



O F F E R I N G M E M O R A N D U M

WORLD BID AUCTION

JANUARY 11ST, 2023 NOON PT



TUSCAN RIDGE

23 ACRES OF APPROVED RESIDENTIAL DEVELOPMENT LAND

5600 S. HATCH RD | SPOKANE, WA 99223

OFFERING MEMORANDUM

Braun International (“Braun”) and Windermere Real Estate (“Agent”) has been engaged as the Exclusive Agent for the sale by the Owner of the Property. The Property is being offered for sale in an “As Is, Where Is” condition, and Seller, Braun and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

The use of this Offering Memorandum and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This offering memorandum has been prepared to provide summary unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun International Real Estate has not made any investigation and makes no warranty or representation with respect to the income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant 's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent, Braun nor the Seller shall have any liability whatsoever for the accuracy of completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projects, and conclusions without reliance upon the material contained herein.

Seller reserves the right to sell the property prior to the auction date. Seller, Braun, and Agent expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice.

This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent and Braun is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By accepting this marketing brochure, you agree to release Braun and Agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

TUSCAN RIDGE

5600 S. HATCH RD | SPOKANE, WA 99223

INVESTMENT SUMMARY

- Offering Summary
- Investment Highlights
- Entry Monument, Landscape Masterplan
- Borings Map
- Streetscape
- Cross Sections, site photos, Uphill Unit Renderings
- Cross Sections, Downhill Unit Renderings
- Cross Sections, Conceptual Renderings

PROPERTY OVERVIEW

- Location Aerial
- Location, Neighboring Properties
- Demographics
- Area Amenities
- Plat Map
- Property Aerial

WORLDBID AUCTION INFORMATION

CONTACT FOR INFORMATION

DAVID JAFFE

- Email: David@BraunCo.com
- Phone: 866.568.6638 x 101
- BraunCo.com

GREG DURHEIM

- Windermere Real Estate
- Email: GregAndCarol@windermere.com
- Phone: 509.979.1962

OFFERING SUMMARY

PROPERTY INFORMATION

Property Address	5600 S. Hatch Rd Spokane, WA 99223
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SITE DESCRIPTION

Lot Size	23 Acres
Property Type	100-Unit Condominium Residential Project



THE OFFERING

- Tuscan Ridge - 5600 S. Hatch Rd, Spokane, WA 99223
- 100-Unit Condominium Residential Project
- 23-Acre Site with City Final Plat Approval

ACCESSORY BUILDINGS

1-4 buildings located anywhere on the project

Plat is approved & zoned to have additional buildings identified as "Accessory Buildings" up to 15% of lot coverage (location & design to be determined at the time of building permit). These buildings can be income-producing structures, i.e. storage space, additional parking, event center, etc.

PROJECT DETAILS

- Plat & zoning approval as of June 2016. (Plat #4236- Recording #6504663 38-60)
- Property will be served by all public utilities
- Project approved for "Gated Entrance"
- Project private roads meet city standards for parking on both sides of the streets
- Plat is approved & zoned to have additional buildings identified as "accessory Buildings" up to 15% of lot coverage (location & design to be determined at time of building permit). These buildings can be continuous income-producing structures

INVESTMENT HIGHLIGHTS



TUSCAN RIDGE 5600 S. HATCH RD | SPOKANE, WA 99223

100-Unit Condominium Residential Project

23-Acre Site with City Final Plat Approval

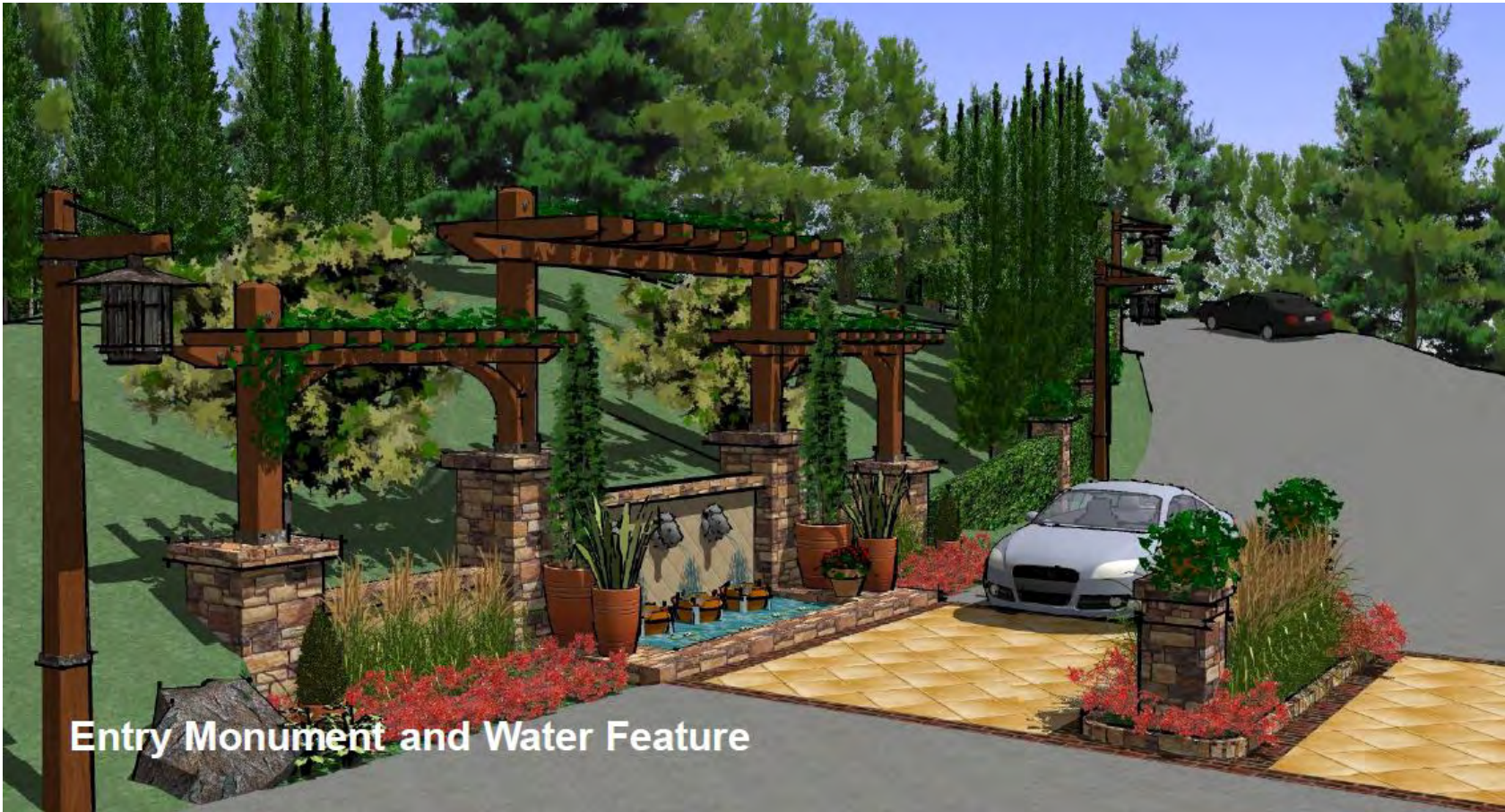
Plat & zoning approval as of June 2016. (Plat #4236-Recording #6504663 38-60)

Property approved to be served by all public utilities access

Project approved for "Gated Entrance"

Project private roads meet city standards for parking on both sides of the streets

Plat is approved & zoned to have additional buildings identified as "accessory Buildings" up to 15% of lot coverage (location & design to be determined at time of building permit). These buildings can be continuous income-producing structures



Entry Monument and Water Feature

TUSCAN RIDGE

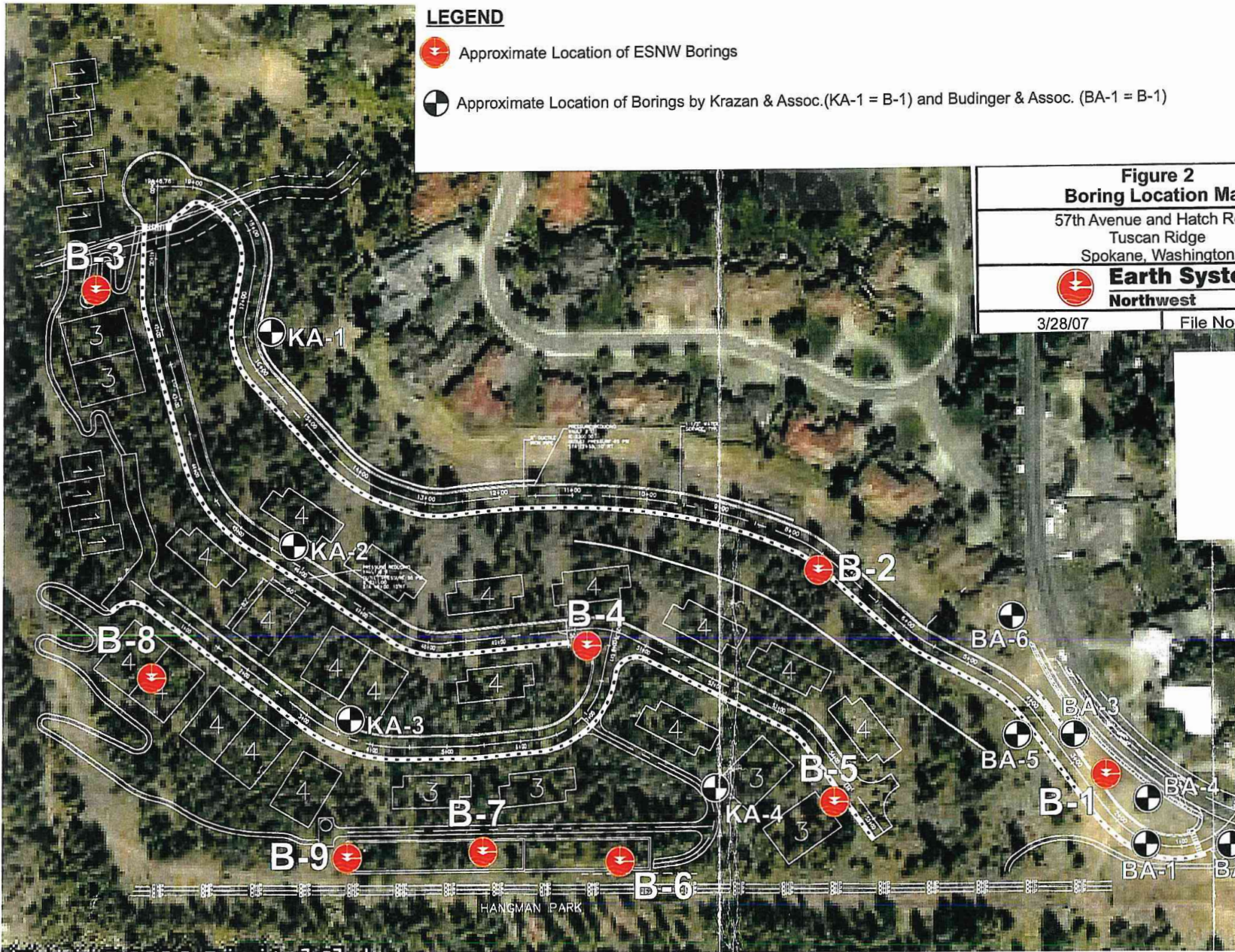
a planned unit development in Spokane, WA



Landscape Masterplan

TUSCAN RIDGE

a planned unit development in Spokane, WA



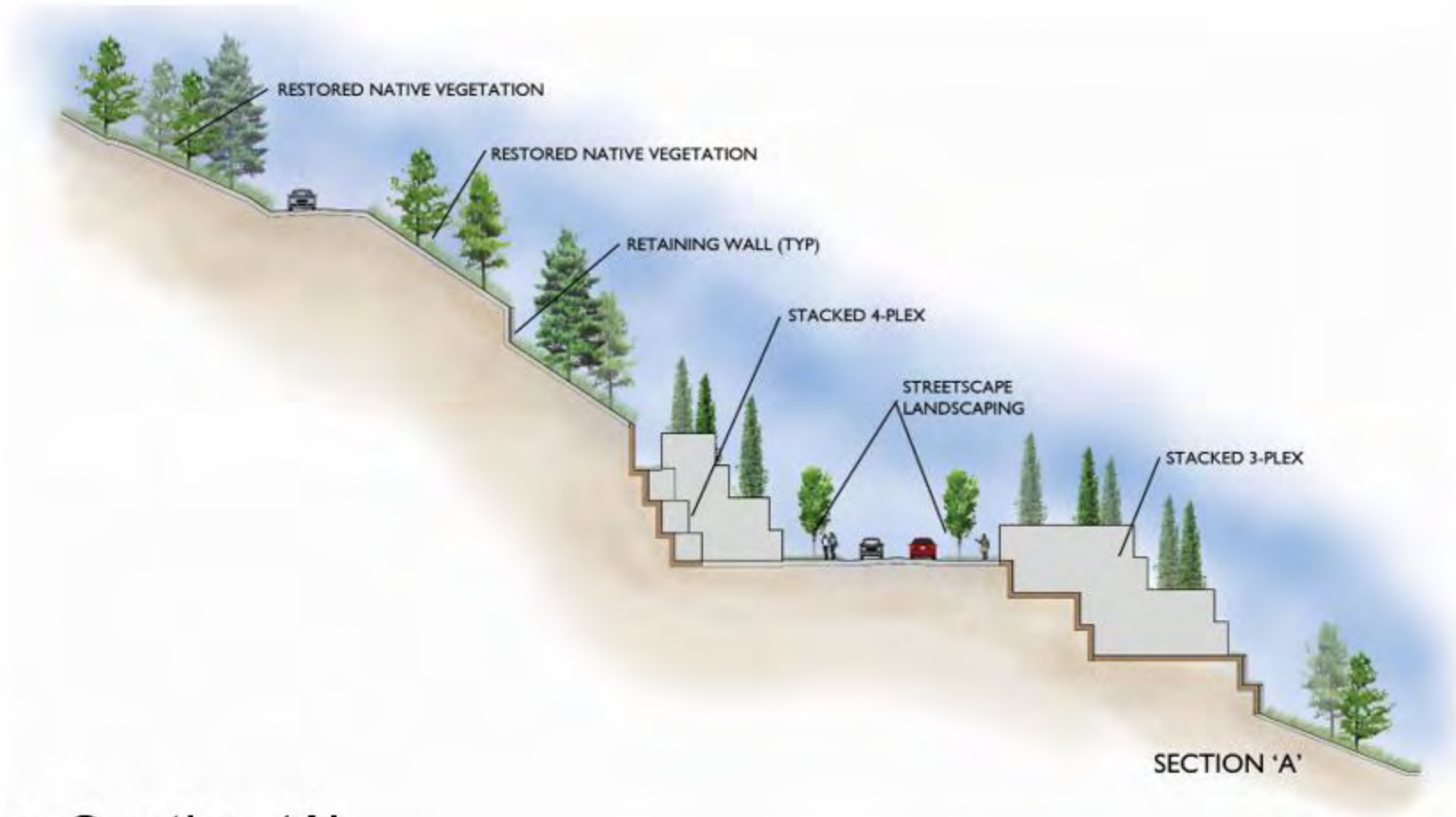


Streetscape

TUSCAN RIDGE

a planned unit development in Spokane, WA

CROSS SECTION 'A'



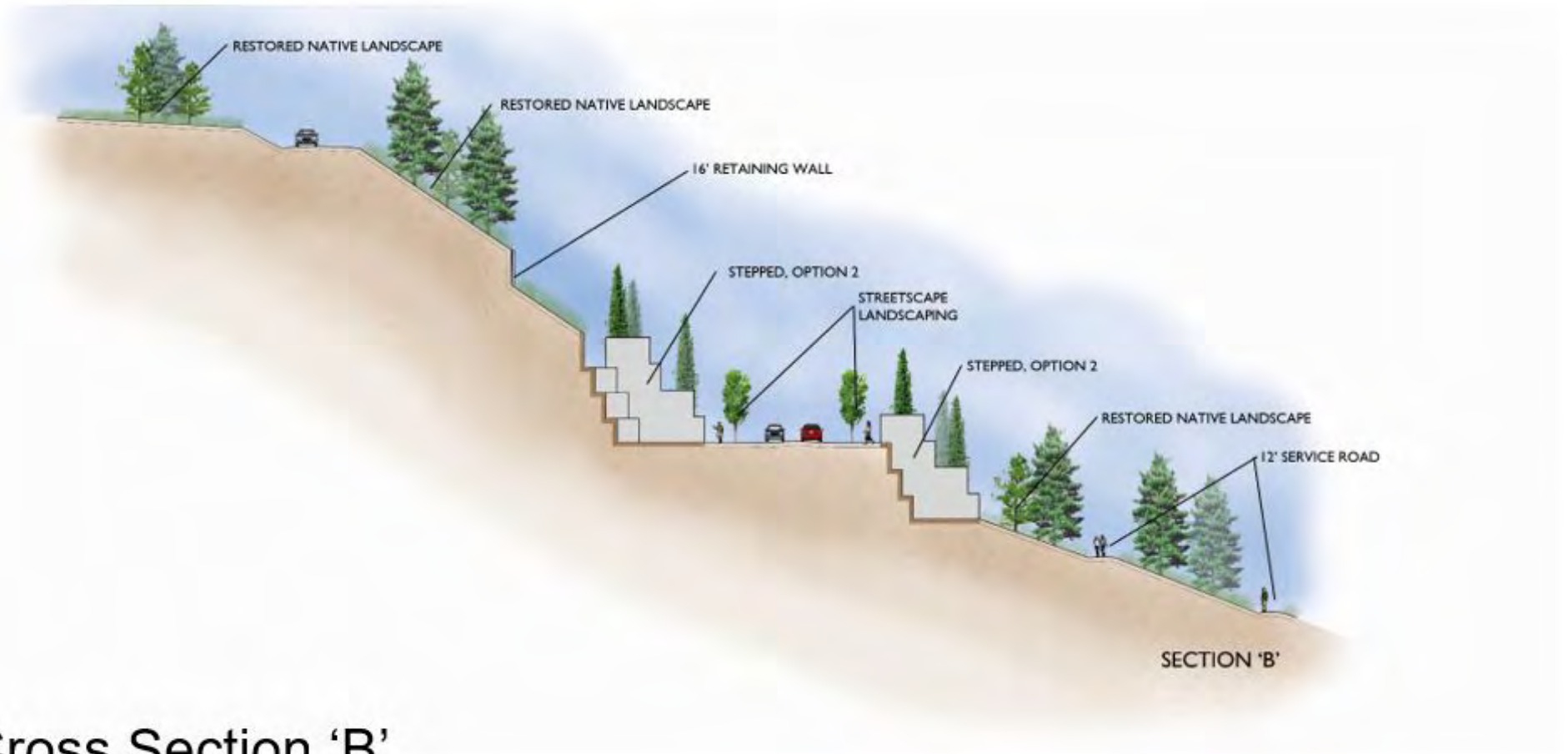
Cross Section 'A'



Site Characteristics and Views off the Site

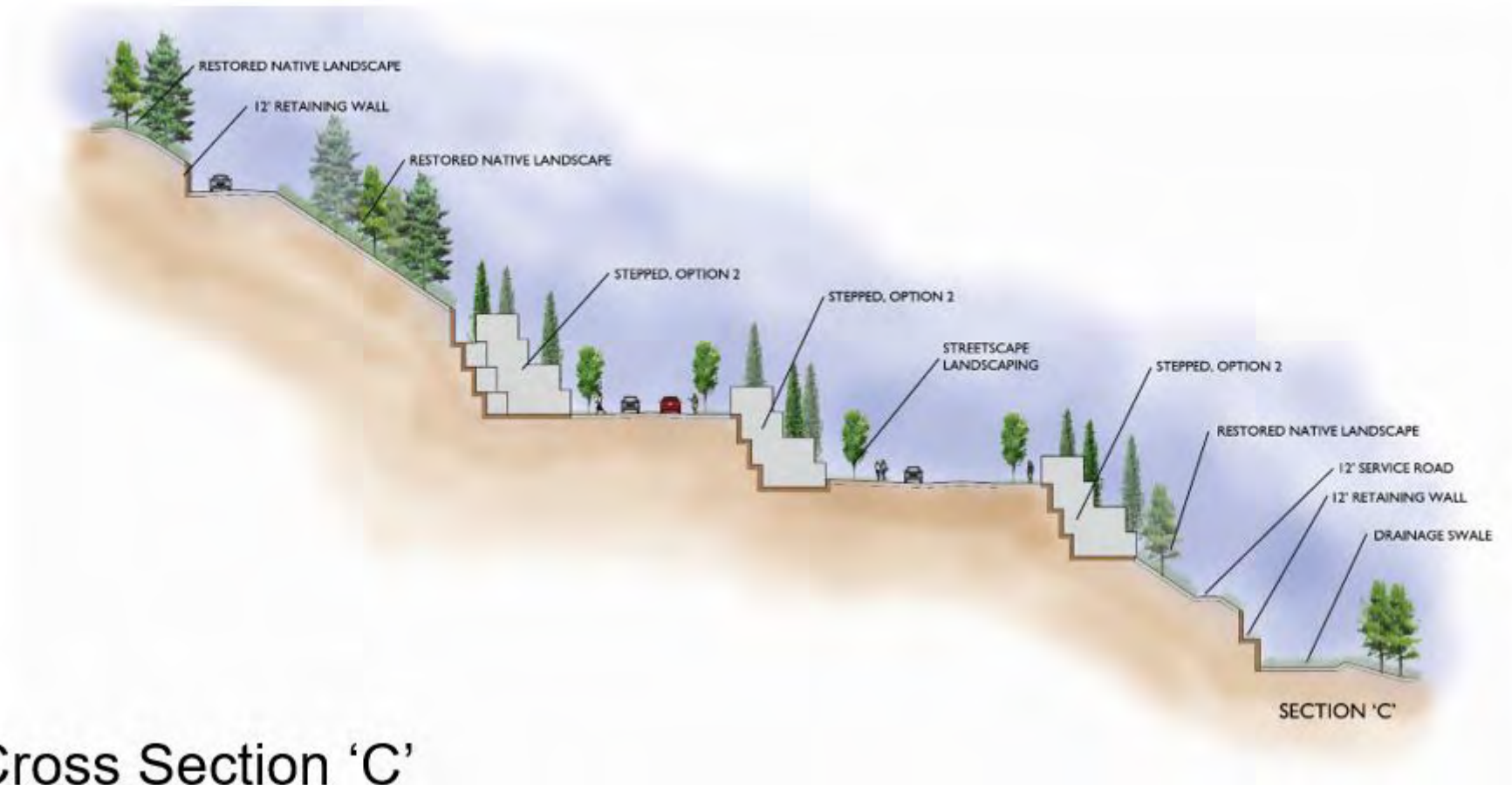


CROSS SECTION 'B'



Cross Section 'B'

CROSS SECTION 'C'



Cross Section 'C'

CONCEPTUAL RENDERINGS- UNITS/EXTERIORS & INTERIORS

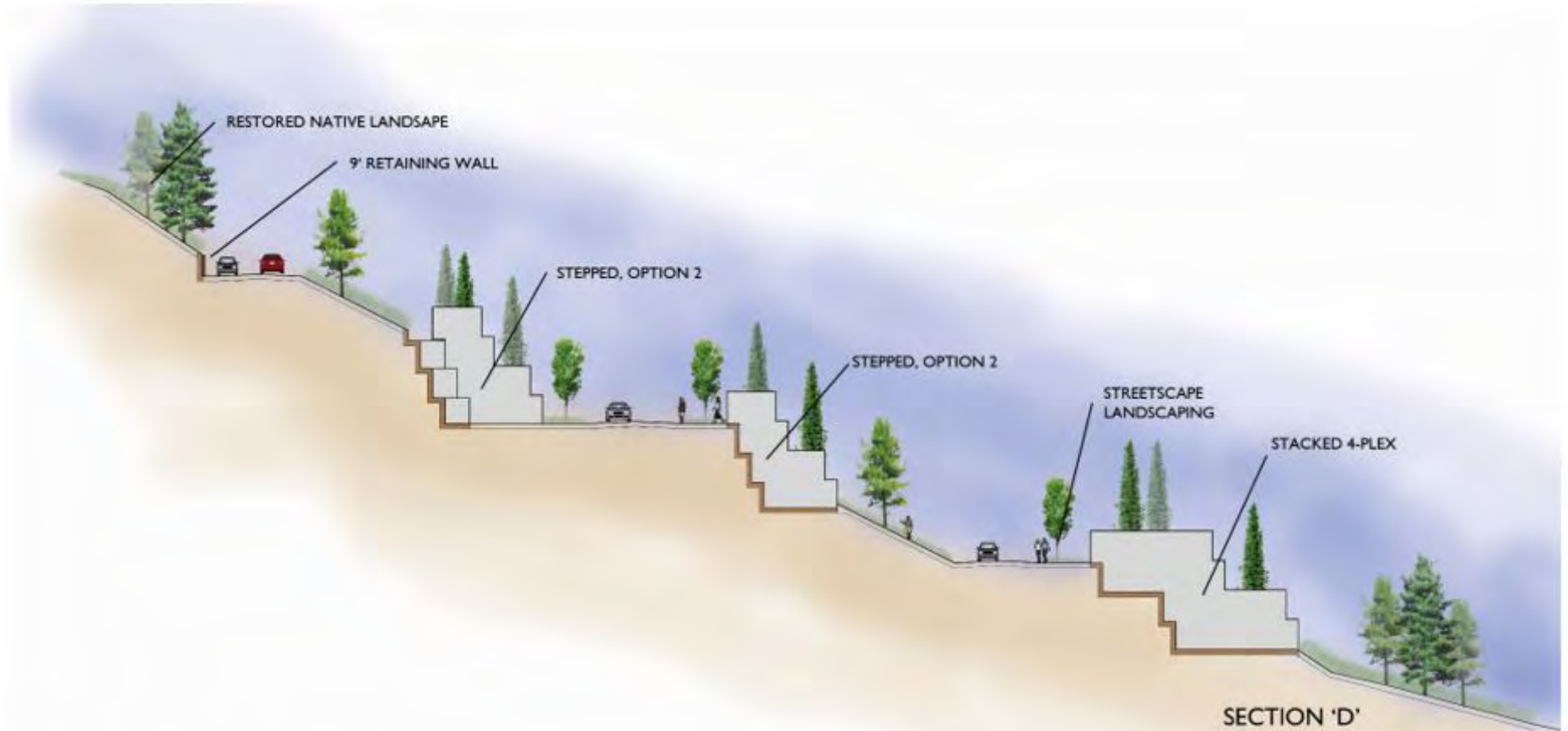
Uphill & downhill units, 3 to 4 per building pad with decks/patios.



**Uphill Architecture
and Streetscape**

This is conceptual only. Builder/developer can change architectural design. Example, locating garage space underground allows for 2-car parking spaces per unit plus additional storage/parking available.

CROSS SECTION 'D'



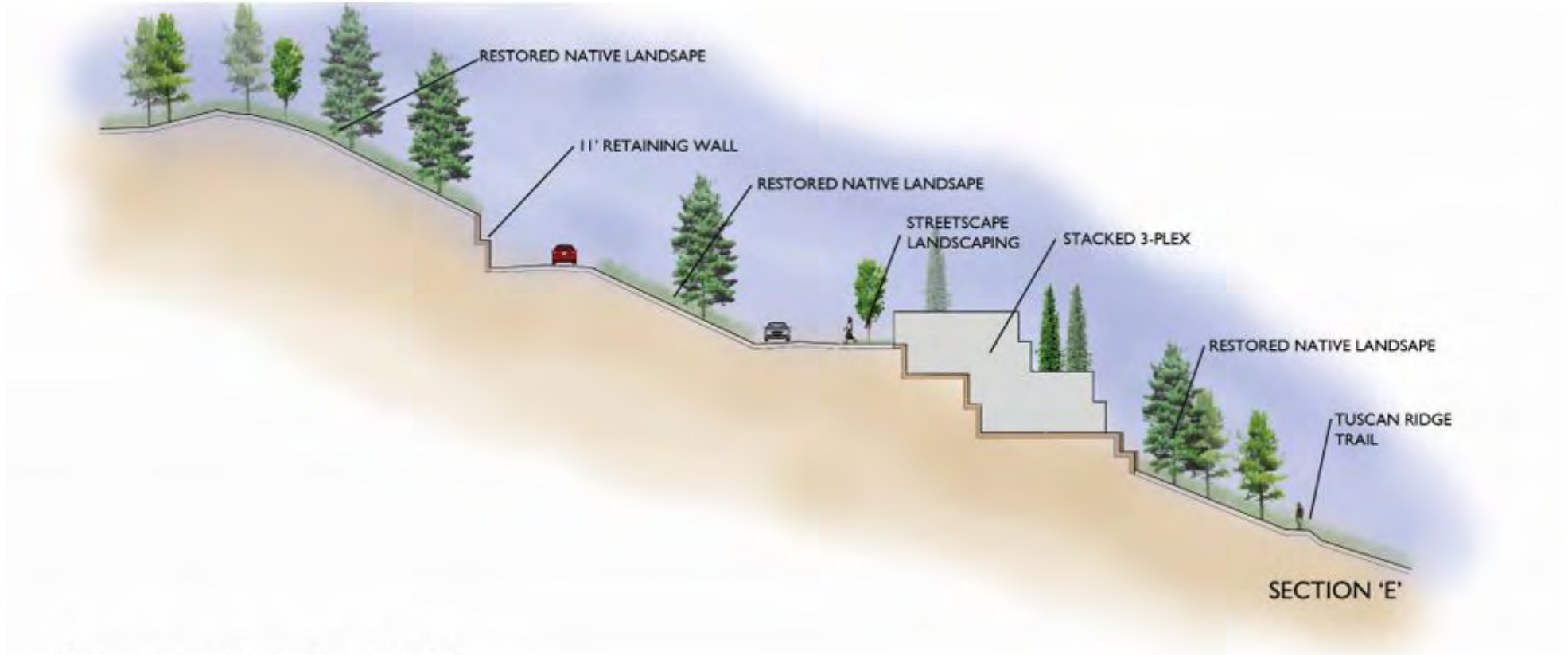
Cross Section 'D'



Downhill Architecture and Streetscape

This is conceptual only. Builder/developer can change architectural design. Example, locating garage space underground allows for 2-car parking spaces per unit plus additional storage/parking available.

CROSS SECTION 'E'



Cross Section 'E'

CONCEPTUAL RENDERINGS- UNITS/EXTERIORS & INTERIORS

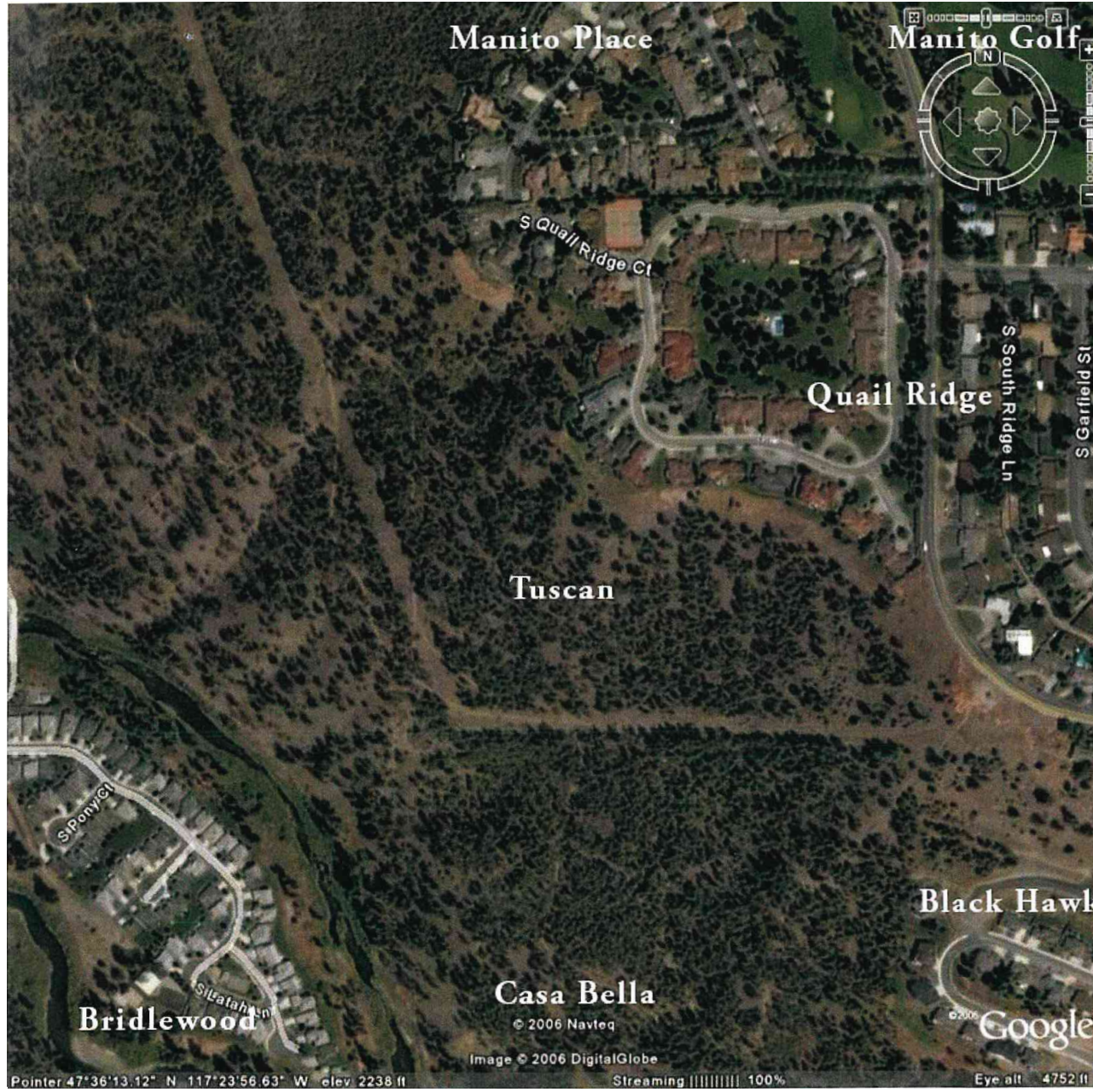


Conceptual Building Elevations

CONCEPTUAL RENDERINGS- UNITS/EXTERIORS & INTERIORS



LOCATION



LOCATION

One of Spokane's most prestigious locations...neighboring high-end residential developments with high end homes.

- Unmatched views along a 6-mile trail corridor
- Quick access to Highway 195 and I-90
- Just 15 minutes to the Spokane International Airport
- Conveniently located to parks, trails, schools, universities, churches, restaurants, shopping, hospitals & health services
- A quick 10 minute-drive to Spokane's downtown Riverfront Park (Spokane's Central Park)



SPOKANE COUNTY, WASHINGTON

Spokane County boasts a rich history dating back to the mid 1800s. The geographic makeup of the county went through many, many changes between 1860 and 1883, as our Chronology of Spokane County History shows. The historic Spokane County Courthouse, completed in 1895, boasts a rich and interesting History of its own.

Situated east of the Cascade Range in Washington and on the western slope of the Coeur d'Alene Mountains next to the Idaho-Washington boundary, Spokane County is bordered mostly by township and range lines, except for a small section of the western boundary, where the line is purely arbitrary, and for a 20-mile section of the northern boundary formed by the Spokane River. Spokane County contains 1,756 square miles. It has a maximum length north and south of 54 miles and a maximum width east and west of 36 miles. In point of geographical size, it is the average Washington county, there being 19 counties which are smaller and 19 counties which are larger. In point of age, it is one of the oldest counties, having been created in 1858, but not organized until 1860, only six years after the creation of Washington Territory. Because of its annexation to Stevens County at one time, however, Spokane County was non-existent for 15 years.

DEMOGRAPHICS & INCOME

In 2020, Spokane County, WA had a population of 513k people with a median age of 37.8 and a median household income of \$60,101. Between 2019 and 2020 the population of Spokane County, WA grew from 505,505 to 513,402, a 1.56% increase and its median household income grew from \$56,904 to \$60,101, a 5.62% increase.

SPOKANE AREA AMENITIES

Four seasons of outdoor recreational activities close to home...lakes (fishing, hiking, biking, water sports) golf courses, ski resorts (cross country & downhill)



COEUR D'ALENE RESORT



LAKE COEUR D'ALENE



SCHWEITZER RESORT

TUSCAN RIDGE FINAL P.U.D.

Z1300046 FPUD

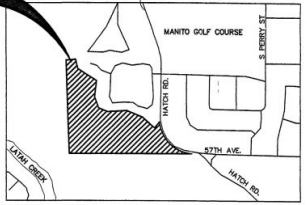
IN A PORTION OF THE NE 1/4 OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., CITY OF SPOKANE COUNTY, WASHINGTON

16504063 08-60

Plot # 47236

SPOKANE COUNTY AUDITOR
FILED FOR RECORD BY STORHÄUG ENGINEERING THE 16th DAY OF June 2016 AT 2:45 MINUTES PAST 10 O'CLOCK AM AND RECORDED IN BOOK 26 OF PLATS AT PAGE 3622 OF RECORDS OF SPOKANE COUNTY WASHINGTON, AT THE REQUEST OF [Signature] SPOKANE COUNTY AUDITOR

PROJECT AREA



VICINITY MAP
NTS

CURVE TABLE		
CURVE #	RADIUS	ARC LENGTH
CI	489.87	303.47
DELTA 039°29'13"		

P.U.D. DATA TABLE	
SITE AREA:	22.36 ACRES
COMMON AREA:	7.5 ACRES
GROSS DENSITY:	4.46 UNITS/ACRE
APPROVED DENSITY RANGE:	> 4 UNITS/ACRE MIN., < 6 UNITS/ACRE MAX.
NUMBER OF BUILDINGS:	UP TO 30
NUMBER OF UNITS:	UP TO 100 CONDOMINIUM UNITS
ACCESSORY BUILDINGS:	180 AT THE TIME OF BUILDING PERMIT (UP TO 18% LOT COVERAGE)
ZONING:	RSF
WATER SYSTEM:	CITY OF SPOKANE
SEWER SYSTEM:	CITY OF SPOKANE
STREET SYSTEM:	PRIVATE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N28°20'18"W	293.53'
L2	N00°03'18"W	7.85'
L3	S44°38'38"W	5.46'

BURDEN OF SURVEY
THE PURPOSE OF THIS SURVEY IS TO FINAL P.U.D. SAID LEGAL DESCRIPTION INTO A PRIVATE UNIT DEVELOPMENT AND SET THE CORNERS AS SHOWN.

EQUIPMENT AND PROCEDURES
PER WAC 332-130-090, FIELD TRAVERSE PROCEDURES FOR LAND BOUNDARY SURVEYS WERE UTILIZED AND THE STANDARDS SET FORTH THEREIN WERE MET OR EXCEEDED.
PER WAC 332-130-100 EQUIPMENT AND PROCEDURES, AN ANNUALLY CALIBRATED LEICA TOPCON 1200 ROBOTIC TOTAL STATION AND A LEICA 1200 GPS SURVEYING SYSTEM WERE UTILIZED IN THE FIELD TRAVERSE PROCEDURES.

BASIS OF BEARINGS
NORTH 01°15'40" EAST - ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M. SPOKANE COUNTY, WASHINGTON AS PER (R).

REFERENCE NOTES

- (R1) RECORD OF SURVEY, ADAMS AND CLARK, APN. 831150241, RECORDED IN NOVEMBER 1983.
- (R2) WASHINGTON WATER POWER ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION SYSTEM EASEMENT, RECORDED JULY 8, 1940, RECORDING NO. 447708A.
- (R3) CONTOUR DATA OBTAINED FROM CITY OF SPOKANE PRELIMINARY P.U.D. APPLICATION.

LEGEND
SET 1/2" REBAR W/ P/C MARKED "37549", (UNLESS OTHERWISE NOTED)
P.U.D. BOUNDARY
RETAINING WALL
EASEMENT LINE
EXISTING LOT LINE
EXISTING EASEMENT
EXISTING ASPHALT
PROPOSED ASPHALT
CONCRETE
GRAVEL SERVICE ROADS
BUILDING LINE (ILLUSTRATIVE ONLY)

DETAILED
KNOWN ALL MEN BY THIS PRESENTS THAT YONG LEWIS, HAS CAUSED TO BE PLACED INTO A PRIVATE UNIT DEVELOPMENT LOTS THAT PORTION OF LAND SHOWN HEREIN TO BE AND TO GRANT EASEMENTS DELINEATED HEREON TO WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
MARSHALL'S 10 ACRE TRACT, 1ST ADDITION, BLOCK 5;
EXCEPT QUAIL RIDGE PLANNED UNIT DEVELOPMENT;
AND EXCEPT THAT PORTION OF LAND DEED TO THE CITY OF SPOKANE UNDER APN. 8503202 FOR PUBLIC RIGHT OF WAY, BEING A PARCEL OF LAND BEING A PORTION OF THE NE 1/4 OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 43 EAST, W.M., SPOKANE COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
POINT OF COMMENCEMENT AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 16, SECTION 5, TOWNSHIP 24 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN, SPOKANE COUNTY, WASHINGTON:
THENCE NORTH 27°15'21" EAST A DISTANCE OF 189.92 FEET TO THE POINT OF BEGINNING.
THENCE NORTH 29°20'18" WEST A DISTANCE OF 283.63 FEET;
THENCE NORTH 00°03'18" WEST A DISTANCE OF 7.85 FEET;
THENCE SOUTH 44°38'38" WEST A DISTANCE OF 5.46 FEET TO A NON-TANGENT CURVE;
THENCE ALONG A NON-TANGENT CURVE TO THE SOUTHEASTERLY, HAVING A RADIUS OF 489.87 FEET, A CENTRAL ANGLE OF 39°29'13", AN ARC LENGTH OF 303.47 FEET, A CHORD BEARING OF SOUTH 29°41'48" EAST, AND A CHORD LENGTH OF 298.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 4849.87 SQUARE FEET (0.11 ACRES) OF LAND MORE OR LESS.
SUBJECT TO RIGHTS OF WAY, EASEMENTS OR SERVICED OF RECORD OR IN VIEW.
ADDRESS: 9600 S. HATCH RD.
ALL PARKING AREAS AND DRIVEWAYS SHALL BE HARD SURFACED.
ONE ACCESS POINT WILL BE ALLOWED ONTO HATCH ROAD AND 57TH AVENUE.

ALL STORMWATER AND SURFACE DRAINAGE GENERATED ON-SITE MUST BE DISPOSED OF ON-SITE IN ACCORDANCE WITH SMC 170.060 "STORM WATER FACILITIES", AND AS PER THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON DRAINAGE PLANS ACCEPTED FOR THIS FINAL P.U.D.

NO BUILDING PERMIT SHALL BE ISSUED FOR ANY STRUCTURES IN THIS P.U.D. UNTIL EVIDENCE, SATISFACTORY TO THE DIRECTOR OF ENGINEERING SERVICES, HAS BEEN PROVIDED SHOWING THAT THE RECOMMENDATIONS OF SMC 170.060 "STORMWATER FACILITIES" AND THE PROJECT ENGINEER'S RECOMMENDATIONS, BASED ON DRAINAGE PLANS ACCEPTED FOR THIS FINAL P.U.D. HAVE BEEN COMPLIED WITH.

SLOPE EASEMENTS FOR CUT AND FILL, AS DEEMED NECESSARY BY ENGINEERING SERVICES-DEVELOPER SERVICES IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS, ARE HEREBY GRANTED TO THE CITY OF SPOKANE FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC STREETS ADJOINING THE P.U.D.

THIS SITE HAS BEEN IDENTIFIED AS HAVING STEEP SLOPES OF GREATER THAN 30 PERCENT. AN EVALUATION MUST BE PERFORMED FOR EACH STRUCTURE TO DETERMINE THE STABILITY OF ANY ABOVE OR BELOW GRADE LEVEL STRUCTURES FOR EACH BUILDING SITE. THIS EVALUATION MUST INCLUDE AN INDIVIDUAL LOT DRAINAGE PLAN AND IT MUST ADDRESS THE DISPOSAL OF STORMWATER RUNOFF AND THE STABILITY OF SOILS FOR THE PROPOSED STRUCTURE. THIS EVALUATION MUST BE PERFORMED BY A GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF WASHINGTON. IT MUST BE SUBMITTED TO THE CITY BUILDING DEPARTMENT AND TO ENGINEERING SERVICES-DEVELOPER SERVICES FOR REVIEW AND CONCURRENCE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE AFFECTED STRUCTURE.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY STRUCTURE IN THIS P.U.D., THE PUBLIC AND PRIVATE WATER SYSTEMS SERVING THIS P.U.D. SHALL BE CONSTRUCTED, INSPECTED, AND TESTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CITY ENGINEERING SERVICES DEPARTMENT AND HAVE ADEQUATE PRESSURE AND VOLUME FOR DOMESTIC AND FIRE USE AS DETERMINED BY THE CITY WATER/ANALYSIS SERVICES DEPARTMENT. EACH BUILDING SITE SHALL BE ADEQUATELY SERVED BY A FIRE HYDRANT AND APPROPRIATE STREET ACCESS AS DETERMINED BY THE CITY OF SPOKANE FIRE DEPARTMENT AND CITY TRANSPORTATION DEPARTMENT RESPECTIVELY.

PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY STRUCTURE IN THIS P.U.D., THE PRIVATE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED, INSPECTED AND TESTED FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CITY ENGINEERING SERVICES DEPARTMENT AND THE CITY WASTEWATER MAINTENANCE DEPARTMENT.

THE CITY SHALL COLLECT IMPACT FEES, BASED ON THE SCHEDULES IN SMC 170.075.180, OR AN INDEPENDENT FEE CALCULATIONS PROVIDED FOR IN SMC 170.075.050, FROM ANY APPLICATION SEEKING DEVELOPMENT APPROVAL FROM THE CITY.

THE STORMWATER SYSTEM, PRIVATE STREETS, SNOW REMOVAL, AND UTILITIES INCLUDING SEWER AND WATER, ALL OTHER PRIVATE COMMON AREAS AND EASEMENTS HEREON, SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION (A WASHINGTON NON-PROFIT CORPORATION). THE MEMBERS OF WHICH ARE THE OWNERS OF LAND WITHIN THE P.U.D.). A SET OF COVENANTS, CONDITIONS AND RESTRICTIONS, REVISED AND APPROVED BY THE CITY OF SPOKANE, AND RECORDED WITHIN THE SPOKANE COUNTY AUDITOR'S OFFICE CONTINGENTLY HEREON, SHALL ADDRESS THE DUTIES AND RESPONSIBILITIES OF THE HOMEOWNERS ASSOCIATION WITH RESPECT TO ALL COMMON AREAS, PRIVATE ROADS AND UTILITIES (INCLUDING BUT NOT LIMITED TO THE LEVYING AND COLLECTION OF ASSESSMENTS, THE OPERATION AND MAINTENANCE OF ALL SYSTEMS AND THE ADMINISTRATION AND ENFORCEMENT OF THESE DUTIES AND RESPONSIBILITIES. THE CITY SHALL BEAR NO RESPONSIBILITY FOR SOAK MAINTENANCE AND SHALL NOT BE A PARTY TO ANY LEGAL ACTION FOR FAILURE TO PROVIDE STREET, SEWER OR WATER SERVICE WITHIN THE PRIVATE STREETS WITHIN THE BOUNDARY OF THIS P.U.D.

INDIVIDUAL ON-SITE SEWER SYSTEMS AND PRIVATE WELLS AND WATER SYSTEMS ARE PROHIBITED.
THE LAND IN THIS P.U.D. IS NOT IN AN IRRIGATION DISTRICT.

OWNER'S CERTIFICATION
THE OWNER CERTIFIES THAT:
I. THE P.U.D. IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S) OF THE LAND;
II. THE OWNERS ARE THE OWNERS OF THE PROPERTY AND THE ONLY PARTIES HAVING INTEREST IN THE LAND AND IS NOT ENDEMBLED BY ANY DELINQUENT TAXES OR ASSESSMENTS;
III. THE OWNERS ADOPT THE PLAN OF LOTS, BLOCKS AND STREETS SHOWN;
IV. THE OWNERS DEDICATE TO THE CITY AND THE CITY'S PERMITTEES THE EASEMENTS SHOWN FOR UTILITIES AND CABLE TELEVISION PURPOSES;
V. THE OWNERS WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY INCLUDING, WITHOUT LIMITATION, THE CITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHMENT, CONSTRUCTION, DRAINAGE AND MAINTENANCE OF ANY PUBLIC WAY SO DEDICATED; AND
VI. THE OWNERS CONVEYS TO THE CITY AS GENERAL CITY PROPERTY THE BUFFER STRIPS ADJOINING UNPLATTED PROPERTY.

EXAMINED AND APPROVED [Signature] DAY OF June 2016.
YONG LEWIS, OWNER

PROJECT AGREEMENT AND EASEMENT PER APN 8503202
NOTARY AGREEMENT FOR TUSCAN RIDGE PROJECT AND TRAILHEAD IMPROVEMENTS WITHIN CITY OF SPOKANE COUNTY WASHINGTON (SEE SHEET 2 OF 2 FOR EXTENTS OF RIGHT OF WAY IMPROVEMENTS)

STATE OF WASHINGTON }
County of Spokane }
On this 16th day of June 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared YONG LEWIS, to me known to be the individual 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.
Witness my hand and official seal hereto affixed the day and year first above written.

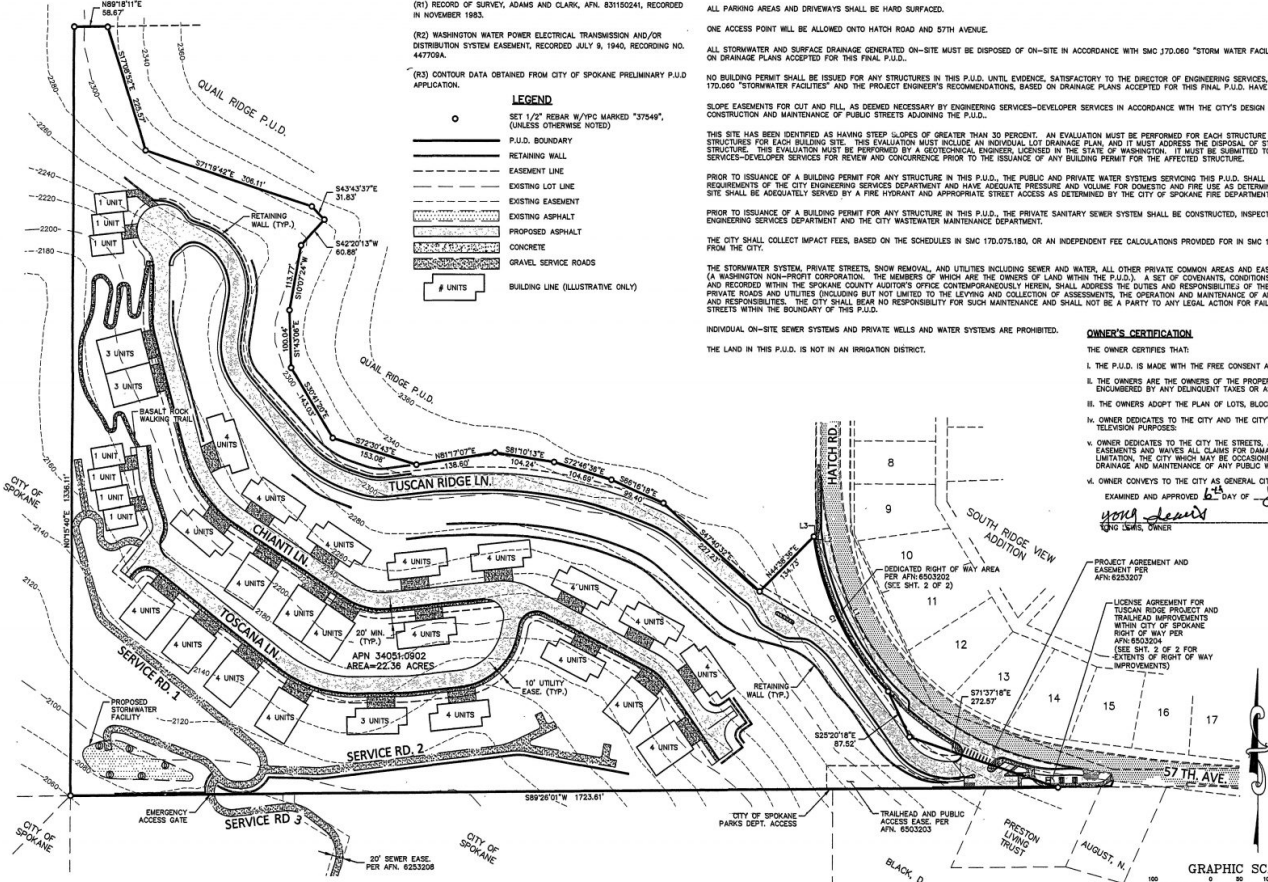
Notary Public in and for the State of Washington, residing at Spokane, WA 99201
My Appointment Expires: 05-01-20

SURVEYOR'S CERTIFICATE
I, RICK L. HOLT, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THE P.U.D. OF TUSCAN RIDGE, AS SHOWN HEREON, IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND OTHER DATA CORRELATE AND SHOWN AND THAT ALL FRONTING LOT CORNERS ARE SET AS SHOWN ON THE P.U.D. MONUMENTS AND PRISING LOT CORNERS SHALL BE SET UPON COMPLETION OF UTILITY AND STREET IMPROVEMENTS.

SIGNED: [Signature]
DATE: 6/16/16
RICK L. HOLT, P.L.S.
REG. NO. 37548
DATE: 6/16/16

STATE OF WASHINGTON
NOTARY PUBLIC
RICK L. HOLT
REG. NO. 37548
DATE: 6/16/16

DATE: 06/06/2016 SCALE: 1" = 100'
FIELD BOOK: DRAWN
BK: PG. JAM
PROJECT NUMBER: DRAWING NO.
14-209 1 OF 2

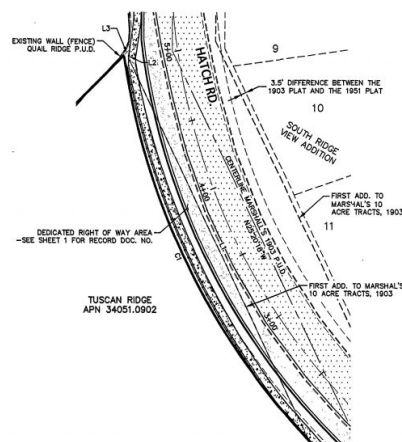
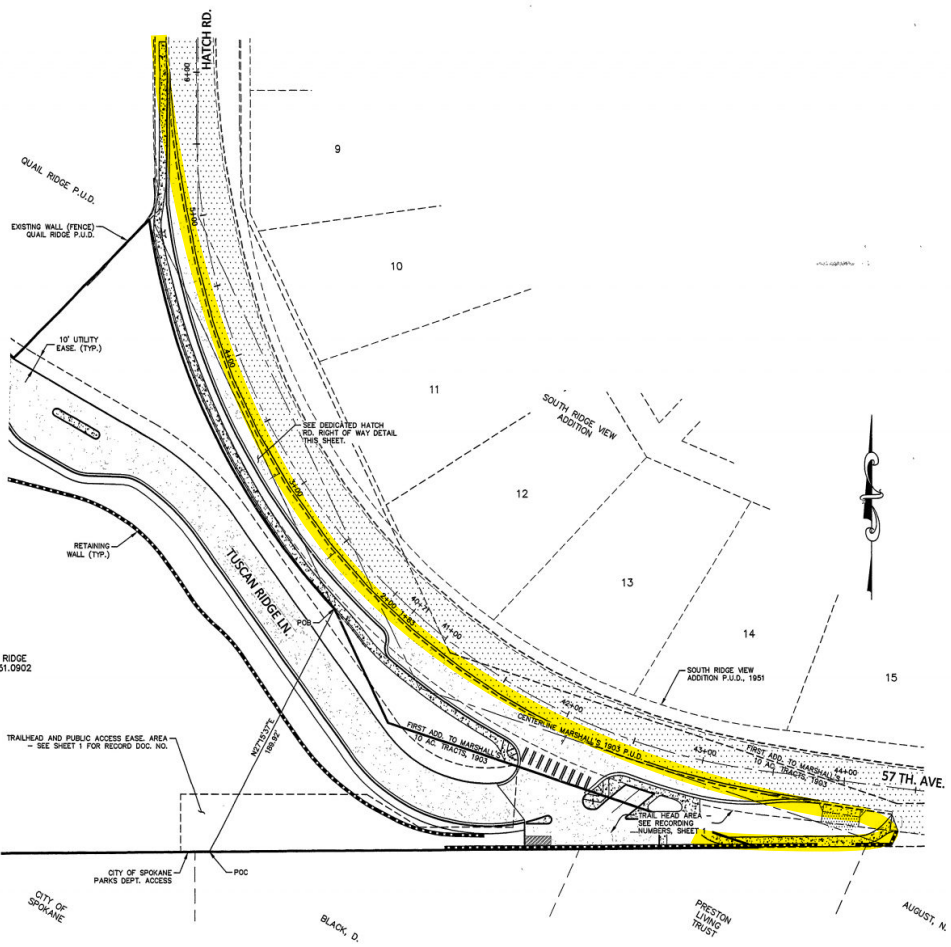


PLAT MAP

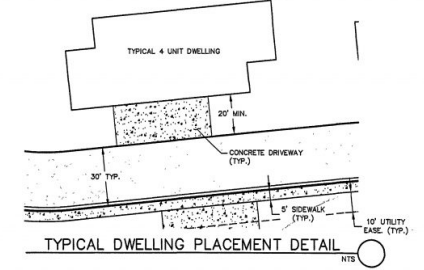
TUSCAN RIDGE FINAL P.U.D.

Z1300046 FPUD
 IN A PORTION OF THE NE 1/4 OF SECTION 5, TOWNSHIP 24 NORTH,
 RANGE 43 EAST, W.M., CITY OF SPOKANE, SPOKANE COUNTY,
 WASHINGTON

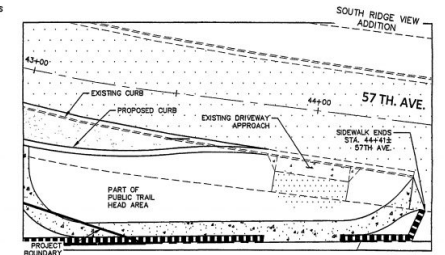
162041002 38' 01"
 SPOKANE COUNTY AUDITOR
 FILED FOR RECORD BY STORHÄUG ENGINEERING THIS 20th DAY OF
 JUNE 2016 AT 10:41 AM P.M. IN THE OFFICE OF THE COUNTY CLERK AND
 RECORDER IN BOOK 24 OF PLATS, AT PAGE 57 OF 64 RECORDS OF
 SPOKANE COUNTY, WASHINGTON, AT THE REQUEST OF
 Storhäug Engineering
 SPOKANE COUNTY ADDRESS



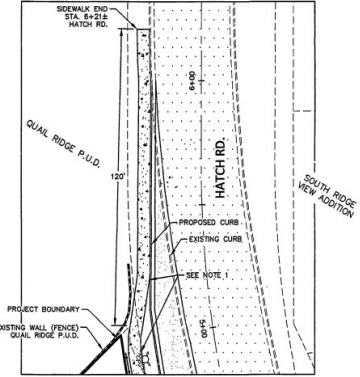
DEDICATED HATCH RD. RIGHT OF WAY 1" = 40'



TYPICAL DWELLING PLACEMENT DETAIL 1" = 20'



SIDEWALK, 57TH - SOUTH END DETAIL 1" = 20'



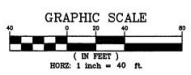
SIDEWALK, HATCH - NORTH END DETAIL 1" = 20'

CURVE TABLE			
CURVE #	RADIUS	ARC LENGTH	DELTA
C1	489.87'	303.41'	0.5729°13'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N25°20'18"W	293.53'
L2	N00°03'18"W	7.85'
L3	S44°38'36"W	5.45'

NOTES

1. TRANSITION SIDEWALK FROM "6" OFFSET FROM CURB" TO "ADJACENT TO CURB" NORTH OF FIRE HYDRANT. TRANSITION TO BE SMOOTH AND UNIFORM.

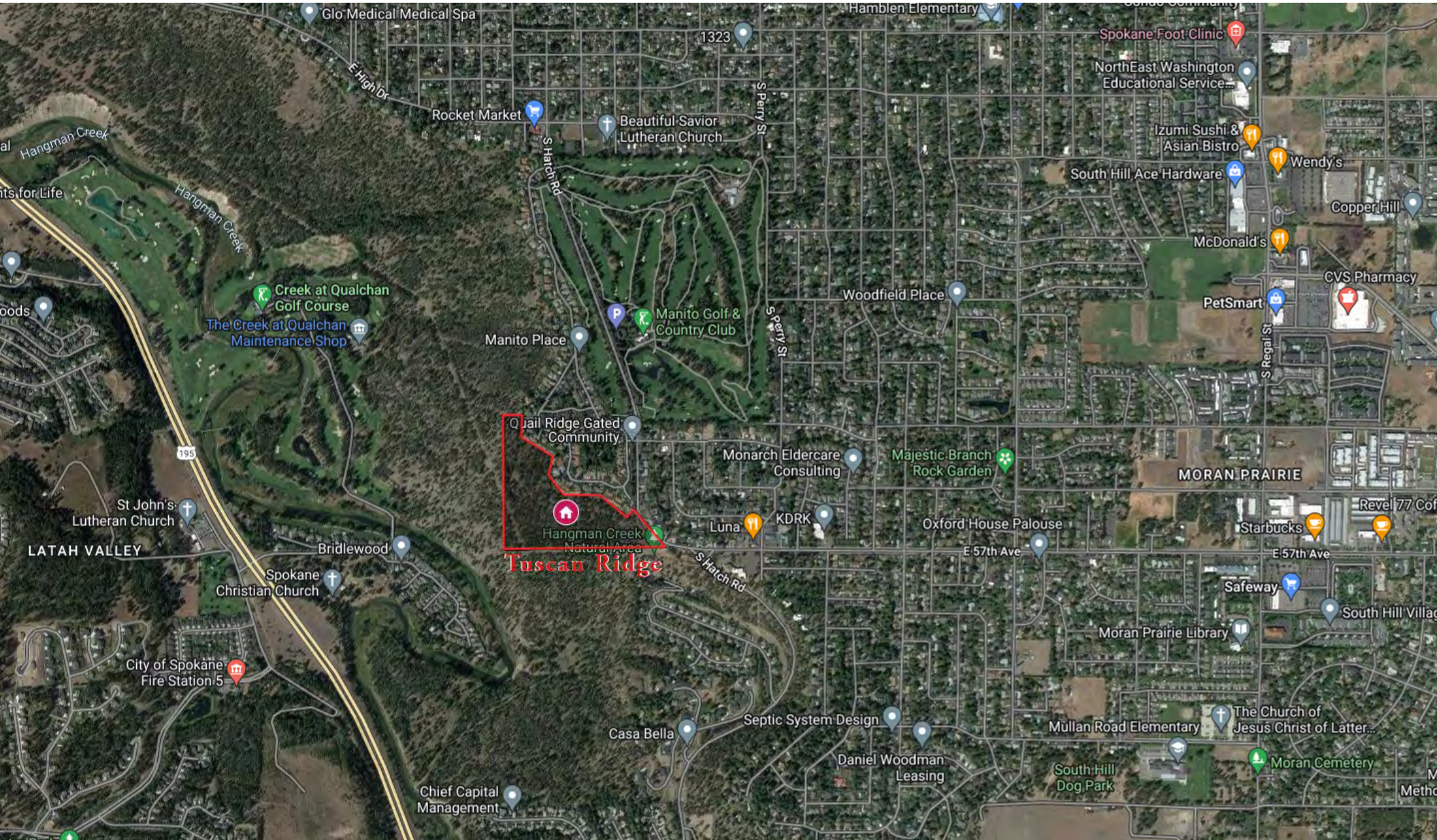


storhäug
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DATE	06/06/2016	SCALE	1" = 40'
FIELD BOOK		DRAWN	JAM
BK. PG.		PROJECT NUMBER	14-209
		DRAWING NO.	2 OF 2

LOCATION

TUSCAN RIDGE 5600 S. HATCH RD | SPOKANE, WA 99223



PRE AUCTION BIDS DUE PRIOR TO DECEMBER 31, 2022

AUCTION FINAL BID DATE - JANUARY 11, 2023 NOON PT

STARTING BID - \$3,000,000

PRE AUCTION OFFERS:

- A Buyer may submit an offer on a Standard Washington Purchase Contract with any contingency they desire.
- The Buyer's contingencies must be removed no later than December 31, 2022 and their deposit becomes non-refundable or escrow must close by that date.
- Buyer must provide a 3% deposit with their offer, proof of funds to close escrow, and lender approval letter (if applicable)

AUCTION DATE: BIDS DUE PRIOR TO OR ON JANUARY 11, 2023 NOON PT

- Your Sealed Bid must be provided on the Braun Worldbid Sealed Bid auction purchase contract.
- Qualifying round bids are due on the January 11, 2023 and must be mailed or emailed to David@BraunCo.com or mailed to 438 Pacific Coast Highway, Hermosa Beach CA 90254.
- The Sealed Bid auction purchase contract is available at BraunWorldbid.com
- Auction bids are completely non contingent.
- The highest 33% of the qualifying round bids received, those bidders will be notified by end of day January 11th.
- Those bids, which have qualified to bid in the highest and best round, are due January 12th, Noon PT.
- Both the qualifying and highest and best round bids must be provided on Braun Worldbid Sealed Bid auction purchase contract.

CLOSING:

- Escrow shall close within 30 days of January 11, 2023.

AUCTION BIDDING REGISTRATION REQUIREMENTS:

- Proof of funds in the amount of bid in the name of the buyer.
- Registration deposit in the amount of \$30,000 is due with your Sealed Bid.
- 3.5% buyer's premium will be paid by the buyer.
- Lender approval letter (if the buyer is obtaining financing).
- Contact Braun International for wiring instructions.

* A 2.5% commission will be paid to the real estate agent who registers and represents the buyer who closes escrow.

DISCLAIMER

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