE 45 EAST WM., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE SOUTH 00°38'09" EAST ALONG THE WEST LINE OF SAID SECTION 16 A DISTANCE OF 147.86 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SPOKANE, COEUR D'ALENE & PALOUSE RAILWAY AND THE POINT OF BEGINNING; THENCE SOUTH 76°30'56" WEST ALONG SAID RAILWAY RIGHT OF WAY LINE A DISTANCE OF 1346.50 FEET TO THE EAST LINE OF PARCEL B AS SHOWN ON BINDING SITE PLAN BSP-41-95 RECORDED IN BOOK 2 OF BINDING SITE PLANS, PAGE 34 AND RECORDED UNDER RECORDING NO. 4629411; THENCE SOUTH 00°48'00" EAST ALONG THE EAST LINE OF SAID PARCEL B, A DISTANCE OF 1566.53 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 90; THENCE SOUTH 89°58'42" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1163.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1246.00 FEET (FROM WHICH POINT A RADIAL LINE BEARS SOUTH 361°14"EAST); THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°50'43" AN ARC DISTANCE OF 170.61 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 16; THENCE CONTINUING NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°26'04" AN ARC DISTANCE OF 292.16 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 25°11'43" WEST, A DISTANCE OF 654.78 FEET TO THE WESTERLY LINE OF SAID SECTION 16; THENCE NORTH 00°38'09" WEST ALONG SAID WEST LINE A DISTANCE OF 1089.96 FEET TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN THE FINAL BINDING SITE PLAN OF TELIDO STATION PHASE I BSP-06-0002, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF BINDING SITE PLANS, PAGES 52 AND 53 AND IST AMENDMENT TO (BSP-06-0002A) RECORDED IN VOLUME 157 OF SURVEYS, PAGES 37 AND 38;

PARCEL 3 (55162.1401):

LOT 2, BLOCK 1,(AFN#6106295) BSP 06-0002, RECORDED ON JULY 3, 2012, BOOK 3 OF BSP'S AT PAGES 52-53, RECORDED IN SPOKANE COUNTY, WA.

UTILITY EASEMENTS SHOWN ON THE HEREIN DESCRIBED BINDING SITE PLAN (BSP) ARE HEREBY DEDICATED FOR THE USE OF SERVING UTILITY COMPANIES FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, PROTECTION, INSPECTION AND OPERATION OF THEIR RESPECTIVE FACILITIES, TOGETHER WITH THE RIGHT TO PROHIBIT CHANGES IN GRADE OVER INSTALLED UNDERGROUND FACILITIES, THE RIGHT TO TRIM AND/OR REMOVE TREES, BUSHES, LANDSCAPING, WITHOUT COMPENSATION AND THE RIGHT TO PROHIBIT STRUCTURES THAT MAY INTERFERE WITH THE CONSTRUCTION, RECONSTRUCTION, RELIABILITY, MAINTENANCE, AND SAFE OPERATION OF SAME. SERVING UTILITY COMPANIES ARE ALSO GRANTED THE RIGHT TO INSTALL UTILITIES ACROSS FUTURE ACQUISITION AREAS OR BORDER EASEMENTS.

UTILITY EASEMENTS FOR UTILITY PURVEYORS SHALL BE MADE PRIOR TO THE CREATION OF EACH LOT THROUGH A RECORD OF SURVEY. IF THE BINDING SITE PLAN IS FINALIZED IN ONE PHASE, EASEMENTS FOR ELECTRIC, WATER, SEWER, GAS, AND SIMILAR UTILITIES SHALL BE ILLUSTRATED ON THE FINAL BSP. THE UTILITY PURVEYORS SHALL INDICATE TO THE CITY THAT THE EASEMENTS ARE ADEQUATE FOR THEIR SERVICE NEEDS.

THE OWNERS OR SUCCESSORS IN INTEREST AGREE TO JOIN IN ANY CITY-APPROVED STORMWATER MANAGEMENT PROGRAM AND TO PAY SUCH RATES AND CHARGES AS MAY BE FIXED THROUGH PUBLIC HEARINGS FOR SERVICE OR BENEFIT OBTAINED BY THE PLANNING, DESIGN, CONSTRUCTING, MAINTAINING, OR OPERATION OF STORMWATER CONTROL FACILITIES.

A PUBLIC SEWER SYSTEM WILL BE MADE AVAILABLE FOR THE BSP, AND INDIVIDUAL SERVICES WILL BE PROVIDED TO EACH LOT PRIOR TO DEVELOPMENT. USE OF INDIVIDUAL ON-SITE DISPOSAL SYSTEMS SHALL NOT BE AUTHORIZED. THE CITY SHALL NOT BEAR THE COST OF PROVIDING THE REQUIRED SERVICES TO THE LOTS.

A PUBLIC WATER SYSTEM WILL BE MADE AVAILABLE FOR THE BSP AND INDIVIDUAL SERVICES WILL BE PROVIDED TO EACH LOT PRIOR TO DEVELOPMENT. THE USE OF PRIVATE WELLS OR WATER SYSTEMS IS PROHIBITED. THE CITY SHALL NOT BEAR THE COST OF PROVIDING THE REQUIRED SERVICES TO THE LOTS.

THE PUBLIC WATER SYSTEM, PURSUANT TO THE WATER PLAN APPROVED BY THE CITY OF LIBERTY LAKE, SPOKANE VALLEY FIRE DISTRICT, SPOKANE COUNTY PUBLIC WORKS WASTEWATER DIVISION AND CONSOLIDATED IRRIGATION DISTRICT SHALL BE INSTALLED WITHIN THIS BSP AND THE APPLICANT SHALL PROVIDE FOR INDIVIDUAL DOMESTIC WATER SERVICE AS WELL AS FIRE PROTECTION TO EACH LOT PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.

APPLICANT/OWNER: DOUG YOST, CENTENNIAL PROPERTIES INC.
999 W. RIVERSIDE, SPOKANE, WA
509-227-5802

OWNER: DOUG YOST, CENTENNIAL PROPERTIES-TELIDO, LLC
999 W. RIVERSIDE, SPOKANE, WA
509-227-5802

SEWER: SPOKANE COUNTY PUBLIC WORKS

WATER: CONSOLIDATED IRRIGATION

EXISTING ZONING: RD-C

PROPOSED USES: UNKNOWN

TOTAL AREA OF BSP: 91.7 ACRES

TOTAL NUMBER OF LOTS: 20 LOTS

Attachment A

CENTENNIAL PROPERTIES INC., A WASHINGTON CORPORATION

ACKNOWLEDGMENT

STATE OF WASHINGTON) SS
COUNTY OF SPOKANE)

ON THIS _____ DAY OF _____, 2025 BEFORE ME PERSONALLY APPEARED _____ AS _____ OF CENTENNIAL PROPERTIES, INC. FORMALLY KNOWN AS INLAND EMPIRE COMPANY, INC., A WASHINGTON CORPORATION WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____, WASHINGTON

AUDITORS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2025,
AT _____ M. IN BOOK _____ OF BINDING SITE PLANS ON PAGES
_____ AT THE REQUEST OF SIMPSON ENGINEERS.

SPOKANE COUNTY AUDITOR

CITY & COUNTY OFFICIALS

CITY OF LIBERTY LAKE

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2025

CITY OF LIBERTY LAKE DIRECTOR OF PLANNING & ENGINEERING

CITY OF LIBERTY LAKE ENGINEER

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2025

CITY OF LIBERTY LAKE ENGINEER

SPOKANE COUNTY ASSESSOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2025

SPOKANE COUNTY ASSESSOR

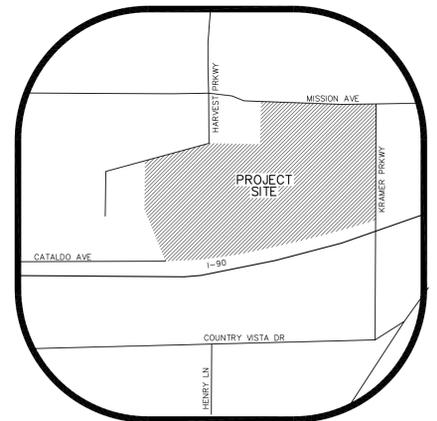
SPOKANE COUNTY TREASURER

I, TREASURER OF SPOKANE COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES WHICH HAVE BEEN LEVIED AND BECOME CHARGEABLE AGAINST THE LAND SHOWN WITHIN THIS MAP AND DESCRIBED IN THE DEDICATION OF THIS DATE, HAVE BEEN FULLY PAID, SATISFIED, AND DISCHARGED.

DATED THIS _____ DAY OF _____, 2025

SPOKANE COUNTY TREASURER

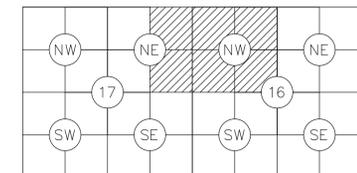
VICINITY MAP - N.T.S.



**PRELIMINARY BINDING SITE PLAN
TELIDO STATION
BINDING SITE PLAN
BSP-2025-0013**

DEDICATION
SHEET 1 OF 2

PORTION OF THE
NE 1/4 OF THE NW 1/4 IN SECTION 16,
SE 1/4 OF THE NW 1/4 IN SECTION 16,
SW 1/4 OF THE NW 1/4 IN SECTION 16,
NW 1/4 OF THE NW 1/4 IN SECTION 16,
NE 1/4 OF THE NE 1/4 IN SECTION 17,
SE 1/4 OF THE NE 1/4 IN SECTION 17,
TOWNSHIP 25 NORTH, RANGE 45 EAST W.M.



909 N. ARGONNE RD
SPOKANE VALLEY, WA 99212
509-926-1322
SIMPSON ENGINEERS, INC.

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CENTENNIAL PROPERTIES.



NORTHWEST CORNER SECTION 16
 FOUND 2" ALUMINUM CAP #35157
 RPS:
 -FOUND MAG NAIL & WASHER, S89°W 28.80'
 -FOUND NAIL & TAG #35157, N36°E 34.28'
 -FOUND NAIL & TAG #35157, S73°E 29.09'

NORTH QUARTER CORNER SECTION 16
 FOUND 2" ALUMINUM CAP #35157
 RPS:
 -FOUND MAG NAIL & WASHER, S89°W 28.80'
 -FOUND NAIL & TAG #35157, N36°E 34.28'
 -FOUND NAIL & TAG #35157, S73°E 29.09'

AUDITORS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2025,
 AT _____ M IN BOOK _____ OF BINDING SITE PLANS ON PAGES _____
 AT THE REQUEST OF SIMPSON ENGINEERS.

SPOKANE COUNTY AUDITOR

BASIS OF BEARING

THE BEARING OF N87°20'04"E, ALONG THE NORTH LINE OF THE SW QUARTER OF SECTION 16, TOWNSHIP 25 N., RANGE 45 E.W.M., PER BSP-2018-0001 (R1), RECORDED IN BOOK 4 OF PLATS, PAGE 27 WAS USED AS THE BASIS OF BEARING FOR THIS BINDING SITE PLAN.

EQUIPMENT & PROCEDURE

THIS SURVEY WAS PERFORMED USING A NIKON DTM-520 TOTAL STATION AND EPOCH 50 GLOBAL POSITIONING SYSTEM IN CONJUNCTION WITH THE WASHINGTON STATE REFERENCE NETWORK. THE FIELD TRAVERSE METHODS USED ARE IN CONFORMANCE WITH WAC 332-130-090 AND RCW 58.09.

EASEMENTS

RIGHT OF WAY EASEMENT	- NOT LOCATED WITHIN BSP LIMITS
POWER EASEMENT	- AS SHOWN
RIGHT OF WAY EASEMENT	- NOT LOCATED WITHIN BSP LIMITS
GAS PIPELINE EASEMENT	- AS SHOWN
GAS PIPELINE EASEMENT	- AS SHOWN
POWER EASEMENT	- NOT LOCATED WITHIN BSP LIMITS
SEWER EASEMENT	- AS SHOWN
TEMPORARY EASEMENT	- EXPIRED
NON-EXCLUSIVE EASEMENT	- NOT LOCATED WITHIN BSP LIMITS
UTILITY EASEMENT	- AS SHOWN

LEGEND

- = SET 1/2" REBAR WITH PLASTIC CAP MARKED L.S.34151
- = FOUND AS NOTED
- ▲ = CALCULATED POINT, NOTHING SET OR FOUND
- RB1 = FOUND #4 REBAR W/ YPC LS #33141
- RB2 = FOUND #4 REBAR, NO ID
- RB3 = FOUND #4 REBAR W/ YPC #33157
- NO PERIMETER FENCING EXISTS AT TIME OF THIS SURVEY

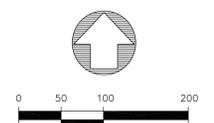
REFERENCES

- SR1 CENTENNIAL COUNTRY VISTA DRIVE BSP BOOK 5 OF BINDING SITE PLANS, PAGES 25-27
- SR2 RECORD OF SURVEY BOOK 19 OF SURVEYS, PAGE 42
- SR3 TELIDO STATION PHASE I BSP BOOK 3 OF BINDING SITE PLANS, PAGES 52-53
- SR4 TELIDO STATION SHORT PLAT SPL2017-0001 BOOK 31 OF SHORT PLATS, PAGES 67-68
- SR5 RIVER CROSSING 2020 ADDITION BOOK 43 OF PLATS, PAGES 55-56
- SR6 RIVER CROSSING 2020 1ST ADDITION BOOK 44 OF PLATS, PAGES 45-46
- SR7 RECORD OF SURVEY BOOK 115 OF SURVEYS, PAGES 83-85
- SR8 LEGACY RIDGE WEST 2ND ADDITION BOOK 43 OF PLATS, PAGES 49-52

**PRELIMINARY BINDING SITE PLAN
 TELIDO STATION
 BINDING SITE PLAN
 BSP-2025-0013**

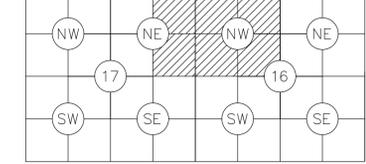
SURVEY SHEET 2 OF 2

PORTION OF THE
 NE 1/4 OF THE NW 1/4 IN SECTION 16,
 SE 1/4 OF THE NW 1/4 IN SECTION 16,
 SW 1/4 OF THE NW 1/4 IN SECTION 16,
 NW 1/4 OF THE NW 1/4 IN SECTION 16,
 NE 1/4 OF THE NE 1/4 IN SECTION 17,
 SE 1/4 OF THE NE 1/4 IN SECTION 17,
 TOWNSHIP 25 NORTH, RANGE 45 EAST W.M.



SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CENTENNIAL PROPERTIES.



909 N. ARGONNE RD
 SPOKANE VALLEY, WA 99212
 509-926-1322

SIMPSON ENGINEERS, INC.

