

**Avista Corp.**

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November 17, 2022

Amanda Maxwell
 Executive Director and Secretary
 Washington Utilities & Transportation Commission
 621 Woodland Square Loop SE
 Lacey, WA 98503

Received
 Records Management
 11/17/22 16:38:00
 State Of WASH.
 UTIL. AND TRANSP.
 COMMISSION

RE: Avista Corporation Affiliated Interest Filing (Courtyard Office Center, LLC) pursuant to RCW 80.16.020.

Dear Ms. Maxwell:

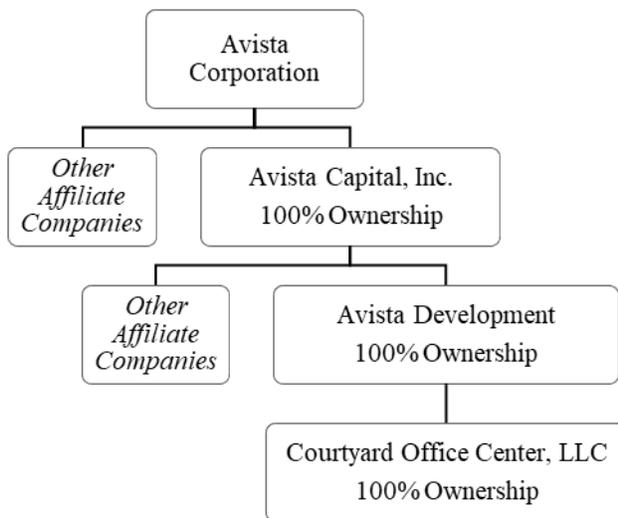
Pursuant to RCW 80.16.020 and WAC 480-90-245, please find attached for electronic filing with the Washington Utilities and Transportation Commission (UTC or “Commission”) a proposed Grant of Amended Access Easement, Amended Utility Right-of-Way Easement, and Restrictive Covenant from Courtyard Office Center, LLC (CYOC) to Avista Corporation (Avista or the “Company”), an Affiliated Interest, to be filed with the Spokane County Assessor. The proposed Amended Access Easement is attached hereto as Attachment A, the proposed Amended Utility Right-of-Way Easement is attached hereto as Attachment B, and the proposed Restrictive Covenant is attached hereto as Attachment C.

BACKGROUND

Avista Corporation is party to the Amended Consent Decree filed December 2, 1996, in State of Washington, Department of Ecology v. The Washington Water Power Company, Spokane County Superior Court Cause No. 94-2-05788-4 (the “Consent Decree”). Pursuant to its obligations under the Consent Decree, Avista has installed, and must operate, monitor, and

maintain various remediation and monitoring equipment including, without limitation, groundwater monitoring wells, oil recovery well vaults, bioventing injection wells, bioventing extraction wells, piping, and stormwater catch basins (collectively, the “Remediation System”). Portions of the Remediation System are located at the Courtyard Office Center, at 817, 819, and 827 West 1st Avenue, Spokane, Washington 99201, respectively (the “Property”). The tax parcel numbers for the Property are as follows: 35192.0901, 35192.0902, and 35192.0903. Avista also has installed in an enclosed space in the parking garage at the Property – and must operate, monitor, and maintain – electronic controls over the Remediation System (“Control Room”). The Control Room is used to control the Remediation System throughout the site.

As illustrated by the organizational chart below, Avista Development, Inc., a subsidiary of Avista Capital, Inc., and, by extension, Avista Corporation, holds 100% ownership in CYOC. Consequently, CYOC is an affiliate.



DETAILS OF THE TRANSACTION

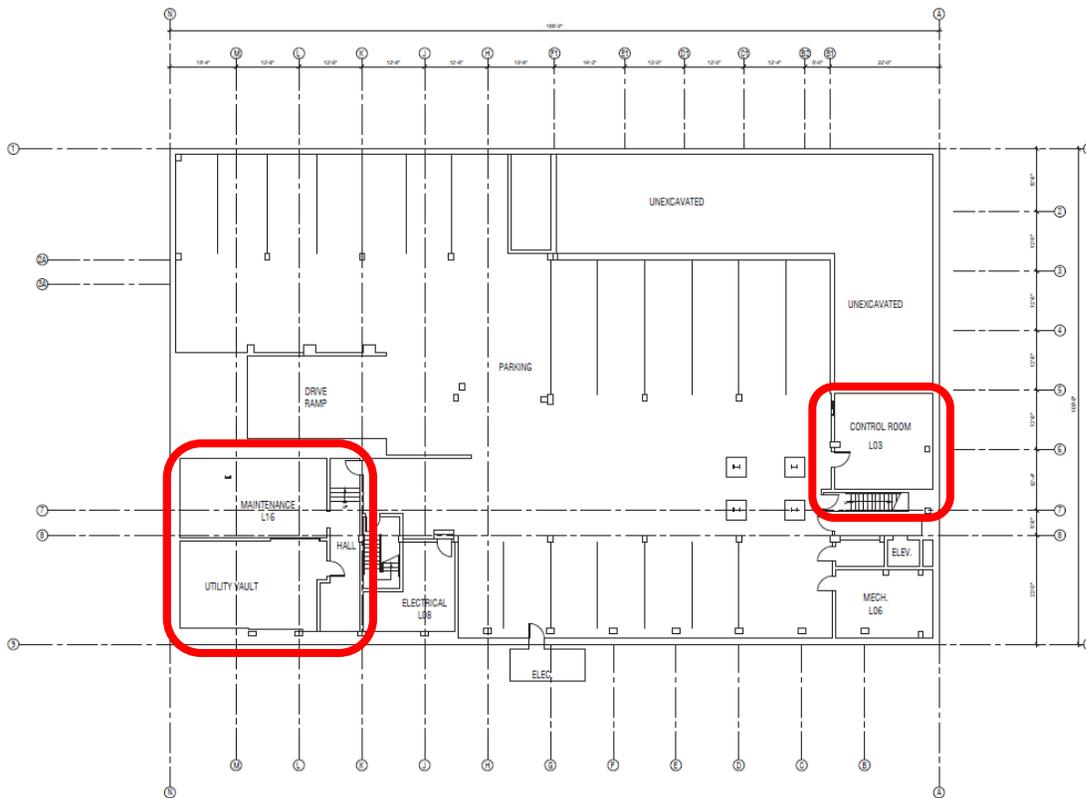
The purpose of recording an Amended Access Easement, an Amended Utility Right-of-Way easement, and a Restrictive Covenant with the Spokane County Auditor is to ensure that Avista Corporation retains uninhibited access to the Remediation System and Control Room in order to continue fulfilling its obligations under the Consent Decree. The Company finds these documents to be necessary in the event of any potential sale of the Property to a non-Avista entity. The Amended Access Easement, an Amended Utility Right-of-Way easement, and a

Restrictive Covenant are designed to run with the land, such that Avista Corporation will be able to operate, monitor, and maintain electronic controls for as long as necessary or required by the Consent Decree.

Below is a parcel map from the interactive mapping service of the Spokane County Assessor's Office (SCOUT) which indicates the parcel lines for the Property.



Further, below is a map of the basement level of the Property, which shows the Control Room which contains the Remediation System that Avista is required to operate, monitor, and maintain under the Consent Decree, as well as the Avista Utility Vault which provides electricity to the Property and surrounding customers.



CONCLUSION

Avista believes the transaction described herein to be reasonable and within the public interest as it simply allows Avista to continue to access to the Remediation System and Control Room in the event of any sale of the Property to a non-Avista entity, so that the Company may continue fulfilling its obligations under the Consent Decree. There is no monetary consideration for this transaction, and no customer impact.

Please direct any questions regarding this filing to Jaime Majure at 509-495-7839 or jaime.majure@avistacorp.com.

Sincerely,

Patrick D. Ehrbar
Director of Regulatory Affairs

Enclosures