



**Avista Corp.**

1411 East Mission P.O. Box 3727  
Spokane, Washington 99220-0500  
Telephone 509-489-0500  
Toll Free 800-727-9170

May 6, 2020

Mark L. Johnson  
Executive Director and Secretary  
Washington Utilities & Transportation Commission  
621 Woodland Square Loop SE  
Lacey, WA 98503

**RE: Avista Corporation Affiliated Interest Filing (Steam Plant Square LLC) pursuant to RCW 80.16.020.**

Dear Mr. Johnson:

Pursuant to RCW 80.16.020 and WAC 480-90-245, please find attached for electronic filing the proposed "Boundary Line Adjustment" between Avista Corp. and Steam Plant Square, LLC ("SPS"), an Affiliated Interest, for the proposed Boundary Line Adjustment application to be filed with the City of Spokane. The proposed Boundary Line Adjustment application is attached hereto as Attachment A.

**INTRODUCTION**

The process of completing a boundary line adjustment is underway involving the adjoining parcels currently owned by Avista Corp. (parcel No. 35192.2018) and Steam Plant Square, LLC. (parcel No. 35192.2017).

To the immediate east of Lincoln Street are several properties owned by subsidiaries of Avista. These include, moving west to east of Lincoln St. and Railroad Alley: (a) the Seehorn Lang bldg., ("SHL") owned by Avista Development, Inc.; (b) Steam Plant Square, LLC ("SPS"); and (c) substation parcel, owned by Avista Corp., d/b/a Avista Utilities ("Avista").

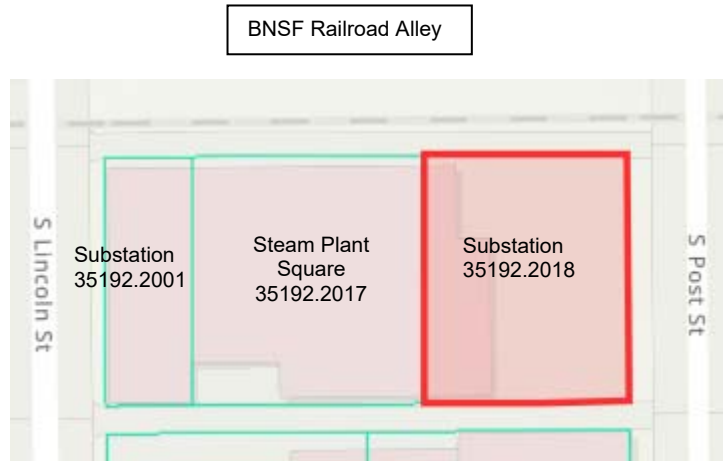
The purpose of the boundary line adjustment is to allocate property owned and operated by Avista Corp., d/b/a/ Avista Utilities (substation) to the parcel owned by Steam Plant Square, LLC, and currently leased to SPS tenants. This will cure the partial building encroachment of the Steam Plant Square, LLC structure on the Avista Corp. substation parcel.

Received  
Records Management  
05/06/20 08:52  
State Of WASH.  
UTIL. AND TRANSP.  
COMMISSION

## DETAILS OF THE TRANSACTION

### Parcel Adjustment

Below is a SCOUT parcel map, which indicates the existing parcel lines for the subject properties and shadows the SPS building encroachment.



### Consideration

There is no monetary consideration for this transaction, however Avista has agreed to grant SPS an Easement for Ingress/ Egress and Maintenance on its parcel No. 35192.2018 in addition to the existing transmission and distribution facilities maintained and located on SPS parcel No. 35192.2017.

### Boundary Line Adjustment:

Proposed boundary line adjustment is detailed in the Attachment A - Record of Survey. Again, this will cure the partial building encroachment of the Steam Plant Square, LLC structure on the Avista Corp. substation parcel.

Please direct any questions regarding this filing to me at 509-495-2098 or Jennifer.smith@avistacorp.com.

Sincerely,

Jennifer S. Smith  
Manager, Regulatory Policy and Affairs





# Boundary Line Adjustment

**Applicant Information:** (this is where the approval certificate will be mailed)

Name: Denise Marsh

Address: 1411 E. Mission Ave. PO Box 3727 MSC-25

City/State/ZIP: Spokane, WA 99220-3727

Phone Number: P 509-495-4940

**Parcel Numbers:** (include all parcels involved in this adjustment)

35192.2017 35192.2018

**Legal Description of each parcel BEFORE adjustment:** (attach additional sheet if necessary)

see attached

**Legal Description of each parcel AFTER adjustment:** (attach additional sheet if necessary):

see attached

**Current address of each parcel:**

35192.2017 = 823 W Railroad Ave. / 35192.2018 = 158 S Post St.

**Present use of each parcel:** (vacant, house, commercial building, etc.) \*If not vacant, see survey requirements

35192.2017 = Restraunt & Office Space / 35192.2018 = Electrical substation.

**Signature of owner:** (all owners of properties involved need to sign or provide an authorization letter for a designated representative to sign on their behalf)

35192.2017 *Edward D. Schlect Jr.* - EDWARD SCHLECT JR  
PRESIDENT, AVISTA DEVELOPMENT, INC, SOLE  
MEMBER OF STEAM PLANT SQUARE, LLC.  
35192.2018 *Heather Rosenthaler* - HEATHER ROSENTHALER, AVISTA CORP. SVP

**City Treasurer:** (4<sup>th</sup> floor)

**Building Plan Review:** (3<sup>rd</sup> floor)

**Engineering Plan Review:** (3<sup>rd</sup> floor)

**Permit Clerk:** (3<sup>rd</sup> floor)

Addresses:

**Signatures of the above mentioned City departments must be obtained before application packet can be submitted to the Planning & Development Services Department.**

Revised 2/15 - AEB

# RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT

A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, T. 25 N., R. 43 E., WM., CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON.

**AUDITOR'S CERTIFICATE**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
2019, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_  
IN SPOKANE COUNTY, WASHINGTON, AT THE OFFICE  
OF ALBERT SURVEYING, LLC.

SPOKANE COUNTY AUDITOR

**PURPOSE OF SURVEY**

TO ADJUST THE PARCEL LINE BETWEEN PARCELS 35192 2017 AND 35192 2018 AS SHOWN HEREON.

**EQUIPMENT & PROCEDURES**

THIS SURVEY WAS FIELD-BASED USING A TOPCON GTS-225 TOTAL STATION USING FIELD TRAVERSE AND RADIAL STATION POINT METHOD. SEE SURVEYING EXCELLENCE STANDARDS SET BY IAC 152-154-000, 152-150-005, 152-150-000, 152-150-100, AND RLW 86-00.

**REFERENCE DOCUMENTS**

- R1 PLAT OF RAILROAD ADDITION TO SPOKANE FALLS VOLUME "D" PAGE 42
- R2 "AVISTA" CITY STREET PLAN BOOK 17 10-0000 PLATS PAGE 41-42, 47N 45N 47E
- R3 RECORD OF SURVEY BOOK 121 EAGE W. ADM 577709
- R4 "10-15 AT 0-1" CONDOMINIUM PLAN BOOK 1119 CONDOM. PAGE 52-56

**BASIS OF BEARING**

A BEARING OF 100°00'00" BETWEEN FOUND MARKERS AT CORNER 17D EAST FACE (R1) OF WAY OF LINCOLN STREET WAS USED FOR THIS SURVEY BY R2.

**LEGEND**

- SET CONCRETE NAIL WITH ALUMINUM DMC MARKED "ADJUST 1017"
- FOUND AS BATED
- FOUND FENCE WALL

**SURVEYOR'S CERTIFICATE**

I, TODD D. ALBERT, PL. NO. 41993, DO HEREBY CERTIFY THAT THIS MAP CAREFULLY REPRESENTS A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF AVISTA CORP.

TODD D. ALBERT, P.L.S.  
CERTIFICATE NO. 41993



SURVEY FOR  
**AVISTA CORP.**

**ALBERT SURVEYING, LLC**  
14806 E ALKI  
SPOKANE VALLEY, WA. 99216  
509-926-0215

DATE DEC 17, 2019 PROJECT NUMBER 19-04-11 SHEET 1 OF 1

**EXISTING LEGAL DESCRIPTIONS**

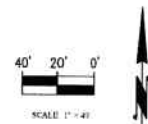
**PARCEL 35192 2017**  
LOTS 2, 3 AND THE WEST HALF OF LOT 4 IN BLOCK 26 OF RAILROAD ADDITION TO SPOKANE FALLS ACCORDING TO PLAT RECORDED IN VOLUME "D" OF PLATS AT PAGE 42 OF THE CITY OF SPOKANE, IN SPOKANE COUNTY, WASHINGTON.

**PARCEL 35192 2018**  
LOT 4 EXCEPT THE WEST 75 FEET THEREOF AND ALL OF LOTS 5 AND 6, BLOCK 26 OF RAILROAD ADDITION TO SPOKANE FALLS ACCORDING TO PLAT RECORDED IN VOLUME "D" OF PLATS PAGE 42 RECORDED IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

**ADJUSTED LEGAL DESCRIPTIONS**

**ADJUSTED PARCEL 35192 2017**  
LOTS 2, 3 AND 4, BLOCK 26 OF RAILROAD ADDITION TO SPOKANE FALLS ACCORDING TO PLAT RECORDED IN VOLUME "D" OF PLATS, AT PAGE 42 TOGETHER WITH A PORTION OF LOT 5, BLOCK 26 OF SAID RAILROAD ADDITION TO SPOKANE FALLS, FURTHER DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NW CORNER OF LOT 4, BLOCK 26 OF SAID RAILROAD ADDITION TO SPOKANE FALLS, THEREIN 10°00'00" E ALONG SAID NORTH LINE 450 FEET TO THE EAST FACE OF AN EXISTING BUILDING;  
THENCE ALONG SAID EAST FACE THE FOLLOWING BEING THE CORNERS:  
1. 50°01'10" W, 45.17 FEET  
2. THEREIN 24°07'40" E, 11.04 FEET  
3. THEREIN 80°00'00" W, 80 FEET TO THE NORTH LINE OF SAID LOT 5;  
THENCE ALONG SAID NORTH LINE 400°00'00" W, 75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;  
THENCE 10°00'00" E ALONG THE WEST LINE OF SAID LOT 3, 142.11 FEET TO THE POINT OF BEGINNING.  
HAVING AN AREA OF 0.55 ACRES MORE OR LESS  
SITuate IN THE CITY OF SPOKANE, SPOKANE COUNTY, STATE OF WASHINGTON.

**ADJUSTED PARCEL 35192 2018**  
LOT 4, SAID BLOCK 26 OF RAILROAD ADDITION TO SPOKANE FALLS, ACCORDING TO PLAT RECORDED IN VOLUME "D" OF PLATS, AT PAGE 42  
EXCEPT A PORTION OF SAID LOT 4 DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NW CORNER OF LOT 4, BLOCK 26 OF SAID RAILROAD ADDITION TO SPOKANE FALLS, THEREIN 10°00'00" E ALONG SAID NORTH LINE 450 FEET TO THE EAST FACE OF AN EXISTING BUILDING;  
THENCE ALONG SAID EAST FACE THE FOLLOWING BEING THE CORNERS:  
1. 50°01'10" W, 45.17 FEET  
2. THEREIN 24°07'40" E, 11.04 FEET  
3. THEREIN 80°00'00" W, 80 FEET TO THE NORTH LINE OF SAID LOT 5;  
THENCE ALONG SAID NORTH LINE 400°00'00" W, 75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3;  
THENCE 10°00'00" E ALONG THE WEST LINE OF SAID LOT 3, 142.11 FEET TO THE POINT OF BEGINNING.  
HAVING AN AREA OF 0.28 ACRES MORE OR LESS  
SITuate IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.



**NOTES**

- 1. THIS SURVEY DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR PRESUMPTIVE FENCE LINES OR OTHER PHYSICAL FEATURES OF THE PROPERTY. PHYSICAL FEATURES WHICH MAY BE SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY.
- 2. THIS SURVEY ACCEPTS THE BE TRACT ADJUST IN BLOCK 26 OF THE PLAT OF RAILROAD ADDITION TO SPOKANE FALLS FOR REFERENCE DOCUMENT R2.

