

# JOINT APPLICATION FOR PERMITS

## U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

**Authorities:** The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

**Joint Application:** Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. **Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.**

**See Instruction Guide** for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

**Do not start work until you have received all required permits from both the Corps and the State of Idaho**

FOR AGENCY USE ONLY									
USACE NWW-	Date Received:		<input type="checkbox"/> Incomplete Application Returned		Date Returned:				
Idaho Department of Water Resources No.	Date Received:		<input type="checkbox"/> Fee Received DATE:		Receipt No.:				
Idaho Department of Lands No. <b>L9586163A</b>	Date Received: <b>6/23/25</b>		<input checked="" type="checkbox"/> Fee Received DATE: <b>6/23/25</b>		Receipt No.:		<b>\$2,075.00</b> <b>CC 135343314</b>		
<b>INCOMPLETE APPLICATIONS MAY NOT BE PROCESSED</b>									
1. CONTACT INFORMATION - APPLICANT Required:					2. CONTACT INFORMATION - AGENT:				
Name: LANZCE G. DOUGLASS					Name: CINDY RICHARDSON				
Company: RIVERS EDGE APARTMENTS LLC					Company: R&R NORTHWEST				
Mailing Address: 1402 E MAGNESIUM RD #202					Mailing Address: 1857 W HAYDEN AVENUE #102				
City: SPOKANE		State: WA	Zip Code: 99217-7781		City: HAYDEN		State: ID	Zip Code: 83835	
Phone Number (include area code): 509951-4785		E-mail: lanzce@lgdproperties.com			Phone Number (include area code): 208-818-6478		E-mail: cindy.richardson@rrnorthwest.com		
3. PROJECT NAME or TITLE: RIVER'S EDGE APARTMENTS					4. PROJECT STREET ADDRESS: 3220 W SELTICE WAY				
5. PROJECT COUNTY: KOOTENAI		6. PROJECT CITY: COEUR D'ALENE		7. PROJECT ZIP CODE: 83814		8. NEAREST WATERWAY/WATERBODY: SPOKANE RIVER			
9. TAX PARCEL ID#: <b>AIN 228110</b> C00000090200		10. LATITUDE: 47°41'59"N LONGITUDE: 116°49'45"W		11a. 1/4:	11b. 1/4:	11c. SECTION: 09		11d. TOWNSHIP: 50N	11e. RANGE: 04W
12a. ESTIMATED START DATE: August 2025		12b. ESTIMATED END DATE: May 2026		13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Tribe:					
13b. IS PROJECT LOCATED IN LISTED ESA AREA? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.  South on N. Atlas Road to the traffic circle at Atlas and Seltice Way, turn right, go past River's Edge make a L at the next crossing to head East on West Seltice Way, go approximately 1/2 Mile to main entrance of River's Edge on the Right									
15. PURPOSE and NEED: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Other  Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.  Mooring opportunities for resident's of the River's Edge Apartment complex									

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

No existing dock for removal  
Drive steel pilings to support dock frames with barge  
Build supports, set frames, deck & trim  
Build ramp access to dock system from seawall

17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

Debris haul-off to take place over land, no negative impacts to waters

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

No aquatic resources will be lost as a result of this project



19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil: \_\_\_\_\_ 0 cubic yards  
Dredged Material: \_\_\_\_\_ 0 cubic yards  
Clean Sand: \_\_\_\_\_ 0 cubic yards  
Clay: \_\_\_\_\_ 0 cubic yards  
Gravel, Rock, or Stone: \_\_\_\_\_ 0 cubic yards  
Concrete: \_\_\_\_\_ 0 cubic yards  
Other (describe): \_\_\_\_\_ : \_\_\_\_\_ 0 cubic yards  
Other (describe): \_\_\_\_\_ : \_\_\_\_\_ 0 cubic yards  
  
TOTAL: \_\_\_\_\_ 0 cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling: \_\_\_\_\_ 0 acres \_\_\_\_\_ 0 sq ft. \_\_\_\_\_ 0 cubic yards  
Backfill & Bedding: \_\_\_\_\_ 0 acres \_\_\_\_\_ 0 sq ft. \_\_\_\_\_ 0 cubic yards  
Land Clearing: \_\_\_\_\_ 0 acres \_\_\_\_\_ 0 sq ft. \_\_\_\_\_ 0 cubic yards  
Dredging: \_\_\_\_\_ 0 acres \_\_\_\_\_ 0 sq ft. \_\_\_\_\_ 0 cubic yards  
Flooding: \_\_\_\_\_ 0 acres \_\_\_\_\_ 0 sq ft. \_\_\_\_\_ 0 cubic yards  
Excavation: \_\_\_\_\_ 0 acres \_\_\_\_\_ 0 sq ft. \_\_\_\_\_ 0 cubic yards  
Draining: \_\_\_\_\_ 0 acres \_\_\_\_\_ 0 sq ft. \_\_\_\_\_ 0 cubic yards  
Other: \_\_\_\_\_ : \_\_\_\_\_ 0 acres \_\_\_\_\_ 0 sq ft. \_\_\_\_\_ 0 cubic yards  
  
TOTALS: \_\_\_\_\_ 0 acres \_\_\_\_\_ 0 sq ft. \_\_\_\_\_ 0 cubic yards

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? ☒ NO ☐ YES If yes, describe ALL work that has occurred including dates.

22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:

None

23. ☐ YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: \_\_\_\_\_ Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? ☒ NO ☐ YES If yes, contact the floodplain administrator in the local government jurisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.

26a. WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity.  
*See Instruction Guide for further clarification and all contact information.*

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:

- ☒ NO ☐ YES Is applicant willing to assume that the affected waterbody is high quality?  
☒ NO ☐ YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?  
☒ NO ☐ YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

The Post Falls Dam is operated by Avista Utilities and plays a role in flood control and maintaining the Spokane River's water levels.

NO DREDGE OR FILL MATERIAL ON THIS PROJECT.

THERE SHOULD BE NO TURBIDITY ISSUES.

ALL CONSTRUCTION WASTE MATERIAL WILL BE TRANSPORTED OFFSITE.

RIVER WATERS WILL BE KEPT FREE OF CONSTRUCTION WASTE.



Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
COMMUNITY DOCKS	SPOKANE RIVER	PERENNIAL	FIXED PIER DOCKS A, B, C, D & E + RAMPS	154
TOTAL STREAM IMPACTS (Linear Feet):				154

28. LIST EACH WETLAND IMPACT include mechanized clearing, fill excavation, flood, drainage, etc. Attach site map with each impact location.

Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft)
TOTAL WETLAND IMPACTS (Square Feet):				

29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREMENT: Provide contact information of ALL adjacent property owners below.

<p>Name: CDA INVESTMENT LLC</p> <p>Mailing Address: 3600 W SHOREVIEW LANE</p> <p>City: State: Zip Code: COEUR D'ALENE ID 83814</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name: CITY OF COEUR D'ALENE</p> <p>Mailing Address: 2411 N ATLAS RD</p> <p>City: State: Zip Code: COEUR D'ALENE ID 83814</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>



30. SIGNATURES: STATEMENT OF AUTHORIZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant: *James Naugle* Date: 6-14-25

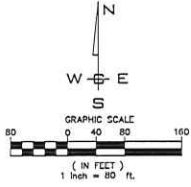
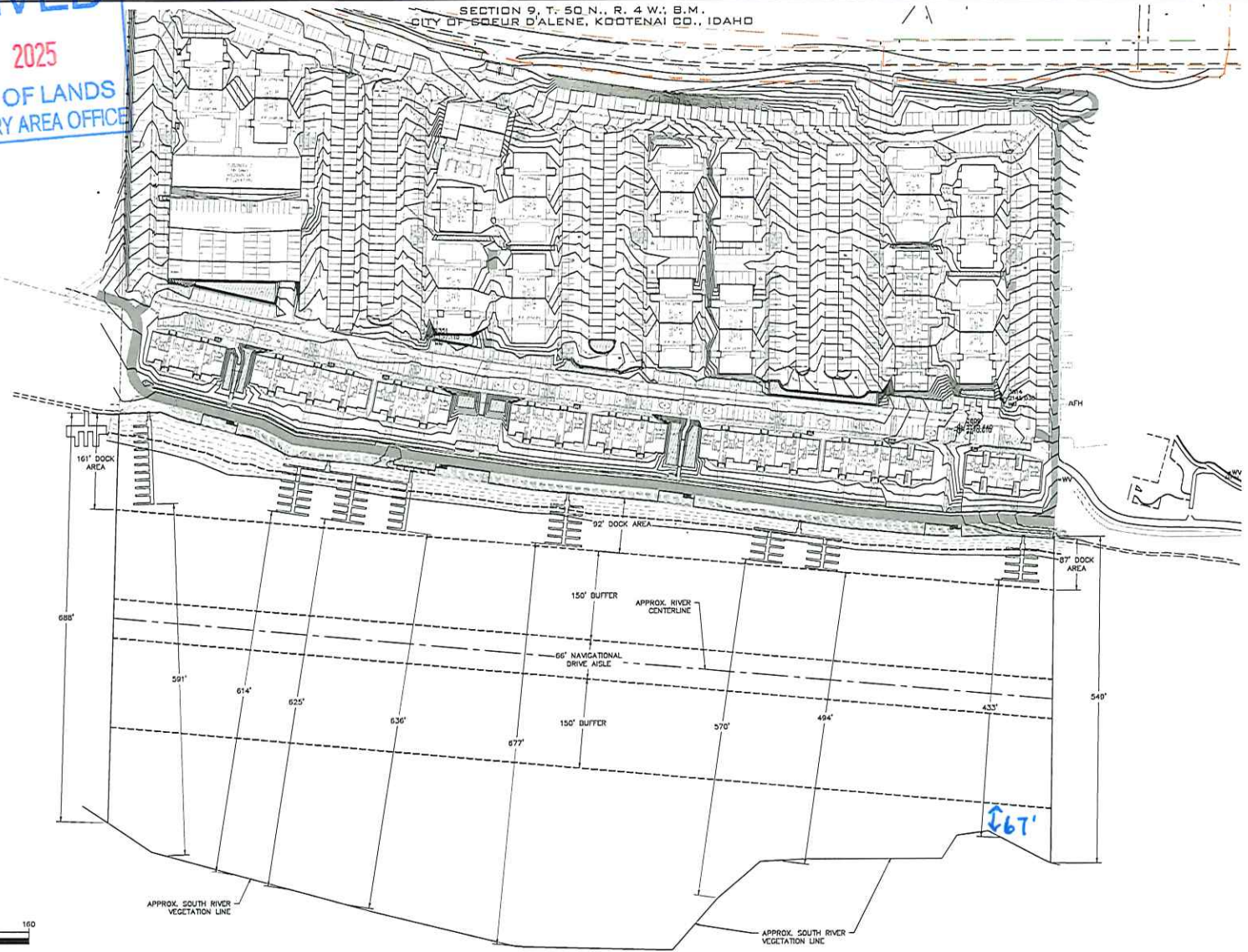
Signature of Agent: *[Signature]* Date: 6/19/2025

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both".

RECEIVED  
JUN 30 2025  
IDAHO DEPT. OF LANDS  
MICA SUPERVISORY AREA OFFICE

SECTION 9, T. 50 N., R. 4 W., B.M.  
CITY OF COEUR D'ALENE, KOOTENAI CO., IDAHO

UNDERGROUND SERVICE ALERT  
ONE-CALL NUMBER  
811  
CALL TWO BUSINESS DAYS  
BEFORE YOU DIG



1	06/22/25	RMA	AGENCY COMMENTS
2	06/27/25	RMA	OF AWWA PLANS
3	07/02/24	RMA	4 NW BUILDINGS POD ORIGINAL PREPARATION
NO. 1 DATE	TRY		RE-SPONSIBLE

SCALE:  
HORIZONTAL:  
1"=80'  
VERTICAL:  
N/A

PROJ #1: 20-2722  
DATE: 06/27/25  
DRAWN: RMA  
REVIEWED: RMA

☒ ALL  
CONSTRUCTING  
CONCRETE  
TRAFFIC  
PLANNING  
SCHEDULING  
OTHER

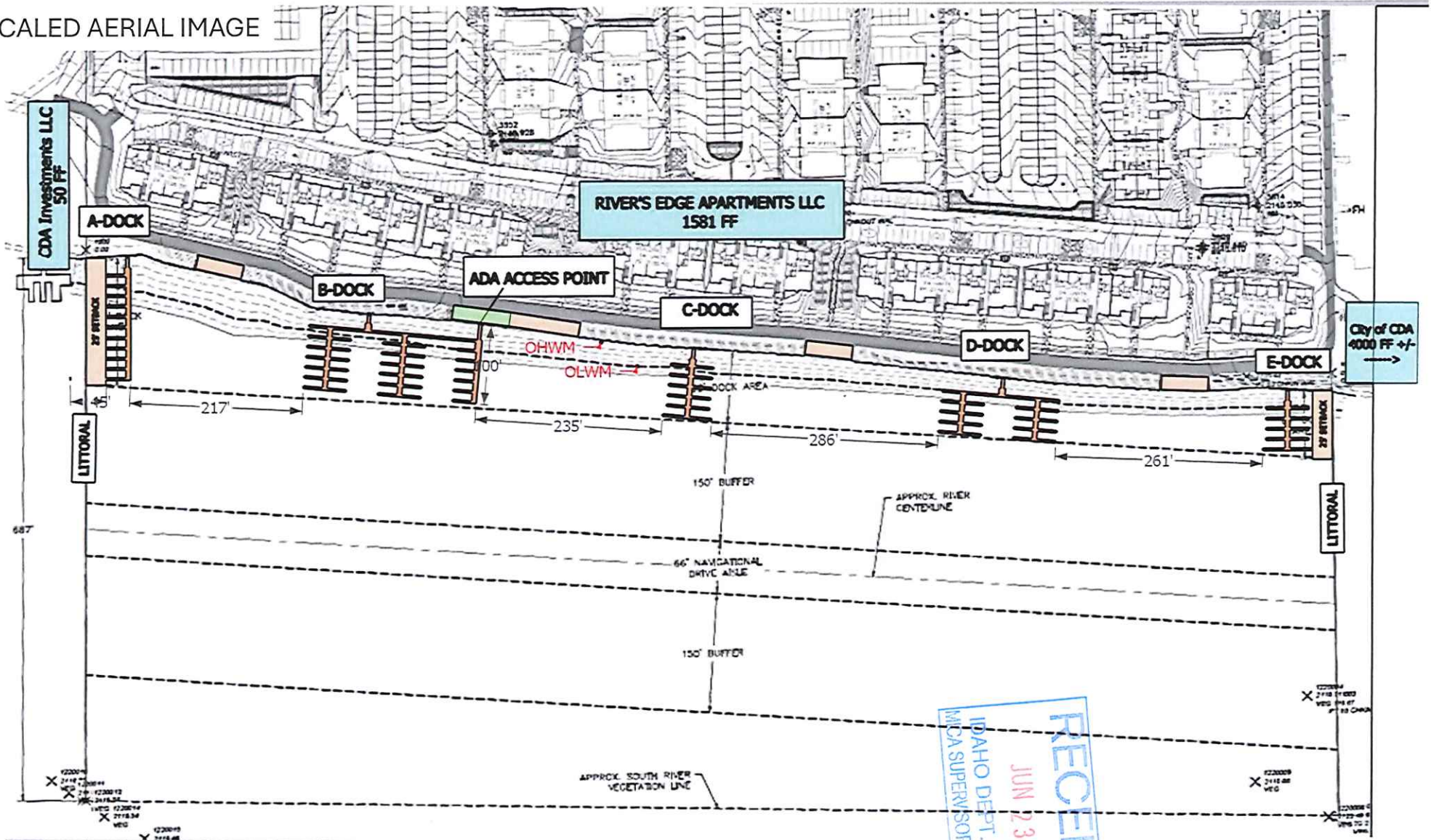
**IWCE**  
WHITNEY CONSULTING ENGINEERING  
21 SOUTH PINE ROAD  
SPOKANE VALLEY, WA 99216  
PH: 509.466.1111 FAX: 509.466.1112

**RIVER'S EDGE  
RIVER WIDTH EXHIBIT  
3528 W SELTICE WAY  
COEUR D'ALENE, ID**

PROFESSIONAL ENGINEER  
STATE OF IDAHO  
16927  
DAVID M. ANDERSON  
06/27/25

SHEET  
1 OF 1  
JOB NUMBER  
20-2722

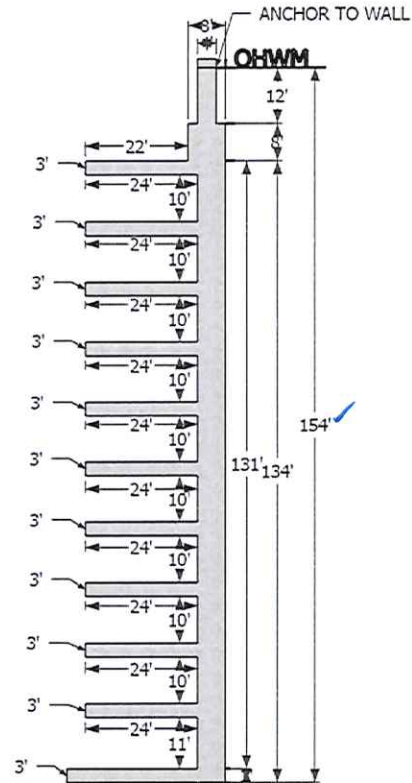
SCALED AERIAL IMAGE



Total = 74 Slips  
Total = 11,064

REA-1-6

# ENCROACHMENT DRAWING & LAKEBED PROFILE

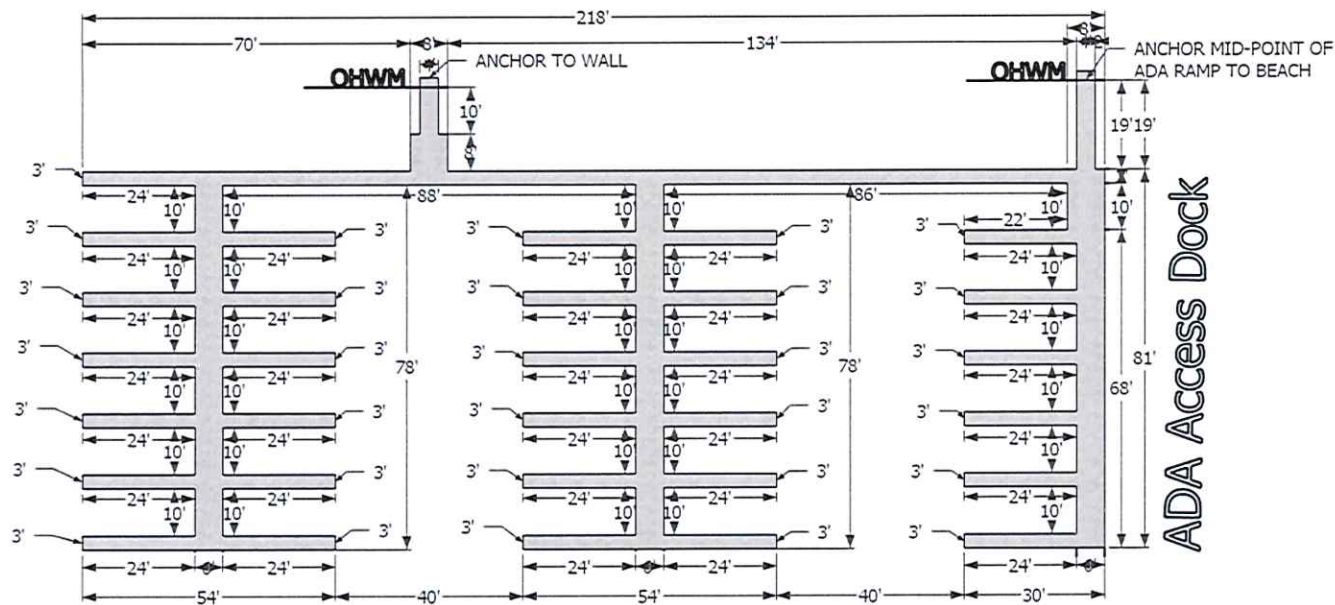


1720 SF ✓  
10 Slips ✓  
A-DOCK

A-DOCK	WIDTH	LENGTH	OTW SF
RAMP	4	12	48 ✓
LANDING	8	8	64 ✓
FINGER #1	3	24	72 ✓
FINGER #2	3	24	72 ✓
FINGER #3	3	24	72 ✓
FINGER #4	3	24	72 ✓
FINGER #5	3	24	72 ✓
FINGER #6	3	24	72 ✓
FINGER #7	3	24	72 ✓
FINGER #8	3	24	72 ✓
FINGER #9	3	24	72 ✓
FINGER #10	3	24	72 ✓
SPINE	6	131	786 ✓
TOP OF DOCK	3	34	102 ✓
TOTAL OTW SF A-DOCK			1720 ✓



# ENCROACHMENT DRAWING & LAKEBED PROFILE

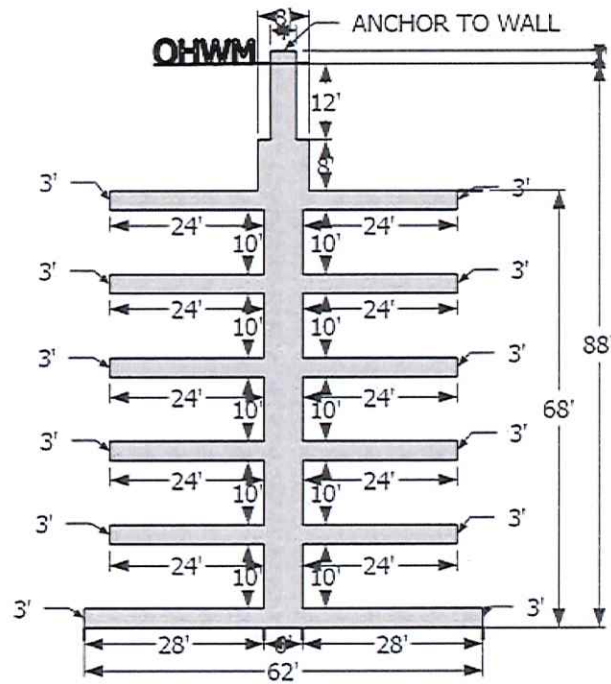


4418 SF  
30 Slips  
B-DOCK



B-DOCK	WIDTH	LENGTH	OTW SF
RAMP - WEST	4	10	40
LANDING	8	8	64
MAIN WALKWAY	3	218	654
FINGER #1	3	24	72
FINGER #2	3	24	72
FINGER #3	3	24	72
FINGER #4	3	24	72
FINGER #5	3	24	72
FINGER #6	3	24	72
FINGER #7	3	24	72
FINGER #8	3	24	72
FINGER #9	3	24	72
FINGER #10	3	24	72
FINGER #11	3	24	72
FINGER #12	3	24	72
SPINE #1	6	78	468
FINGER #13	3	24	72
FINGER #14	3	24	72
FINGER #15	3	24	72
FINGER #16	3	24	72
FINGER #17	3	24	72
FINGER #18	3	24	72
FINGER #19	3	24	72
FINGER #20	3	24	72
FINGER #21	3	24	72
FINGER #22	3	24	72
FINGER #23	3	24	72
FINGER #24	3	24	72
SPINE #2	6	78	468
ADA RAMP - EAST	4	19	76
ADA LANDING	8	10	80
ADA FINGER #1	3	24	72
ADA FINGER #2	3	24	72
ADA FINGER #3	3	24	72
ADA FINGER #4	3	24	72
ADA FINGER #5	3	24	72
ADA FINGER #6	3	24	72
ADA SPINE	6	68	408
<b>TOTAL OTW SF B-DOCK</b>			<b>4418</b>

# ENCROACHMENT DRAWING & LAKEBED PROFILE

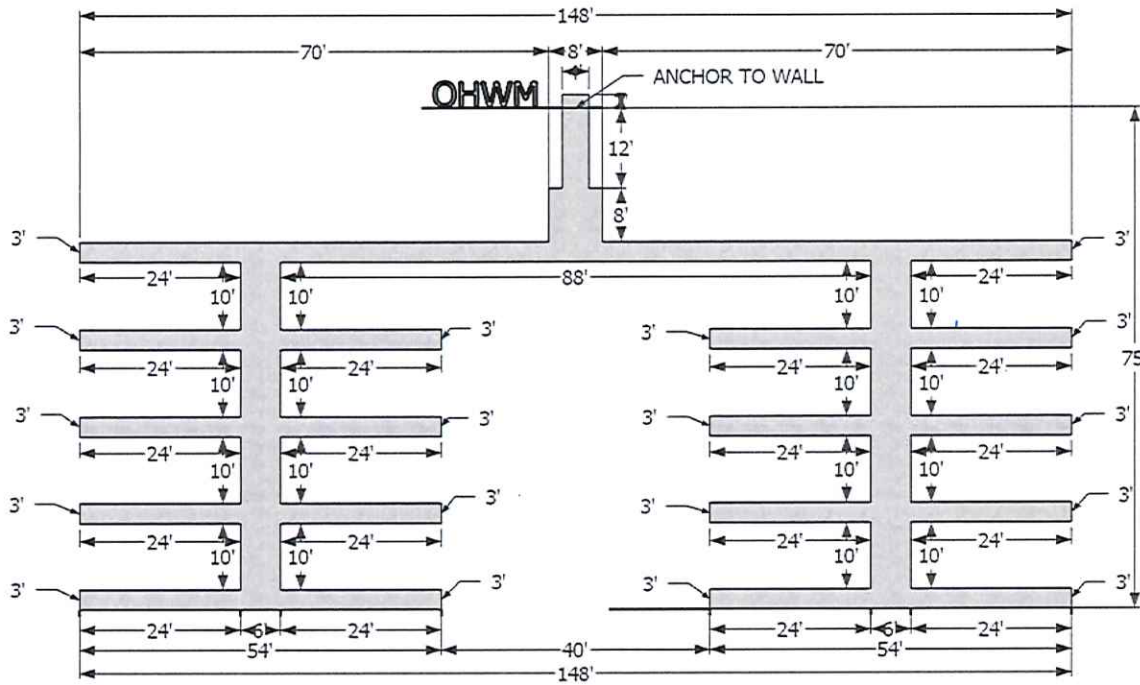


1408 SF ✓  
10 Slips ✓  
C-DOCK



C-DOCK	WIDTH	LENGTH	OTW SF
RAMP	4	12	48 ✓
LANDING	8	8	64 ✓
FINGER #1	3	24	72 ✓
FINGER #2	3	24	72 ✓
FINGER #3	3	24	72 ✓
FINGER #4	3	24	72 ✓
FINGER #5	3	24	72 ✓
FINGER #6	3	24	72 ✓
FINGER #7	3	24	72 ✓
FINGER #8	3	24	72 ✓
FINGER #9	3	24	72 ✓
FINGER #10	3	24	72 ✓
TOP OF DOCK FINGER #1	3	28	84 ✓
TOP OF DOCK FINGER #2	3	28	84 ✓
SPINE	6	68	408 ✓
TOTAL OTW SF C-DOCK			1408 ✓

## ENCROACHMENT DRAWING & LAKEBED PROFILE

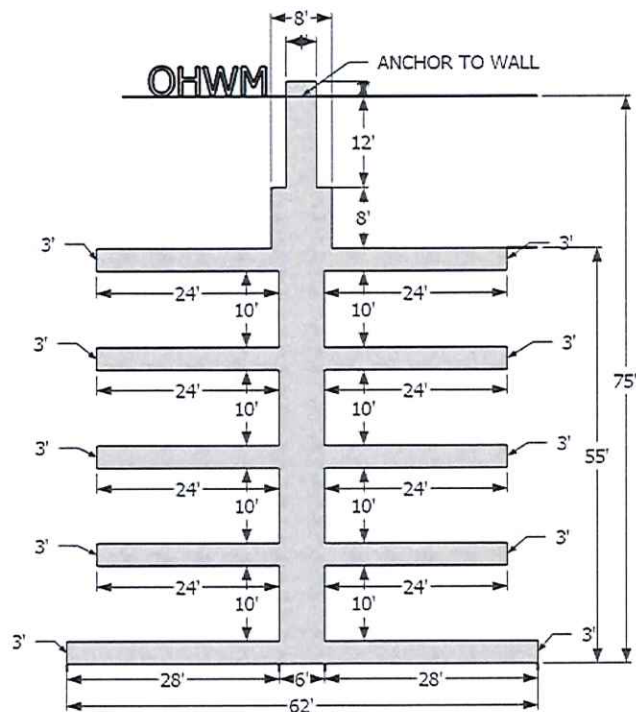


2332 SF ✓  
16 Slips ✓  
D-DOCK

D-DOCK	WIDTH	LENGTH	OTW SF
RAMP	4	12	48
LANDING	8	8	64
MAIN WALKWAY	3	148	444
FINGER #1	3	24	72
FINGER #2	3	24	72
FINGER #3	3	24	72
FINGER #4	3	24	72
FINGER #5	3	24	72
FINGER #6	3	24	72
FINGER #7	3	24	72
FINGER #8	3	24	72
SPINE #1	6	52	312
FINGER #9	3	24	72
FINGER #10	3	24	72
FINGER #11	3	24	72
FINGER #12	3	24	72
FINGER #13	3	24	72
FINGER #14	3	24	72
FINGER #15	3	24	72
FINGER #16	3	24	72
SPINE #2	6	52	312
TOTAL OTW SF D-DOCK			2332

RECEIVED  
JUN 23 2025  
IDAHO DEPT. OF LANDS  
IMCA SUPERVISORY AREA OFFICE

ENCROACHMENT DRAWING & LAKEBED PROFILE

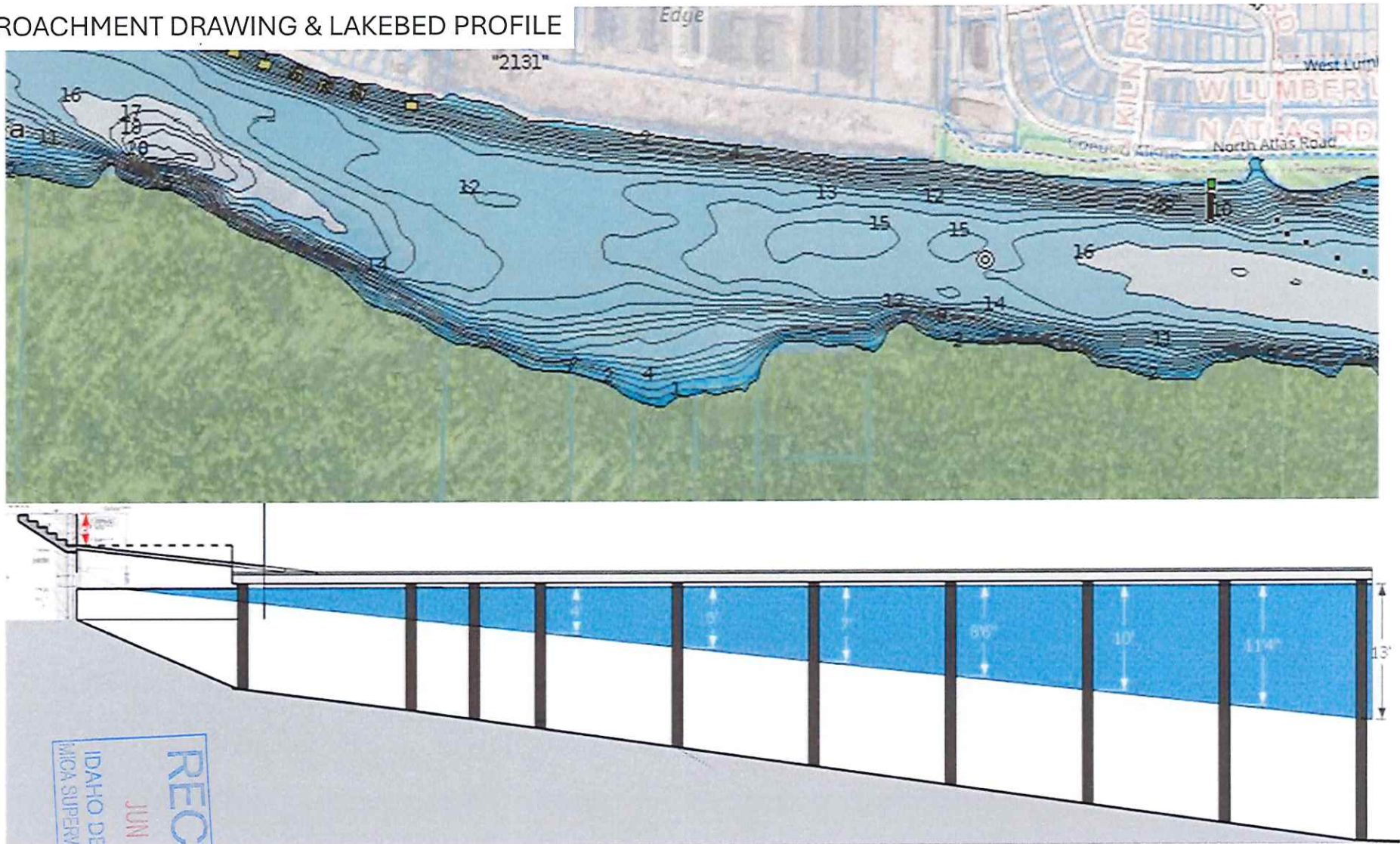


1186 SF  
8 Slips ✓  
E-DOCK

E-DOCK	WIDTH	LENGTH	OTW SF
RAMP	4	12	48
LANDING	8	8	64
FINGER #1	3	24	72
FINGER #2	3	24	72
FINGER #3	3	24	72
FINGER #4	3	24	72
FINGER #5	3	24	72
FINGER #6	3	24	72
FINGER #7	3	24	72
FINGER #8	3	24	72
SPINE	6	55	330
TOP OF DOCK #1	3	28	84
TOP OF DOCK #2	3	28	84
TOTAL OTW SF E-DOCK			1186



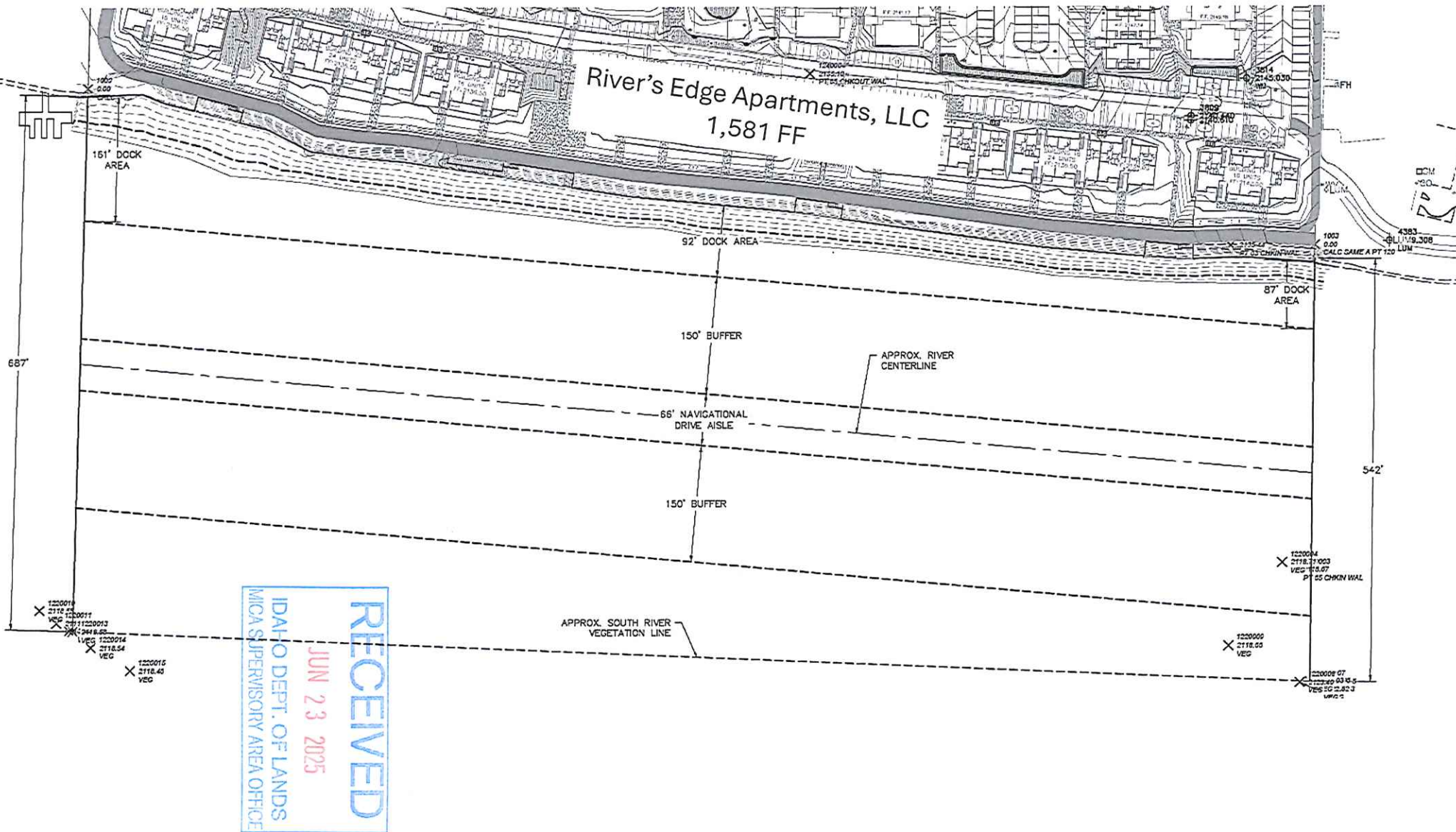
# ENCROACHMENT DRAWING & LAKEBED PROFILE



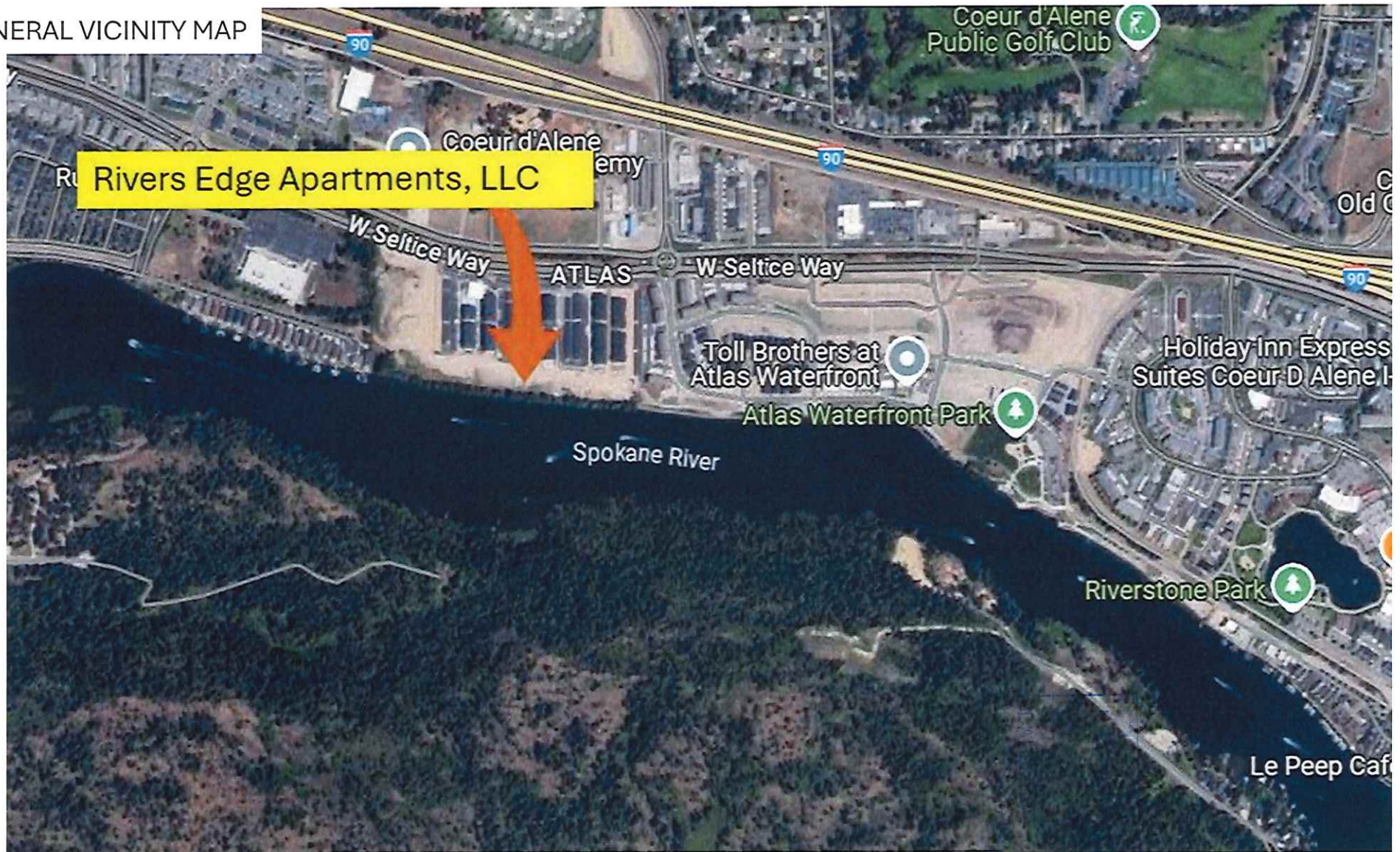
RECEIVED  
JUN 23 2025  
IDAHO DEPT. OF LANDS  
MICA SUPERVISORY AREA OFFICE

REA-1-12

# RIVER NAVIGATION SITE PLAN

**REA-1-13**

GENERAL VICINITY MAP



VED  
2025  
F LANDS  
AREA OFFICE

## Business Information

### BUSINESS INFORMATION

Business Name:	RIVER'S EDGE APARTMENTS, LLC	UBI Number:	602 936 371
Business Type:	WA LIMITED LIABILITY COMPANY	Business Status:	ACTIVE
Principal Office Street Address:	1402 E MAGNESIUM RD STE 202, SPOKANE, WA, 99217-7781, UNITED STATES	Principal Office Mailing Address:	1402 E MAGNESIUM RD STE 202, SPOKANE, WA, 99217-7781, UNITED STATES
Expiration Date:	07/31/2025	Jurisdiction:	UNITED STATES, WASHINGTON
Formation/ Registration Date:	07/06/2009	Period of Duration:	PERPETUAL
Inactive Date:		Nature of Business:	PROPERTY MANAGEMENT

### REGISTERED AGENT INFORMATION

Registered Agent Name:	LANZCE G DOUGLASS		
Street Address:	1402 E MAGNESIUM RD STE 202, SPOKANE, WA, 99217-7781, UNITED STATES	Mailing Address:	

### GOVERNORS

Title	Governors Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		LANZCE G	DOUGLASS



## TAX RECORD



### General Information

**Owner:** Rivers Edge Apartments Llc

**Mailing Address:** 1402 E Magnesium Rd Ste 202 Spokane Wa 99217

**Property Address:** Not Available

**Neighborhood:** 28 Apartments

**District (TCA):** 001034

**Parcel ID (PIN):** C00000090200

**Alternate ID (AIN):** 228110

**Property Class:** 421- Comm In-city

**Deeded Acres:** 6.2600

### Legal Descriptions

#### Description

TAX#26817 [IN GOVT LT 4 SEC 9 & GOVT LT 1 SEC 10] ATLAS URD 2018 0950N04W

### Account Information

**PIN:** C00000090200

**Owner:** RIVERS EDGE APARTMENTS LLC

**AIN:** 228110

**TAG:** 001034

**Mailing Address:**

1402 E Magnesium Rd Ste Spokane Wa 99217

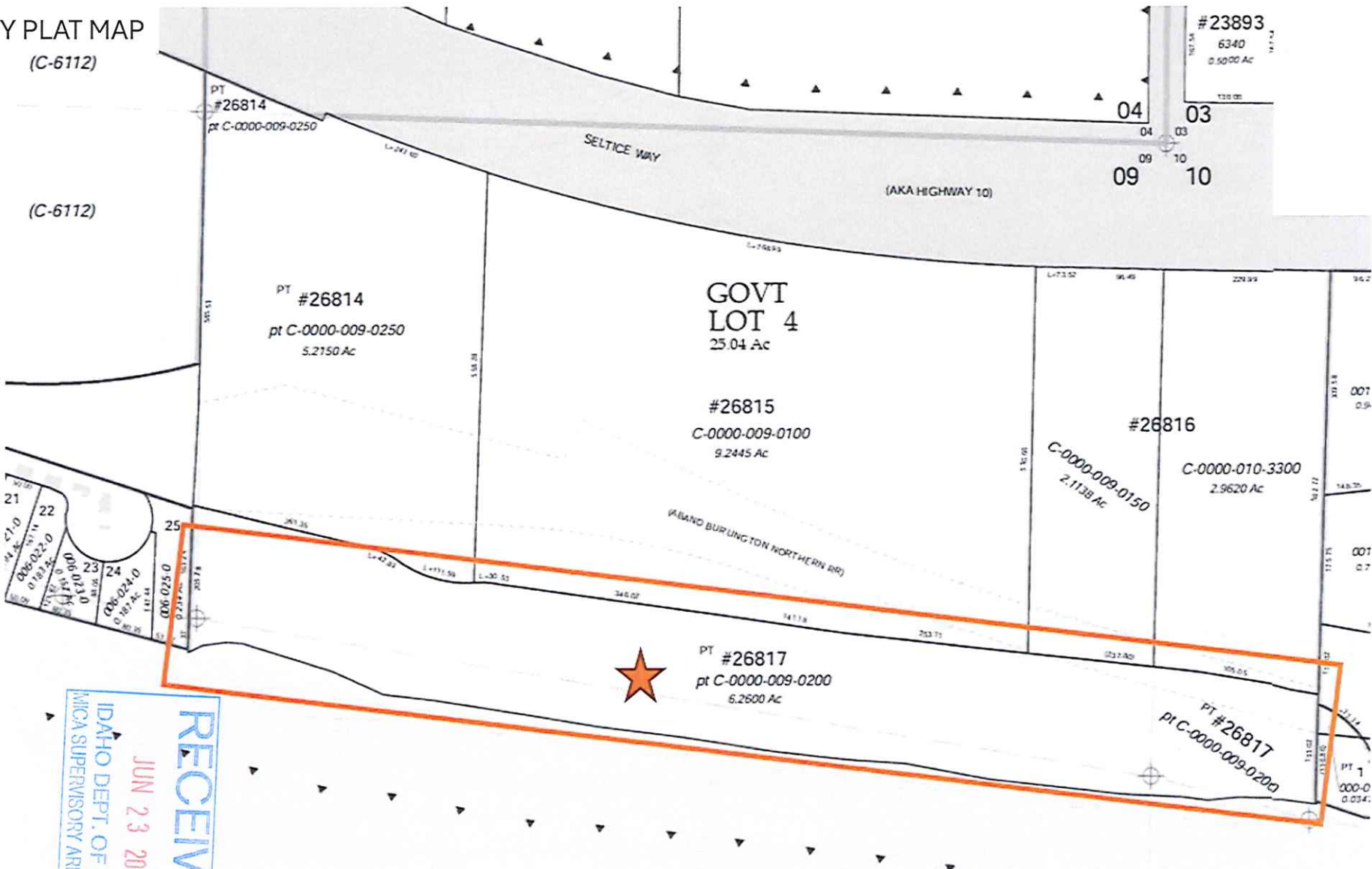
**Tax Roll:** Real Property

**Lender:** None.

**Legal Descr.:**

TAX#26817 [IN GOVT LT 4 SEC 9 & GOVT LT 1 SEC 10] ATLAS URD 2018 0950N04W

COUNTY PLAT MAP  
(C-6112)



RECEIVED  
JUN 23 2025  
IDAHO DEPT. OF LANDS  
MICA SUPERVISORY AREA OFFICE



Application Number \_\_\_\_\_

## COMMERCIAL/COMMUNITY/NON-NAVIGATIONAL ENCROACHMENT PERMIT APPLICATION

This information sheet and checklist must be completed when submitting an encroachment permit application. Incomplete applications will be returned without processing.

**ENCROACHMENT TYPE:**  
(Check all that apply)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> - Community dock | <input type="checkbox"/> - Float home      |
| <input type="checkbox"/> - Commercial marina         | <input type="checkbox"/> - Boat garage     |
| <input type="checkbox"/> - Bank stabilization        | <input type="checkbox"/> - Mooring buoy(s) |
| <input type="checkbox"/> - Other – describe: _____   |  |

**Applicant's Littoral Rights Are:**

☐ - Signature of littoral rights owner is obtained if applicant is not the owner of the riparian/littoral rights

- ☒ - Owned, fee simple title holder  
☐ - Leased  
☐ - Other – describe: \_\_\_\_\_

**Provide a Black/White Copy of Each Required Document on 8½"x14" or Smaller Paper:**

- ☒ - County plat map showing both neighboring littoral lots.
- ☒ - Tax record identifying the owner of the upland parcel(s)
- ☒ - Lakebed profile with encroachment and water levels of winter and summer
- ☒ - General vicinity map that allows Department to find the encroachment
- ☒ - Scaled air photo or map showing lengths of nearby encroachments, distances to adjacent encroachments, and location and orientation of the proposed encroachment.

**Are Existing Docks or Other Encroachment(s) Permitted On This Parcel(s)?**

- ☒ - No  
☐ - Yes

Please attach a current photograph and a "to scale" drawing (see Document Requirements Above)

Permit # \_\_\_\_\_ Date of Construction: \_\_\_\_\_

What will happen to the existing dock or encroachment if this permit application is approved?

- ☐ - Remain unchanged  
☐ - Complete removal  
☐ - Modification  
☐ - Other: \_\_\_\_\_

(Please note that old dock materials must be removed from the lake. Discarding these materials creates serious boating safety issues and offenders will be subject to prosecution and penalties.)

**How Many Feet Does the Proposed Encroachment Extend Beyond the Ordinary (or Artificial) High Water Mark?** 75' - 154' feet

**The Proposed Dock Length Is:**

- ☐ The same or shorter than the two adjacent docks  
☒ Longer than the two adjacent docks  
☐ Longer than the two adjacent docks, but within the line of navigability established by the majority of existing docks in the area.  
☐ \_\_\_\_\_ feet and not located near any other docks or other encroachments.

**For Community Docks, Does the Proposed Dock Exceed the Maximum Square Footage of 7 ft<sup>2</sup> per Littoral Front Foot?**

- ☒ - No  
☐ - Yes

Total square footage:  
11,064 ft<sup>2</sup>

**For Community Docks, Does the Property Have at Least 50 Feet of Littoral Frontage?**

- ☒ - Yes  
☐ - No

Total front footage: 1,581 feet

**Will the Proposed Encroachment Exceed the Maximum Width of 10 Feet?**

☒ - No

☐ - Yes

If yes, explain why: \_\_\_\_\_

**Will the Proposed Encroachment Be Located Closer Than 25 Feet to the Riparian/Littoral Right Lines Established With Your Neighbors?**

☒ - No

☐ - Yes

If yes, what are the proposed distances? \_\_\_\_\_ feet

☐ - Consent of affected neighbor was obtained

**Determining Riparian/Littoral Right Lines**

Littoral right lines are not simple extensions of the upland property lines. Littoral right lines are generally perpendicular, or at right angles, to the shoreline. Curved shorelines or unusual circumstances may require Department Staff, or other professionals, to closely examine littoral right lines and assess the potential for infringement on adjacent littoral property owners.

CINDY RICHARDSON

Printed Name

6/19/2025

Date

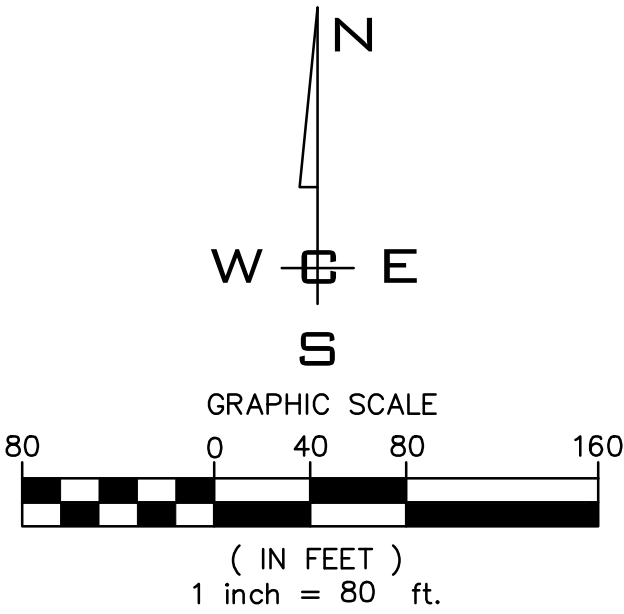
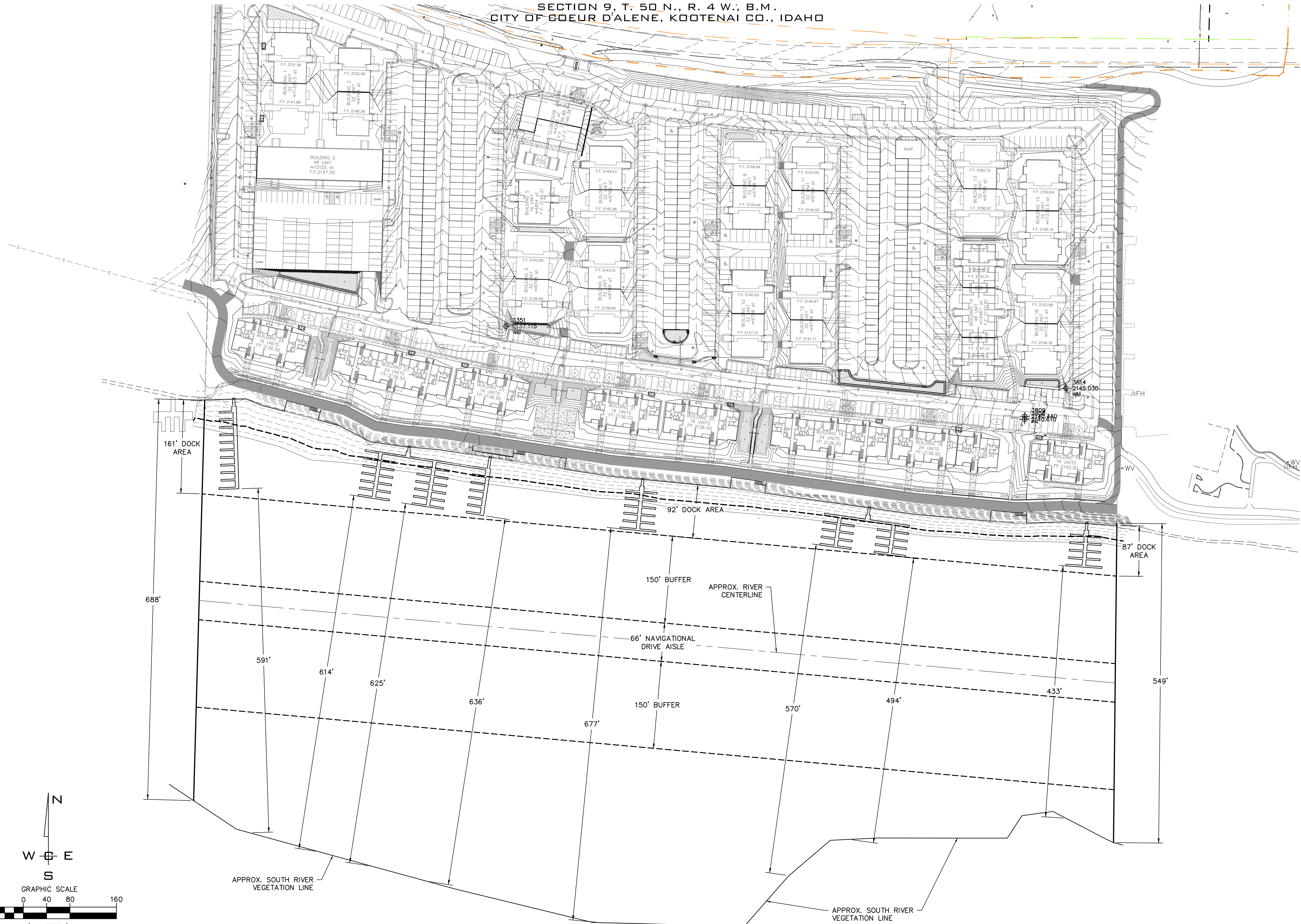


Signature of Applicant or Agent



SECTION 9, T. 50 N., R. 4 W., B.M.  
CITY OF COEUR D'ALENE, KOOTENAI CO., IDAHO

UNDERGROUND SERVICE ALERT  
ONE-CALL NUMBER  
**811**  
CALL TWO BUSINESS DAYS  
BEFORE YOU DIG



NO.	DATE	BY	REVISIONS
1	04/22/25	RMA	AGENCY COMMENTS
B	03/07/25	RMA	SEAWALL PLANS
A	01/29/24	RMA	4 NW BUILDINGS POD ORIGINAL PREPARATION

SCALE:
HORIZONTAL:
1"=80'
VERTICAL:
N/A

PROJ #:	20-2722
DATE:	06/27/25
DRAWN:	RMA
REVIEWED:	RMA

<input checked="" type="checkbox"/> CIVIL
<input type="checkbox"/> STRUCTURAL
<input type="checkbox"/> SURVEYING
<input type="checkbox"/> TRAFFIC
<input type="checkbox"/> PLANNING
<input type="checkbox"/> LANDSCAPE
<input type="checkbox"/> OTHER

**WCE**  
WHIPPLE CONSULTING ENGINEERS  
21 SOUTH PINES ROAD  
SPOKANE VALLEY, WA 99206  
PH: 509-899-2817 FAX: 509-926-0227

**RIVER'S EDGE  
RIVER WIDTH EXHIBIT  
3528 W SELTICE WAY  
COEUR D'ALENE, ID**

PROFESSIONAL ENGINEER  
LICENSED IN THE STATE OF IDAHO  
1892  
M. M. ANDRADE  
06/27/25

**SHEET  
1 OF 1**

JOB NUMBER  
**20-2722**

This space is reserved for recording purposes only



### ENCROACHMENT PERMIT NO. L95S6163

Permission is hereby granted to Rivers Edge Apartments LLC of 1402 E Magnesium Rd Ste. 202, Spokane, WA, 99217, United States (USA) to install and maintain the following encroachment(s) subject to the terms and conditions of this Permit and the approved application, plans and drawings incorporated herein:

Encroachment	Description		Effective Date	Construction to be completed by
Encroachment: Other Non-Navigational	Seawall 120 cubic yards	1592 Feet	Jun/23/2025	Jun/23/2028
Encroachment: Rip Rap	1,600 cubic yards with willow tree planting	1592 Feet	Jun/23/2025	Jun/23/2028

Located on **Spokane River** in KOOTENAI COUNTY, adjacent to:

Parcel Number	C00000090200
Lot, Block, Subdivision	[IN GOVT LT 4 SEC 9 & GOVT LT 1 SEC 10] ATLAS URD 2018
Section, Township, Range	T50N R04W, sec 09, Boise Meridian
Section, Township, Range	T50N R04W, sec 10, Boise Meridian
Physical Addresses	NA
Tax/Serial Number	26817, AIN 228110

## 1. General

- A. In order for this permit to be valid, Permittee must record this permit in the records of the county in which the encroachment is located and furnish proof of recordation to the Department pursuant to Idaho Code §§ 58-1305(h) and -1306(f).
- B. All applicable provisions of the Lake Protection Act (Idaho Code Title 58, Chapter 13) and Rules for Regulation of Beds, Waters, and Airspace over Navigable Lakes and Streams in the State of Idaho (IDAPA 20.03.04.000 *et seq.*) are incorporated herein by reference and made a part hereof.
- C. This permit does not convey the State's title to nor jurisdiction or management of lands lying below the natural or ordinary high-water mark.
- D. Construction must follow details and specifications shown on the approved application, plans, and drawings provided by Permittee. Should such information prove to be materially false, incomplete and/or inaccurate, this authorization may be modified, suspended, or revoked in accordance with the Administrative Procedures Act, Idaho Code Title 67, Chapter 52 and IDAPA 20.03.04.080.07. At any time, and prior to any modification to the application, plans, drawings, or encroachments Permittee must consult with the Idaho Department of Lands to determine if a new permit is required.
- E. Permittee shall maintain the structure or work authorized herein in a good and safe condition and in accordance with the approved application, plans and drawings. Permittee shall contact the Idaho Department of Lands 10 days prior to the planned start date of any maintenance or replacement activities.
- F. Acceptance of this permit constitutes permission by Permittee for representatives of the Idaho Department of Lands to come upon Permittee's Property at all reasonable times to inspect the encroachment authorized by this permit.
- G. Permittee shall indemnify, defend, and save harmless the State, its officers, agents, and employees from and against any and all liability, claims, damages, losses, expenses, actions, settlements, attorneys' fees, and suits whatsoever caused by, arising out of, or in connection with Permittee's acts or omissions under this permit or Permittee's failure to comply with any state or federal statute, law, regulation, or rule.
- H. Authorization for any activity authorized herein that is not completed on or before the completion date identified above, shall automatically terminate unless an extension was granted in writing by IDL.
- I. This permit supersedes and voids any permit previously issued for this property. Unless specifically authorized in this permit, any pre-existing or abandoned portions of encroachments, whether previously permitted or not, shall be removed from below the ordinary or artificial high-water mark.
- J. This permit does not relieve Permittee from obtaining additional approvals or otherwise complying with other local, state, or federal laws.
- K. Idaho State Water Quality Standards (IDAPA 58.01.02.000 *et seq.*) shall be maintained at all times during and after project start up.
- L. This permit is issued contingent upon Permittee's continuing status as an owner or lessee of the littoral right associated with the property described on page 1 of this permit.
- M. Permittee shall not assign this permit without first obtaining the written consent of IDL. Any request for approval of an assignment must be in writing, on forms provided by IDL, and accompanied by the applicable processing fee.
- N. Permittee assumes all liability for damages, which may result from the exercise of this permit.

## 2. Construction

- A. The Permittee or contractor shall have a copy of this permit available on site for inspection at all times during construction.
- B. Permittee is responsible for all work done by any contractor. Permittee shall provide contractor with a copy of this permit. Permittee shall ensure any contractor who performs the work is informed of and follows all the terms and conditions of this permit.
- C. Construction barges or other watercraft shall not be grounded on the lakebed for any reason.
- D. Permittee, contractor, and anyone acting on their behalf are prohibited from allowing equipment, boats, barges, or associated machinery to create petroleum product sheen on the water or otherwise create a release of petroleum or petroleum products due to petroleum products handling, use or storage. The contractor shall maintain an adequate supply of petroleum absorbent pads. The Emergency Response Team phone number, 1-800-632-8000, must be readily available at all times.
- E. Operation of excavation equipment will not be allowed below the ordinary or artificial high-water mark without prior written authorization from IDL. Equipment may be operated only on dry land above the level of the lake at the time of operation.
- F. Demolition debris and construction waste shall be removed from the lake and disposed of at an approved upland location.
- G. Foam flotation shall be completely encased in a manner that will maintain the structural integrity of the foam. The encasement shall be resistant to the entry of rodents and shall be replaced if cracked, damaged, or similarly compromised.
- H. It is illegal to possess or transport Quagga or Zebra mussels into or through Idaho, and to launch infested watercraft. Used boat lifts shall be inspected for invasive species and determined to be free from such species prior to installation. Permittee shall provide IDL with proof of inspection by an authorized inspector prior to installing the boat lift and/or placing it in the water. Prior to installation call 877-336-8676 for decontamination.
- I. Piles and pylons shall be driven with noise reduction devices.
- J. Construction materials shall be natural, or pressure treated utilizing only those preservative chemicals registered for the specific uses by the U.S. Environmental Protection Agency (EPA). All treated wood materials shall be produced in compliance with "Best Management Practices (BMPs) For the Use of Treated Wood in Aquatic and other Sensitive Environments" issued by the Western Wood Preservers Institute (WWPI) 2012. Treated materials not in contact with the water shall be completely dry before use near navigable waters. Use of Chromated Copper Arsenate (CCA) treated wood shall adhere to the EPA recommendations regarding use of arsenate treated wood. Contact Idaho Department of Environmental Quality for information on acceptable treatment methods and materials.
- K. All construction material including maintenance material must be stockpiled landward of the ordinary or artificial high-water mark
- L. No trees or vegetation shall be removed below the ordinary high-water mark without written approval of the Idaho Department of Lands.
- M. The disturbed portion of the lakebed shall be shaped to its original contour upon completion of the project.
- N. Any vegetation located below the ordinary high-water mark disturbed by construction activity shall be replanted with native plants, unless otherwise agreed to in writing by IDL.
- O. All construction shall meet the standards of the Uniform Building and International Fire Codes. Permittee shall contact the appropriate body of jurisdiction concerning these codes prior to installation.

- P. A silt curtain, fence, or other appropriate Best Management Practice (BMP) shall be installed waterward of the project site. It must remain in place and functional until the turbidity level inside the curtain, fence or BMP equals the turbidity outside the curtain, or until all disturbed sediment has been removed from the BMP and stabilized in an upland location.
- Q. If any excavation or pile driving occurs the operator must comply with the provisions of the Underground Facilities Damage Prevention Law (Idaho Code Title 55, Chapter 22). The one-call locator service number is 811.

3. **Riprap**

- A. No riprap shall be placed in excess of the minimum needed for erosion control.
- B. Riprap shall be placed along the present contour of the shoreline.
- C. BMPs must be implemented to prevent sediment or sediment laden water from reentering the lake. BMPs must remain in place until the risk of sediment reentering the lake has been fully mitigated. Sediment mitigation BMPs must be removed prior to or designed to withstand any rise in lake water level which might cause an unplanned release of trapped sediment.
- D. Any excavated material shall be sidecast to only one side of the trench and shall either be replaced in the trench or removed to an area above the ordinary or artificial high-water mark and in a position such that it will not reenter the lake.

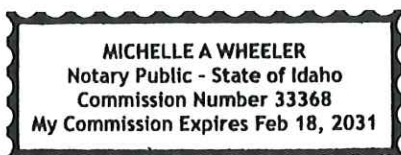
**ON BEHALF OF THE DIRECTOR**

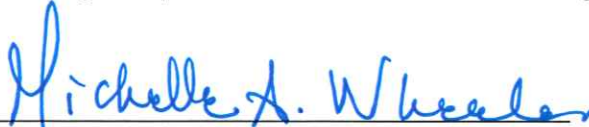
By:   
Amidy Fuson, Resource Officer Sr.  
Navigable Waterways – Mica Office

6/23/25  
Date

STATE OF IDAHO                     )  
  ) ss  
KOOTENAI COUNTY                )

On June 23, 2025 personally appeared before me Amidy Fuson, whose identity is personally known to me and who by me duly affirmed that he/she is the Resource Officer Sr., Navigable Waterways Mica Office of the Idaho Department of Lands, and acknowledged that the foregoing document was signed by him/her on behalf of said state agency by authority of a Resolution of the State Land Board.



  
Notary Public for Idaho Department of Lands  
My commission expires on 02/18/2031



IDAHO DEPARTMENT OF FISH AND GAME  
PANHANDLE REGION  
2885 West Kathleen Avenue  
Coeur d'Alene, Idaho 83815



Brad Little / Governor  
Jim Fredericks / Director

May 29, 2025

Amidy Fuson  
Lands Resource Specialist, Sr.  
Navigable Waters - Mica Supervisory Area  
3258 W Industrial Loop  
Coeur d'Alene ID 83815

Dear Amidy:

REFERENCE: L95S6163 – Rivers Edge Apartments LLC – Willow planting addendum

The Idaho Department of Fish and Game appreciates the applicant's willingness to integrate willow planting into their riprap project and revise their plans to help create wildlife and fish habitat.

IDFG offers the following recommendations:

- Sandbar/Coyote willow tolerates inundation well but is marginal wildlife habitat and spreads via root rhizomes.
- Sandbar willow captures the site and spreads well. Good wildlife habitat.
- Bebb willow provides good pollinator habitat and is tolerant of inundation.
- Dogwood tolerates inundation and adds color to the area with its red stems. Dogwood is a desired big game forage but doesn't establish from cuttings as well as willows.
- Drummond and Geyer willow are shallow rooted and are less tolerant of inundation than the previous species.
- Fall plantings are best for utilizing willow cuttings.
- Planting potted or rooted plants can be done any time of year as long as the site stays moist.
- IDFG gets most of our plants and/or cuttings from:
  - Wildlife Habitat Nursery (<http://whn-online.com/>)
  - Clifty View Nursery (<https://cliftyview.com/>)
  - Plants of the Wild ( <https://plantsofthewild.com/>)
- We recommend retention of as much existing, native riparian vegetation as possible.
- We encourage willow plantings interspersed into the rocks, which will help stabilize the banks to reduce erosion and, in time, those trees will provide shade and cover for fish and habitat for many species of wildlife.

*Keeping Idaho's Wildlife Heritage*

Equal Opportunity Employer • 208-769-1414 • Fax: 208-769-1418 • Idaho Relay (TDD) Service: 1-800-377-3529 • <https://idfg.idaho.gov>

RECEIVED

JUN 06 2025

IDAHO DEPT. OF LANDS  
MICA SUPERSTOCK AREA OFFICE

- We recommend using varying size (24" to 36") clean, angular rock with a few larger rocks randomly placed within the riprap. Placing boulders or clusters of boulders at the toe of the bank (e.g., bank barbs) to be stabilized can also be an effective tool to avoid recurring maintenance.
- Additional willow planting guides for vegetated riprap references that may be helpful:  
USACE:  
<https://www.spk.usace.army.mil/Portals/12/documents/regulatory/pdf/vegetated-riprap.pdf>  
VADOT:  
[http://www.extranet.vdot.state.va.us/locdes/hydraulic\\_design/nchrp\\_rpt544/content/html/Veg\\_RipRap/Veg\\_RipRap.html](http://www.extranet.vdot.state.va.us/locdes/hydraulic_design/nchrp_rpt544/content/html/Veg_RipRap/Veg_RipRap.html)  
NRCS (USDA – many more resources online):  
<https://www.nrcs.usda.gov/plantmaterials/idpmctn7777.pdf>  
EPA:  
<https://archive.epa.gov/water/archive/web/pdf/shorelinestabilization.pdf>  
<https://www.terraerosion.com/VegetatedRiprap.htm>

Thank you for the opportunity to comment.

Sincerely,

Carson  
Watkins

Digitally signed  
by Carson  
Watkins  
Date: 2025.06.06  
10:35:21 -07'00'

Carson Watkins  
Panhandle Regional Supervisor

CJW:MH:lat



# Wildlife Habitat Nursery

1025 E. Hatter Crk. Rd. Princeton, ID. 83857

## Estimated Availability: 9/1/2025

Herbaceous Wetland	Prices	\$2.00					
Common Name	Scientific Name	10 cu. in.					
Big-leaf sedge	<i>Carex amplifolia</i>	1,800					
Narrow fruit sedge	<i>Carex angustata</i>	-					
Columbian Sedge	<i>Carex aperta</i>	-					
Water sedge	<i>Carex aquatilis</i>	1,900					
Bottlebrush sedge	<i>Carex hystericina</i>	-					
Wooly sedge	<i>Carex lanuginosa</i>	600					
Lens sedge	<i>Carex lenticularis</i>	3,000					
Small-winged sedge	<i>Carex microptera</i>	2,700					
Nebraska sedge	<i>Carex nebrascensis</i>	4,400					
Torrent Sedge	<i>Carex nudata</i>	-					
Slough sedge	<i>Carex obnupta</i>	280					
Clustered Field Sedge	<i>Carex praegracilis</i>	200					
Short-beaked sedge	<i>Carex simulata</i>	-					
Sawbeaked sedge	<i>Carex stipata</i>	-					
Beaked sedge	<i>Carex utriculata</i>	2,100					
Inflated sedge	<i>Carex vesicaria</i>	600					
Creeping spikerush	<i>Eleocharis palustris</i>	600					
American Managrace	<i>Glyceria grandis</i>	-					
Western Managrace	<i>Glyceria occidentalis</i>	-					
Jointed rush	<i>Juncus articulatus</i>	655					
Baltic rush	<i>Juncus balticus</i>	5,500					
Common rush	<i>Juncus effusus</i>	3,700					
Dagger-leaf rush	<i>Juncus ensifolius</i>	220					
Slender rush	<i>Juncus tenuis</i>	1,700					
Arrowhead	<i>Sagittaria latifolia</i>	-					
Hardstem bulrush	<i>Scirpus acutus</i>	2,700					
Chalmers bulrush	<i>Scirpus americanus</i>	-					
Woolgrass	<i>Scirpus cyperinus</i>	850					
Alkali bulrush	<i>Scirpus maritimus</i>	-					
Small-fruited bulrush	<i>Scirpus microcarpus</i>	4,900					
3 Square bulrush	<i>Scirpus pungens</i>	-					
Softstem bulrush	<i>Scirpus validus</i>	2,200					
Giant bur-reed	<i>Sparganium eurycarpum</i>	-					
Burreed	<i>Sparganium emersum</i>	-					
Common Cattail	<i>Typha latifolia</i>	-					
		\$2.00	\$8.00	\$14.50	\$18.50	\$27.00	\$35.00
Woody Plants		10 cu. in.	Tall 1	Tall 2	Tall 3	Tall 5	Tall 8
Rocky Mtn. Maple	<i>Acer glabrum</i>	1,100	200	-	-	-	-
Thrinleaved Alder	<i>Alnus incana</i>	5,000	500	-	-	-	-
White Alder	<i>Alnus rhombifolia</i>	1,400	-	-	-	-	-
Red Alder	<i>Alnus rubra</i>	1,600	-	-	-	-	-
Sitka Alder	<i>Alnus sinuata</i>	1,500	-	-	-	-	-
Serviceberry	<i>Amelanchier alnifolia</i>	1,600	1,900	-	-	-	-
Paper Birch	<i>Betula papyrifera</i>	-	-	-	-	-	-
Water Birch	<i>Betula occidentalis</i>	4,600	1,000	-	-	10	-
Redstem Ceanothus	<i>Ceanothus sanguineus</i>	-	-	-	-	-	-
Red-osier Dogwood	<i>Cornus stolonifera</i>	2,600	2000	-	-	40	-
Douglas Hawthorn	<i>Crataegus douglasii</i>	1,000	1,600	-	-	-	-
Oceanspray	<i>Holodiscus discolor</i>	-	-	-	-	-	-
Common Apple	<i>Malus pumila</i>	670	150	-	-	-	-
Pacific Ninebark	<i>Physocarpus capitatus</i>	5,700	1400	-	-	10	-
Syringa	<i>Philadelphus lewisii</i>	-	500	-	-	-	-
Hybrid Poplar	<i>Populus idahoensis</i>	1,300	-	-	-	-	-
Quaking Aspen	<i>Populus tremuloides</i>	5,400	2400	-	-	150	-
Black Cottonwood	<i>Populus trichocarpa</i>	3,800	2200	-	-	110	-
American Plum	<i>Prunus americana</i>	-	-	-	-	-	-
Bittercherry	<i>Prunus emarginata</i>	-	-	-	-	-	-
Chokecherry	<i>Prunus virginiana</i>	1,600	800	-	-	20	-
Golden Currant	<i>Ribes aureum</i>	-	700	-	-	-	-
Red Flowering Currant	<i>Ribes sanguineum</i>	-	-	-	-	-	-
Nootka Rose	<i>Rosa nutkana</i>	-	900	-	-	-	-
Woods Rose	<i>Rosa woodsii</i>	1,500	900	-	-	-	-
Peachleaf willow	<i>Salix amygdaloides</i>	2,500	135	-	-	-	-
Bebb Willow	<i>Salix bebbiana</i>	2,300	1600	-	-	-	-
Booth willow	<i>Salix boothii</i>	900	120	-	-	-	-
Drummond Willow	<i>Salix drummondiana</i>	4,500	2800	-	-	18	-
Coyote Willow	<i>Salix exigua ssp exigua</i>	3,200	2200	-	-	-	-
Sandbar Willow	<i>Salix exigua ssp melanopsis</i>	-	-	-	-	-	-
Geyer Willow	<i>Salix geyeriana</i>	2,400	1200	-	-	36	-
Pacific Willow	<i>Salix lasioandra</i>	1,400	500	-	-	33	-
Lemmons willow	<i>Salix lemmonii</i>	1,400	-	-	-	-	-
Mackenzie Willow	<i>Salix rigida v mackenzieana</i>	1,600	1,300	-	-	-	-
Scouler Willow	<i>Salix scouleriana</i>	3,500	1,700	-	-	-	-
Sitka Willow	<i>Salix sitchensis</i>	537	140	-	-	-	-
Blue Elderberry	<i>Sambucus cerulea</i>	4,900	800	-	-	-	-
Mountain Ash	<i>Sorbus scopulina</i>	2,600	140	-	-	-	-
Douglas Spirea	<i>Spirea douglasii</i>	1,300	1300	-	-	-	-
Common Snowberry	<i>Symphoricarpos albus</i>	-	2,000	-	-	-	-
Conifers							
Western Larch	<i>Larix occidentalis</i>	-	1000	-	100	-	-
Engelmann Spruce	<i>Picea engelmannii</i>	-	-	-	-	-	-
Lodgepole Pine	<i>Pinus contorta</i>	-	800	-	100	-	-
Western White Pine	<i>Pinus monticola</i>	-	320	-	-	-	-
Ponderosa Pine	<i>Pinus ponderosa</i>	-	760	-	-	-	-
Douglas Fir	<i>Pseudotsuga menziesii</i>	-	100	-	-	-	-
Western Red Cedar	<i>Thuja plicata</i>	-	1100	-	-	-	-

Estimated Availability 9-1-2025

RECEIVED

JUN 06 2025

IDAHO DEPT. OF LANDS  
MICA SUPERVISORY AREA OFFICE



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS  
COEUR D'ALENE REGULATORY OFFICE  
1910 NORTHWEST BOULEVARD, SUITE 210  
COEUR D'ALENE, IDAHO 83814-2676

May 2, 2025

WALLA WALLA DISTRICT  
REGULATORY DIVISION

SUBJECT: NWW-2025-00106, Rivers Edge Apartments, LLC - Spokane River,  
Seawall

Lanzce Douglas  
Rivers Edge Apartments, LLC  
1402 E Magnesium Road, Ste 202  
Spokane, WA 99217

Dear Mr. Douglas:

We have determined that your proposed project Rivers Edge Apartments, LLC - Spokane River, Seawall, is authorized in accordance with Department of the Army (DA) **Nationwide Permit (NWP) No. 29: Residential Developments**. This project is located at 3528 West Seltice Way within Section 9 of Township 50 North, Range 4 West, near coordinates 47.6987 N latitude and -116.8339 W longitude, Coeur d'Alene, Kootenai County, Idaho. Please refer to File Number NWW-2023-00106 in all future correspondence with our office regarding this project.

Project activities include the construction of a 7-foot seawall within the Spokane River to protect approximately 1,592 linear feet of riverbank from active erosion and to enhance the stability and safety of adjacent multi-family residential structures. The work will include site preparation, installation of concrete footings, excavation and construction of a toe trench, placement of riprap at the base of the seawall, and the discharge of approximately 770 cubic yards of concrete and riprap below the ordinary high water mark. All work shall be done in accordance with the enclosed drawings, titled: 20250501\_NWW-2023-00106\_Drawings, pgs. 1 - 3.

DA permit authorization is necessary because your project will involve the discharge of fill material into waters of the U.S. This authorization is outlined in Section 404 of the Clean Water Act (33 U.S.C. 1344).

You must comply with all general, regional, and special conditions, for this verification letter to remain valid and to avoid possible enforcement actions. The general and regional permit conditions for *NWP No. 29: Residential Developments* are attached

and also available online<sup>1</sup>. In addition, you must also comply with the special conditions listed below.

The following Special Conditions include:

Special Condition 1: The permittee shall ensure that work below the Ordinary High-Water Mark is performed during low water and in dry conditions to reduce turbidity and downstream impacts.

Special Condition 2: The permittee is responsible for all work done by any contractor. Permittee shall ensure any contractor who performs the work is informed of and follows all the terms and conditions of this authorization, including any Special Conditions listed above. Permittee shall also ensure these terms and conditions are incorporated into engineering plans and contract specifications.

You must also comply with the conditions detailed in the attached Section 401 Water Quality Certification (WQC) issued by the Idaho Department of Environmental Quality (IDEQ) on December 4, 2020. If you have any questions regarding the conditions set forth in the WQC, please contact IDEQ directly at 208-769-1422, Coeur d'Alene Regional Office.

Nationwide Permit General Condition 30 (Compliance Certification) requires that every permittee who has received NWP verification must submit a signed certification regarding the completed work and any required mitigation. This Compliance Certification form is enclosed for your convenience and must be completed and returned to us within 30 days of your project's completion.

This letter of authorization does not convey any property rights, or any exclusive privileges and does not authorize any injury to property or excuse you from compliance with other Federal, State, or local statutes, ordinances, regulations, or requirements which may affect this work.

This verification is valid until **March 14, 2026**, unless the NWP is modified, suspended or revoked. If your project, as permitted under this NWP verification, is modified in any way you must contact our office prior to commencing any work activities. In the event that you have not completed construction of your project by March 14, 2026, please contact us at least 60-days prior to this date. A new application and verification may be required.

<sup>1</sup> <http://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/Nationwide-Permits/>

We actively use feedback to improve our delivery and provide you with the best possible service. If you would like to provide feedback, please take our online survey<sup>2</sup>. If you have questions or if you would like a paper copy of the survey, please contact the Walla Walla District Regulatory. For more information about the Walla Walla District Regulatory program, you can visit us online<sup>3</sup>.

If you have any questions or need additional information about this permit authorization, you can contact me by phone at 986-810-0175, by mail at the address in the letterhead, or email at [Garrett.N.Schock@usace.army.mil](mailto:Garrett.N.Schock@usace.army.mil). For informational purposes, a copy of this letter has been sent to: The Idaho Department of Lands, the Idaho Department of Environmental Quality, and your authorized agent Todd R. Whipple of Whipple Consulting Engineers.

Sincerely,

A handwritten signature in cursive script that reads "Garrett Schock".

Garrett Schock  
Project Manager, Regulatory Division

Encls

Transfer of Nationwide Permit Form

<sup>2</sup> <https://regulatory.ops.usace.army.mil/customer-service-survey/>

<sup>3</sup> <http://www.nww.usace.army.mil/Business-With-Us/Regulatory-Division/>

## TRANSFER OF NATIONWIDE PERMIT

When the structures or work authorized by this Nationwide Permit, **NWW-2025-00106, Rivers Edge Apartments, LLC - Spokane River, Seawall**, are still in existence at the time the property is transferred. The terms and conditions of this Nationwide Permit, including any special conditions, will continue to be binding on the new owner(s) of the property. To validate the transfer of this Nationwide Permit, the associated liabilities and compliance with the terms and conditions the transferee must sign and date below.

Name of New Owner:

Street Address:

Mailing Address:

City, State, Zip:

Phone Number:

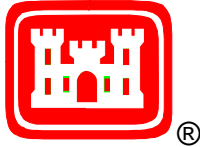
---

*Signature of TRANSFEREE*

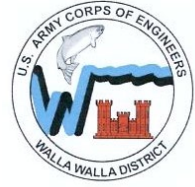
---

*DATE*

# COMPLIANCE CERTIFICATION



US Army Corps of Engineers  
Walla Walla District



Permit Number: NWW-2025-00106

Name of Permittee: Lanzce Douglas, Rivers Edge Apartments, LLC

Date of Issuance: May 2, 2025

Upon completion of the activity authorized by this permit and any mitigation required by the permit, please sign this certification and return it to the following address:

U.S. Army Corps of Engineers  
Walla Walla District  
Coeur d'Alene Regulatory Office  
1910 Northwest Blvd., Suite 210  
Coeur d'Alene, Idaho 83814-2676

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with all terms and conditions of this permit, the permit is subject to suspension, modification, or revocation and you are subject to an enforcement action by this office.

I hereby certify that the work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of the said permit. The required mitigation was also completed in accordance with the permit conditions.

---

*Signature of PERMITEE*

---

*DATE*

NWW-2025-00106

5/2025

1985

2024

# Legend

- American Strength and Performance
- Rivers Edge Apartments
- Rivers Edge Apartments

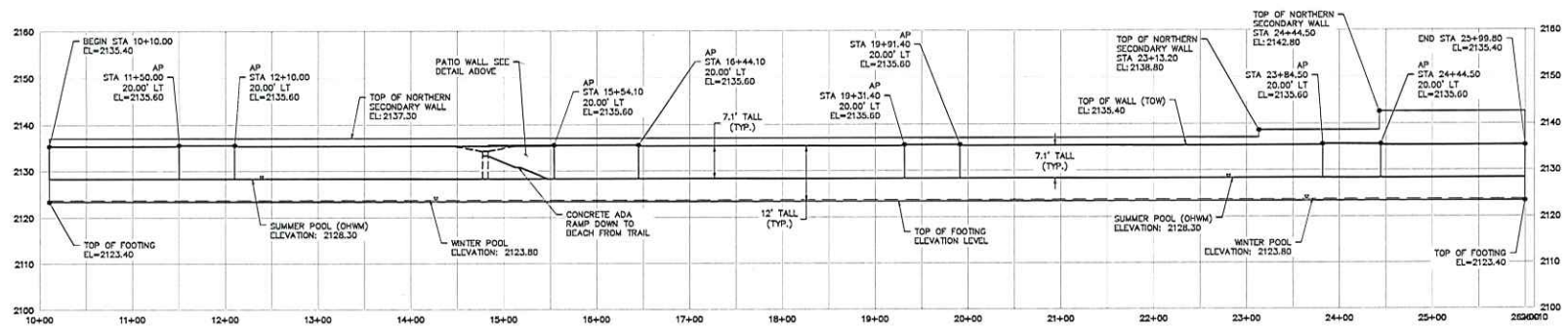
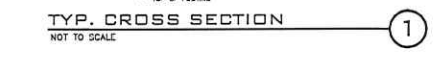
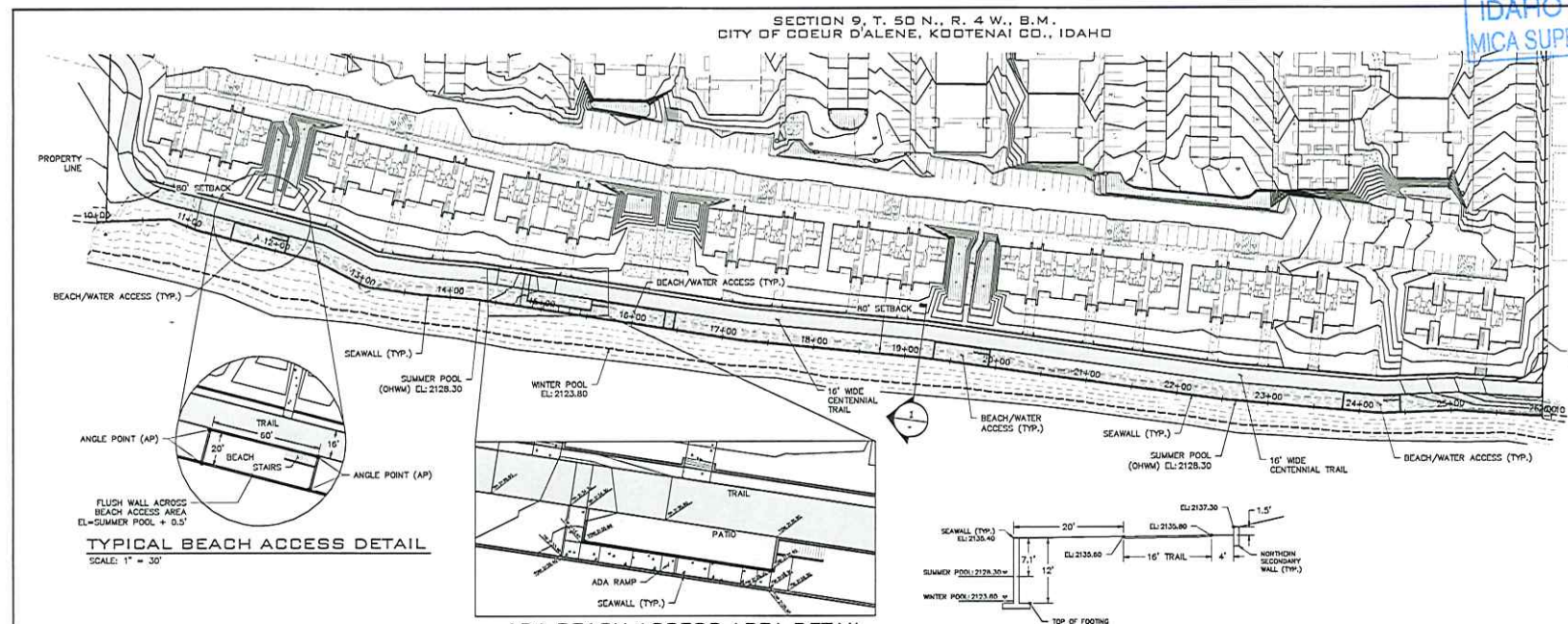
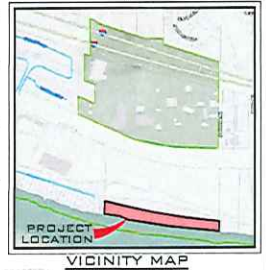
Rivers Edge Apartments

Rivers Edge Apartments

Applicant: Lanzce Douglas  
File No.: NWW-2025-00106  
Waterway: Spokane River  
Proposed Activity: Seawall  
PLSS: Sec. 9, T. 50 N, R. 4 W  
Lat: 47.6987 N , Long: -116.8339 W  
Sheet 1 of 3  
Date: May 2, 2025

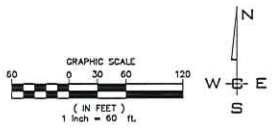
REA-3-13

UNDERGROUND SERVICE ALERT  
ONE-CALL NUMBER  
811  
CALL TWO BUSINESS DAYS  
BEFORE YOU DIG



SEAWALL PROFILE

H SCALE: 1" = 60'  
V SCALE: 1" = 12'



SCALE:		PROJ #:	20-8782	DATE:	03/07/25
HORIZONTAL:		DRAWN:	RMA	REVIEWED:	RMA
VERTICAL:					
1" = 60'					
1" = 12'					

Applicant: Lanzce Douglas  
File No.: NWW-2025-00106  
Waterway: Spokane River  
Proposed Activity: Seawall  
PLSS: Sec. 9, T. 50 N, R. 4 W  
Lat: 47.6987 N , Long: -116.8339 W  
Sheet 2 of 3  
Date: May 2, 2025

## GENERAL REQUIREMENTS

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ROOMING AND CONSTRUCTION PURPOSES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR COMPATIBILITY BEFORE PROCEEDING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER OF RECORD.

THE STRUCTURAL NOTES ARE INTENDED TO COMPLEMENT THE PROJECT SPECIFICATIONS, SPECIFIC NOTES AND DETAILS IN THE DRAWINGS SHALL COMPLY WITH THE GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH OSHA REQUIREMENTS. POTENTIAL CONFLICTS BETWEEN THESE DOCUMENTS AND OSHA REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

CONTRACTOR TO REFER TO ARCHITECTURAL, CIVIL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS AND SIZES OF PIPES, VENTS, DUCTS AND OTHER OPENINGS NOT SHOWN ON THIS PLAN. SIZES AND LOCATIONS OF MECHANICAL AND OTHER EQUIPMENT THAT DIFFERS FROM THOSE SHOWN ON THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER.

CONTRACTOR TO REFER TO ARCHITECTURAL AND CIVIL ENGINEERING DRAWING TO COORDINATE FINISHED GRADE, ELEVATIONS, FINISHED FLOOR ELEVATIONS AND ANY SLAB DEPRESSIONS, SLOPES OR OTHER FINISHING REQUIREMENTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION STABILITY AND TEMPORARY SHORING AS REQUIRED UNTIL THE COMPLETION OF THE STRUCTURE. THE STRUCTURAL ENGINEER IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE PRIMARY STRUCTURE IN ITS COMPLETED FORM.

CONTRACTOR INTENDED CHANGES SHALL BE IN WRITING TO THE ARCHITECT/ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION AND/OR CONSTRUCTION.

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION AND MAY NOT REFLECT ALL DETAILS OF THE WORK. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO THE REVIEW AND APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.

## SHOP DRAWINGS/SUBMITTALS

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

1. REINFORCING STEEL
2. CONCRETE MIX DESIGN

SHOP DRAWINGS SHALL BE REVIEWED, REVISED AS REQUIRED FOR FIELD CONDITIONS, AND DATE STAMPED BY THE CONTRACTOR PRIOR TO REVIEW BY THE ENGINEER. CONTRACTOR SHALL PROVIDE (3) SETS OF SHOP DRAWINGS FOR ENGINEER'S REVIEW. ELECTRONIC SUBMITTALS MAY BE SUBSTITUTED WITH PRIOR APPROVAL FROM THE ENGINEER OF RECORD.

ENGINEER'S SHOP DRAWING REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT AND CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELINQUISHING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONTINUING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATION PROCESSES, FOR TECHNIQUES OF ASSEMBLY, AND FOR PERFORMING THE WORK IN A SAFE MANNER.

ENGINEER'S SHOP DRAWING REVIEW OF STRUCTURAL COMPONENTS ENGINEERED BY OTHERS IS FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE COMPLIANCE AND ALL CONNECTIONS TO THE BASIC STRUCTURE. SHOP DRAWINGS SHALL INDICATE MAGNITUDE AND DIRECTION OF THE LOADS IMPOSED ON THE BASIC STRUCTURE AND SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE SAME STATE AS THE PROJECT.

FABRICATION SHALL BEGIN ONLY AFTER SHOP DRAWINGS BEARING THE STAMP AND SIGNATURE OF THE PROJECT ARCHITECT, ENGINEER OF RECORD, AND CONTRACTOR HAVE BEEN RECEIVED.

## GEOTECHNICAL REPORT:

RECOMMENDATIONS CONTAINED IN "TWO" BY TWO, PROJECT #780 DATED TWO WAS USED FOR THIS DESIGN. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT AND SHALL FOLLOW THE RECOMMENDATIONS SPECIFIED THEREIN REGARDING SUBGRADE PREPARATION AND WATER MITIGATION.

## GEOTECHNICAL INSPECTION:

THE GEOTECHNICAL ENGINEER SHALL INSPECT ALL PREPARED SOIL BEARING SURFACES PRIOR TO PLACEMENT OF CONCRETE AND REINFORCING STEEL AND PROVIDE A LETTER TO THE OWNER STATING THE SOILS ARE ADEQUATE TO SUPPORT THE DESIGN SOIL VALUES. CONTRACTOR TO FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR STEEP SLOPE BEST MANAGEMENT PRACTICES WHERE APPLICABLE.

## CAST-IN-PLACE CONCRETE

ALL CONCRETE SHALL BE STONE AGGREGATE CONCRETE HAVING A UNIT WEIGHT OF APPROXIMATELY 150 PCF. CONCRETE SUBMITTALS SHALL CONFORM TO BE SECTION 1905. CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGN AND TESTING REPORTS FOR REVIEW BY THE ENGINEER PRIOR TO PLACEMENT OF ANY CONCRETE. MIXING AND PLACING OF ALL CONCRETE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301, ACI 318 AND THE IBC.

## EXPOSURE CATEGORIES AND CLASSES (ACI 318-14 TABLE 19.3.1.1):

- F0 = CONCRETE NOT EXPOSED TO FREEZING-AND-THAWING CYCLES.
- F1 = CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH LIMITED EXPOSURE TO WATER.
- F2 = CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH FREQUENT EXPOSURE TO WATER.
- F3 = CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES WITH FREQUENT EXPOSURE TO WATER AND EXPOSURE TO DEICING CHEMICALS.

## MIX DESIGN REQUIREMENTS (ACI 318-14 TABLE 19.3.2.1)

	SPECIFIED 28-DAY COMPRESSIVE STRENGTH	MAXIMUM AGGREGATE SIZE	MAX. W/C RATIO	AIR CONTENT (%)
FOUNDATIONS (F2)	4500 PSI	1 INCH	0.45	5.0
RETAINING WALL (F2)	4500 PSI	3/4 INCH	0.45	5.0

W/C RATIO: WATER-CEMENTitious MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTitious MATERIALS. RATIOS NOT SHOWN IN THE TABLE ABOVE ARE CONTROLLED BY STRENGTH REQUIREMENTS.

CEMENTitious CONTENT: THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI STANDARDS. THE AMOUNT OF FLY ASH SHALL BE A MAXIMUM OF 20% OF THE TOTAL CEMENTitious CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE.

AIR CONTENT: CONFORM TO ACI STANDARDS.

SUMP: CONFORM TO ACI STANDARDS. SUMP SHALL BE DETERMINED AT TIME OF PLACEMENT, A MAXIMUM OF 4" UNLESS APPROVED OTHERWISE.

## CONCRETE REINFORCEMENT

ALL REINFORCEMENT SHALL CONFORM TO ASTM A-615 GRADE 60 AND MADE FROM NEW BELLIES. REINFORCEMENT TO BE WELDED SHALL CONFORM TO ASTM A-705 GRADE 60 AND BE USED ONLY ON THE APPROVAL OF THE ENGINEER OF RECORD. WELDED WIRE FABRIC (WFF) SHALL BE IN ACCORDANCE TO ASTM A-1034. WIRE MESH SHALL LAP AT LEAST ONE DIA AT ENDS AND EDGES.

DETAIL REINFORCING STEEL IN ACCORDANCE WITH THE MOST CURRENT EDITION OF "ACI MANUAL OF STANDARD PRACTICE OF DETAILING REINFORCED CONCRETE STRUCTURES."

LAP CONTINUOUS REINFORCEMENT AS INDICATED IN THE STRUCTURAL DETAILS FOR THIS PROJECT. MECHANICAL SPLICES MAY BE USED WHEN APPROVED BY THE ENGINEER OF RECORD.

ANCHOR BOLTS, DOWELS, REBAR, AND OTHER EMBEDDED ITEMS TO BE SECURELY TIED IN PLACE PRIOR TO THE PLACEMENT OF CONCRETE. "NET SETTING" ANCHOR BOLTS, DOWELS, REBAR, AND OTHER EMBEDDED ITEMS IS NOT ALLOWED.

THE FOLLOWING MINIMUM COVER SHALL BE PROVIDED FOR REINFORCEMENT UNLESS NOTED OTHERWISE ON DRAWINGS:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH  
ALL REINFORCEMENT 3" EARTH FACE

CONCRETE EXPOSED TO EARTH OR WEATHER (CAST IN FORMWORK)  
#3, #4 AND #5 BARS 1 1/2"

#6 - #18 BARS 2"

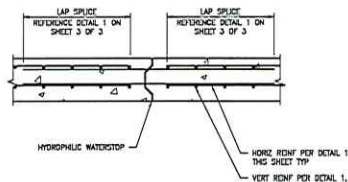
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND  
SLABS, WALLS AND JOISTS #11 OR SMALLER 3/4"

BEAMS AND COLLARS 1 1/2"

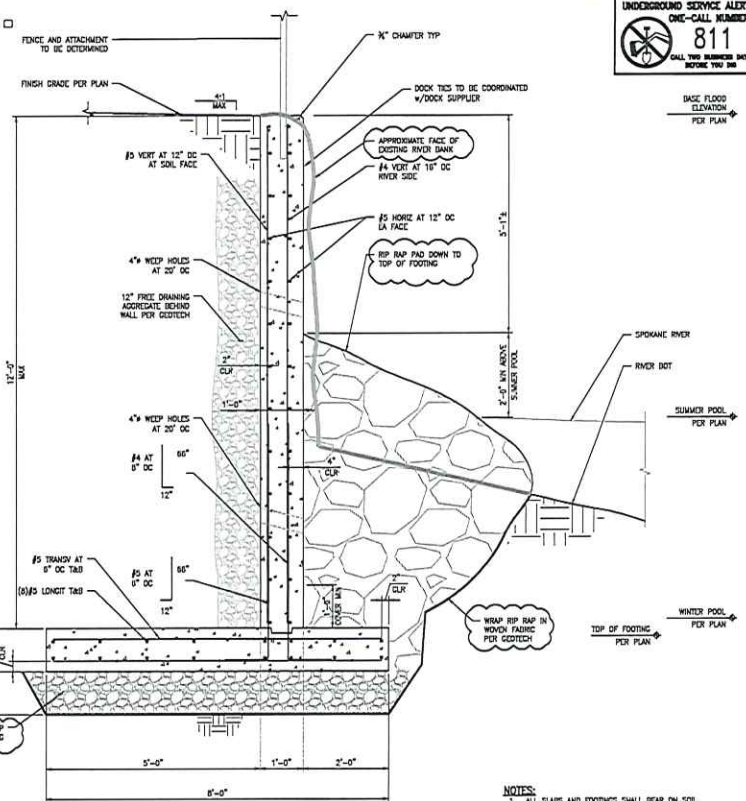
FIELD BENDING SHALL CONFORM TO THE LATEST EDITION OF ACI 301 "YIELD BENDING OR STRAIGHTENING". BAR SIZES #3 TO #8 MAY BE FIELD BENT COLD ONCE. OTHER SIZES WILL REQUIRE REVIEW OF THE METHOD THROUGH THE ENGINEER OF RECORD. DO NOT TWIST BARS.

## BASIS OF DESIGN

GOVERNING CODE	INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION
FOUNDATION DESIGN	
BEARING PRESSURE	2500 PSF
FROST DEPTH - (MINIMUM)	24 INCH MINIMUM
RETAINING WALL DESIGN (EFP)	
ACTIVE PRESSURE	34 PSF/FT
PASSIVE PRESSURE	400 PSF/FT
SOIL UNIT WEIGHT	110 PCF



PLAN VIEW  
KEYWAY AT CONCRETE WALL  
SCALE: NOT TO SCALE



1 TYPICAL SEAWALL SECTION  
SCALE: 3/4" = 1'-0"

- NOTES:
1. ALL SLABS AND FOOTINGS SHALL BEAR ON SOIL PREPARED PER THE APPROVED GEOTECHNICAL REPORT.
  2. ALL REBAR SHALL BE IN-PLACE AND TIED PRIOR TO CONCRETE PLACEMENT. "NET SETTING" IS NOT ALLOWED.
  3. WALL SHALL HAVE VERTICAL CONTROL JOINTS (W/CHAMFER STRIPS) AT 30'-0" OC MAX. REFERENCE DETAIL 2, THIS SHEET.
  4. REFERENCE DETAIL 2 ON SHEET 3 OF 3 FOR REBAR BEND REQUIREMENTS.

PRELIMINARY -  
FINAL RETAINING WALL  
WITH THE GEOTECH

SCALE:		PROJ #:	20-0722	DATE:	03/28/25
HORIZONTAL:	PER PLAN	DRAWN:	JDK	REVIEWED:	CAP
VERTICAL:	N/A				
B 03/07/2025 RIMA DEAWALL PLANS					
A 03/25/2024 RIMA 4 NW BUILDINGS POOL ORIGINAL PREPARATION					
NEXT DATE: TYP					

Applicant: Lanzce Douglas  
File No.: NWW-2025-00106  
Waterway: Spokane River  
Proposed Activity: Seawall  
PLSS: Sec. 9, T. 50 N, R. 4 W  
Lat: 47.6987 N , Long: -116.8339 W  
Sheet 3 of 3  
Date: May 2, 2025

# JOINT APPLICATION FOR PERMITS

## U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

**Authorities:** The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

**Joint Application:** Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.

**See Instruction Guide** for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

**Do not start work until you have received all required permits from both the Corps and the State of Idaho**

FOR AGENCY USE ONLY									
USACE NWW-	Date Received:		<input type="checkbox"/> Incomplete Application Returned		<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> <b>RECEIVED</b>  MAR 27 2025  IDAHO DEPT. OF LANDS  MIA SUPERVISORY AREA OFFICE </div>				
Idaho Department of Water Resources No.	Date Received:		<input type="checkbox"/> Fee Received DATE:		<div style="border: 1px solid blue; padding: 5px; display: inline-block;"> Receipt No. 302500 </div>				
Idaho Department of Lands No. <b>L9586163</b>	Date Received: <b>3/27/25</b>		<input checked="" type="checkbox"/> Fee Received DATE: <b>3/3/25</b>		<div style="border: 1px solid blue; padding: 5px; display: inline-block;"> Receipt No. 302500 </div>				
<b>INCOMPLETE APPLICANTS MAY NOT BE PROCESSED</b>									
1. CONTACT INFORMATION - APPLICANT Required:					2. CONTACT INFORMATION - AGENT:				
Name: LANZCE DOUGLASS					Name: TODD R. WHIPPLE, P.E.				
Company: RIVERS EDGE APARTMENTS LLC					Company: WHIPPLE CONSULTING ENGINEERS				
Mailing Address: 1402 E MAGNESIUM ROAD, SUITE 202					Mailing Address: 21 S PINES ROAD				
City: SPOKANE			State: WA	Zip Code: 99217	City: SPOKANE VALLEY			State: WA	Zip Code: 99206
Phone Number (include area code): 509-951-4785		E-mail: LANZCE@LGDPROPERTIES.COM			Phone Number (include area code): 509-893-2617		E-mail: TODDW@WHIPPLECE.COM		
3. PROJECT NAME or TITLE: RIVERS EDGE APARTMENTS					4. PROJECT STREET ADDRESS: 3528 W SELTICE WAY				
5. PROJECT COUNTY: KOOTENAI		6. PROJECT CITY: COEUR D'ALENE			7. PROJECT ZIP CODE: 83814		8. NEAREST WATERWAY/WATERBODY: SPOKANE RIVER		
9. TAX PARCEL ID#: <b>AIN 228110</b> C00000090200 <b>ALF</b>		10. LATITUDE: 47°41'55.0"N LONGITUDE: 116°49'53.6"W			11a. 1/4: NE		11b. 1/4: NE		11c. SECTION: 09
12a. ESTIMATED START DATE: <b>6/23/25</b> WINTER 2025		12b. ESTIMATED END DATE: SPRING 2026			13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Tribe:				
13b. IS PROJECT LOCATED IN LISTED ESA AREA? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES					13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.  SEE ATTACHED PLAN 1 OF 3 FOR VICINITY MAP.									
15. PURPOSE and NEED: <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Other Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.  CONSTRUCTION OF SEAWALL/BANK STABILIZATION ALONG PROJECT FRONTAGE OF SPOKANE RIVER.									

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

Construction of the seawall begins with site preparation, to clear vegetation and grade the bank, which may include areas within the river's ordinary high-water mark (OHWM), classified as waters of the United States. Within these waters, workers would install a deep footing using pile drivers or cranes to anchor the seawall, ensuring stability against the river's currents. Temporary cofferdams or silt curtains to control sediment and turbidity may be used, minimizing downstream impacts on water quality and aquatic habitats.

The seawall's main structure, built mostly outside the OHWM, would be erected using concrete placed by dump trucks and loaders, with a drainage system of weep holes or pipes installed to manage water pressure behind the wall. Materials might be sourced from local borrow pits. Erosion control may involve silt fences and straw wattles upslope, while turbidity would be monitored to stay below state thresholds. The Spokane River's flows may influence construction timing, likely winter for lower water levels. Backfilling with imported fill or onsite soil and final landscaping would complete the project, balancing functionality with minimal disruption to the river's hydrology.

17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

One alternative considered was no action, leaving the riverbank unprotected, but this was dismissed due to ongoing erosion threatening nearby infrastructure especially during summer flows. Another alternative, setback construction, involved building the seawall farther inland from the OHWM, reducing in-water work, but site constraints make this impractical. Ultimately, the seawall was chosen, but minimization measures will be applied: construction will be timed for low winter water elevations to limit sediment disturbance, and silt curtains and cofferdams may be deployed to keep turbidity low. Drainage pipes will be added to relieve pressures behind the wall, preserving hydrology. Excess fill will be disposed of upland, and fish passage will be preserved with riprap at the wall's base. These steps balanced protection needs with the river's ecological integrity, meeting federal and state standards.

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.


A mitigation plan is not required for the seawall along the Spokane River because the project avoids significant impacts to waters of the United States, due to the seawall being mostly constructed outside and above the OHWM. With silt curtains keeping turbidity negligible during winter work and no fill discharged into the river, the impact footprint stays minimal.

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil:	0	cubic yards
Dredged Material:	0	cubic yards
Clean Sand:	0	cubic yards
Clay:	0	cubic yards
Gravel, Rock, or Stone:	1,600	cubic yards
Concrete:	120	cubic yards
Other (describe):	:	0 cubic yards
Other (describe):	:	0 cubic yards
TOTAL: 1,720 cubic yards		

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling:	0	acres	0	sq ft.	0	cubic yards
Backfill & Bedding:	0	acres	0	sq ft.	0	cubic yards
Land Clearing:	0	acres	0	sq ft.	0	cubic yards
Dredging:	0	acres	0	sq ft.	0	cubic yards
Flooding:	0	acres	0	sq ft.	0	cubic yards
Excavation:	0	acres	0	sq ft.	0	cubic yards
Draining:	0	acres	0	sq ft.	0	cubic yards
Other:	:	acres	:	sq ft.	:	cubic yards
TOTALS: 0 acres 0 sq ft. 0 cubic yards						

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES    If yes, describe ALL work that has occurred including dates.				
22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS: IDAHO DEPARTMENT OF LANDS ENCROACHMENT PERMIT				
23. <input type="checkbox"/> YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands				
24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: _____ Square Miles				
25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES    If yes, contact the floodplain administrator in the local government jurisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.				
26a. WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity. <u>See Instruction Guide for further clarification and all contact information.</u>				
The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Is applicant willing to assume that the affected waterbody is high quality? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?				
26b. BEST MANAGEMENT PRACTICES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality  Temporary cofferdams or silt curtains to control sediment and turbidity may be used, minimizing downstream impacts on water quality and aquatic habitats. Erosion control may involve silt fences and straw wattles upslope, while turbidity would be monitored to stay below state thresholds. The Spokane River's flows may influence construction timing, likely winter for lower water levels.				
				
Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.				
27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.				
Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
SEAWALL	SPOKANE RIVER	N/A	CONSTRUCTION OF 7-FT TALL SEAWALL	1,592
TOTAL STREAM IMPACTS (Linear Feet):				1,592
28. LIST EACH WETLAND IMPACT include mechanized clearing, fill excavation, flood, drainage, etc. Attach site map with each impact location.				
Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft)
NONE	NONE	0	NONE	0
TOTAL WETLAND IMPACTS (Square Feet):				0

29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREMENT: Provide contact information of ALL adjacent property owners below.

<p>Name: COEUR D ALENE INVESTMENTS LLC</p> <p>Mailing Address: 5396 OHIO ST</p> <p>City: State: Zip Code: YORBA LINDA CA 92886</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name: CITY OF COEUR D ALENE</p> <p>Mailing Address: 710 E MULLAN AVENUE</p> <p>City: State: Zip Code: COEUR D ALENE ID 83814</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name: PETER &amp; TARA FOY</p> <p>Mailing Address: 3606 W SHOREVIEW LANE</p> <p>City: State: Zip Code: COEUR D ALENE ID 83814</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>

30. SIGNATURES: STATEMENT OF AUTHORIZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant: James Daughan Date: 3-3-25

Signature of Agent: B. M. Cell Date: 3/3/25

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both".

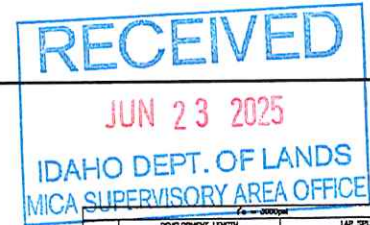


IDAHO DEPT. OF LANDS  
MICA SUPERVISORY AREA OFFICE

UNDERGROUND SERVICE ALERT  
ONE-CALL NUMBER  
**811**  
CALL TWO WEEKS BEFORE YOU DIG

---

SECTION 9, T. 50 N., R. 4 W., B.M.  
CITY OF COEUR D'ALENE, KOOTENAI CO., IDAHO



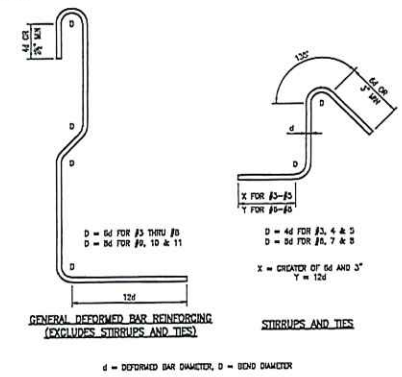
BAR SIZE	DEVELOPMENT LENGTH			LAP SPICE		
	TENSION		COMPRESSION	TENSION		COMPRESSION
	TOP BARS	OTHER BARS	ALL BARS	TOP BARS	OTHER BARS	ALL BARS
#3	22	17	9	28	22	12
#4	29	22	11	37	29	15
#5	38	28	14	47	38	19
#6	43	33	17	55	43	23
#7	63	48	25	81	63	33
#8	72	55	29	93	72	38

NOTES:

- VALUES FOR UNGRADED REINFORCING AND NORMAL WEIGHT CONCRETE WITH CLEAR SPACING  $> 4d$ , CLEAR COVER  $> 4d$  AND MINIMUM STIRRUPS OR TIES THROUGHOUT LE OR CLEAR SPACING  $> 2d$  AND CLEAR COVER  $> 4d$ .
- DEVELOP ALL REINFORCING IN STRUCTURAL STEEL WITH MINIMUM DEVELOPMENT LENGTH  $1d$ .
- TOP BAR = HORIZONTAL BAR WITH MORE THAN 12" OF FRESH CONCRETE BELOW OR AS NOTED ON DOCUMENTS AS "TOP BAR".
- UNLESS NOTED OTHERWISE, ALL LAPS SHALL BE MINIMUM CLASS II OR CLASS II TOP BARS.
- ALL TABULATED VALUES ARE IN INCHES.

TYPICAL LAP SPICE AND DEVELOPMENT LENGTH SCHEDULE

1



2

TYPICAL REBAR BENDING SCHEDULE

SCALE:		PROJ #1	20-2722	WCE
HORIZONTAL	DATE: 08/23/25	DATE: 08/23/25	DATE: 08/23/25	WCE
VERTICAL	PER PLAN	DRAWN: JCK	DRAWN: JCK	WCE
	N/A	REVIEWED: (CAP)	REVIEWED: (CAP)	WCE

RIVER'S EDGE  
SEAWALL SECTION  
3528 W SELTICE WAY  
COEUR D'ALENE, ID



SHEET  
3 OF 3  
JOB NUMBER  
20-2722

SECTION 9, T. 50 N., R. 4 W., B.M.  
CITY OF COEUR D'ALENE, KOOTENAI CO., IDAHO

PLANT SCHEDULE RIVERWALL

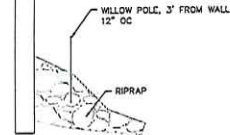
SYMBOL	CODE	QTY	NOTANICAL / COMMON NAME	SIZE
SHRUBS				
*	BE	1,285	SALIX EVIDUA COYOTEWILLOW	POLES

REFERENCE NOTES SCHEDULE

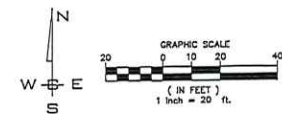
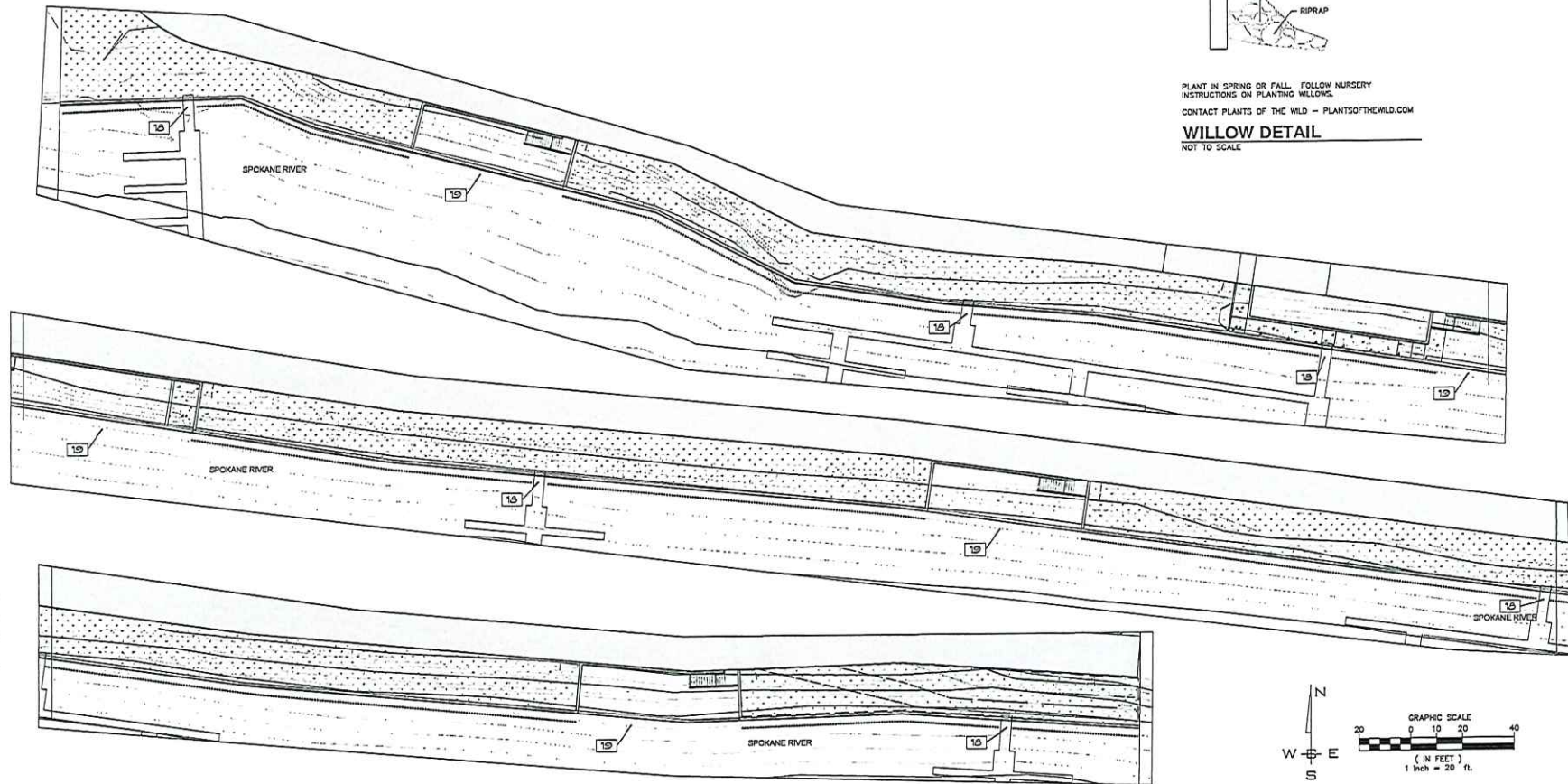
CODE	DESCRIPTION	DETAIL
15	NO WILLOWS AT LEAST A 5' SPACING FOR THE DOCK RAMP IN THIS AREA	
19	NO WILLOWS IN FRONT OF SWIMMING AREA	

**RECEIVED**  
JUN 23 2025  
IDAHO DEPT. OF LANDS  
MCA SUPERVISORY AREA OFFICE

UNDERGROUND SERVICE ALERT  
ONE-CALL NUMBER  
811  
CALL TWO BUSINESS DAYS  
BEFORE YOU DIG



PLANT IN SPRING OR FALL. FOLLOW NURSERY  
INSTRUCTIONS ON PLANTING WILLOWS.  
CONTACT PLANTS OF THE WILD - PLANTSOFTHEWILD.COM  
**WILLOW DETAIL**  
NOT TO SCALE



NGVD - 29

NO.	DATE	BY	REVISIONS
1	04/22/25	RMA	AGENCY COMMENTS
15	03/07/25	REXAL	SEAWALL PLANS
A	01/26/24	RMA	4 NW BUILDINGS POO ORIGINAL PREPARATION

SCALE:  
HORIZONTAL:  
1"=20'  
VERTICAL:  
N/A

PROJ #1: 20-2722  
DATE: 06/23/25  
DRAWN: GMM  
REVIEWED: TRW

CAD	
TERMINAL	
SURVEYING	
TRAFFIC	
PLANNING	
LANDSCAPE	
OTHER	

**WCE**  
WAYNE CONSULTING ENGINEERS  
31 SOUTH PRINCE ROAD  
SPOKANE VALLEY, WA 99209  
PH: 509.460.0000 FAX: 509.460.0001

**RIVER'S EDGE  
RIVER WALL PLANTINGS**  
3528 W SELTICE WAY  
COEUR D'ALENE, ID



SHEET  
L1.1  
JOB NUMBER  
20-2722



## Kootenai County, Idaho

8	5	4	3	2	1
7	8	9	10	11	12
15	17	18	19	20	21
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



THIS DRAWING IS TO BE USED FOR REFERENCE PURPOSES ONLY. THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES CONTAINED HEREIN.

### Map Revisions

06/12/12 - VMW  
Pin C-6112-000-004-0 combined w/ 005-0 (both now -A) & redesignated as Tax#23235 (13)

09/10/12 - ET  
C-6112-000-003-0 (now -A), 004-A & 005-A redesignated as Tax #23312, #23313 & #23314 (13)

05/22/13 - ET  
50N04W-09-7500 & 7700 out of 7300; 5300, 6100 & 6300 out of 1400; 2300 acreage amended (14)

03/11/15 - TH  
50N04W-09-0200 (now C-0000-009-0200) annexed into City of CDA per Ord #3476 (15)

09/21/15 - bc  
50N04W-09-0150 out of pin abandoned BNSF RR as pin Tax#24208 (16)  
C-0000-009-3000 out of pin abandoned BNSF RR as pin Tax#24207 (16)

03/18/16 TH  
50N04W-09-0150 (now C-0000-009-0150) annexed into City of CDA per Ord#3509 (16)

03/02/22 - ET  
C-0000-009-0250 & 0100 out of 0150 & 0200 as Tax#26814 & #26815; pin 0200 combined w/ pin 0150 & redesignated as pin Tax#26816 in Sec 9; pin 009-0150, 010-3300 & 010-3450 combined w/ rem 009-0200 & redesignated as Tax#26817 (22)

### Notes:

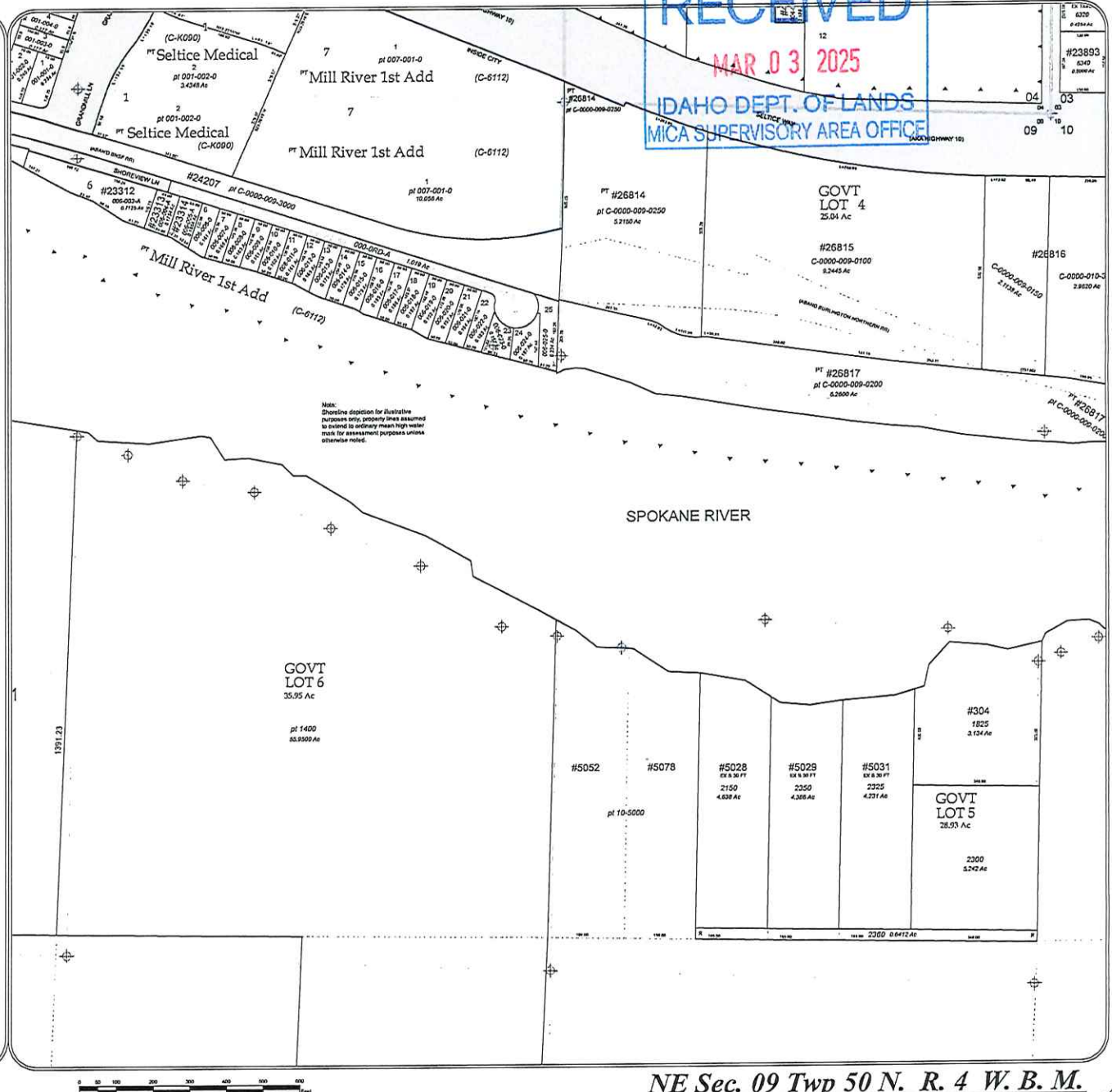
Parcel areas have been calculated by traverse closure when sufficient information has been available. Area shown is Net Assessable Area; Right-of-Way, where applicable, has been subtracted. Distances and curve lengths less than 50' may not be shown due to scale limitations. Dimensions in parenthesis denote record and/or plotted lot dimensions.

LOCATION OF ROADS SHOWN ARE BASED ON ADDRESSABLE ROAD INFORMATION AND MAY OR MAY NOT BE PUBLIC.

Parcel Identification Number (PIN) are computed as follows:  
Platted: Subcode and Parcel ID# ex: C-3510 and 021-009-C Resulting PIN = C-3510-021-009-C or C3510021009C  
Unplatted: TwpRngSec and Parcel ID# ex: 50N03W-10 and 7950 Resulting PIN = 50N03W-10-7950 or 50N03W107950

### Legend

(C-5357) Sub-code    TaxParcels    Private Roads    City Limits  
001-001-A Parcel ID# (PIN)    LegalAreas    Plot Boundaries    GCDB\_Corners  
Road RW    Railroad    GCDB\_Lines



Maptile: 50N04W09NE

REA-3-24

NE Sec. 09 Twp 50 N. R. 4 W. B. M.

General Information

Owner: Rivers Edge Apartments Llc

Mailing Address: 1402 E Magnesium Rd Ste 202 Spokane Wa 99217

Property Address: Not Available

Neighborhood: 28 Apartments

District (TCA): 001034

Parcel ID (PIN): C00000090200

Alternate ID (AIN): 228110

Property Class: 421- Comm In-city

Deeded Acres: 6.2600



Last updated: 4/07/2025 01:53:21 AM

Legal Descriptions

Description

TAX#26817 [IN GOVT LT 4 SEC 9 & GOVT LT 1 SEC 10] ATLAS URD 2018 0950N04W

Net Taxable Value

Tax Year	Value
2024	\$8,307,634.00
2023	\$8,307,634.00
2022	\$8,307,634.00
2021	\$4,192,952.00
2020	\$3,844,599.00
2019	\$2,489,175.00

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2024	Assessment Update	\$8,307,634.00	\$0.00	\$8,307,634.00
2024	Assessment Update	\$8,307,634.00	\$0.00	\$8,307,634.00
2023	Assessment Update	\$8,307,634.00	\$0.00	\$8,307,634.00
2022	Assessment Update	\$8,307,634.00	\$0.00	\$8,307,634.00
2021	Assessment Update	\$4,192,952.00	\$0.00	\$4,192,952.00

1
2
3
4
5
6
5
items per page

1 - 5 of 28 items

Exemption History

Effective Year	Exemption Type	Percent	Total Value	Exemption Value	Net Taxable Value
No modifier data is available for this record.					

Land Details

Land Type	Acres	Total Value
Commercial/Industrial	6.26	\$347,054
Waterfront Vacant Buildable	0.00	\$529,125



Application Number:

## Commercial/Community/Non-navigational Encroachment Permit Application

This application and required documents must be completed when submitting an encroachment permit application. Incomplete applications will be returned without processing.

**ENCROACHMENT TYPE(S):**  
(Check all that apply)

- |   |                                       |
|---|---------------------------------------|
| <input type="checkbox"/> Community dock                           | <input type="checkbox"/> Float home   |
| <input type="checkbox"/> Commercial marina                        | <input type="checkbox"/> Boat garage  |
| <input checked="" type="checkbox"/> Bank stabilization or Rip Rap | <input type="checkbox"/> Mooring buoy |
| <input checked="" type="checkbox"/> Other – describe: SEAWALL     |                                       |

**Applicant's Littoral Rights Are:**

☒ Owned, fee simple title holder

☐ Leased

☐ Signature of littoral rights owner is obtained if Applicant is not the owner of the riparian/littoral rights

☐ Other – describe: \_\_\_\_\_

**Provide a Copy of Each Required Document on 8½"x14" or Smaller Paper:**

- ☒ County plat map showing both neighboring littoral lots.
- ☒ Tax record identifying the owner of the upland parcel(s).
- ☒ Lakebed profile with encroachment and water levels of winter and summer.
- ☒ General vicinity map that allows Department to find the encroachment.
- ☒ Scaled air photo or map showing lengths of nearby encroachments, distances to adjacent encroachments, and location and orientation of the proposed encroachment.

**Are Existing Docks or Other Encroachment(s) Permitted On This Parcel(s)?**

☒ No

☐ Yes. Please attach a current photograph and a "to scale" drawing (see Document Requirements Above)

Permit # \_\_\_\_\_ Date of Construction: \_\_\_\_\_

What will happen to the existing dock or encroachment if this permit application is approved?

- ☒ Remain unchanged
- ☐ Complete removal
- ☐ Modification
- ☐ Other:

*(Please note that old dock materials must be removed from the lake. Discarding these materials creates serious boating safety issues and offenders will be subject to prosecution and penalties.)*

**How Many Feet Does the Proposed Encroachment(s) Extend Beyond the Ordinary (or Artificial) High Water Mark?**

Encroachment Type: SEAWALL      0      feet

Encroachment Type: \_\_\_\_\_      feet

Encroachment Type: \_\_\_\_\_      feet

**The Proposed Dock Length Is:**

- ☐ The same or shorter than the two adjacent docks
- ☐ Longer than the two adjacent docks
- ☐ Longer than the two adjacent docks, but within the line of navigability established by the majority of existing docks in the area.

☒ 0      feet and not located near any other docks or encroachments.

How many frontage parcel lots does the applicant own?

1 parcels

Application Number:



For Community Docks, Does the Property Have at Least 50 Feet of Littoral Frontage?

☐ No

☒ Yes Total front footage: 1,592 feet

For Community Docks, Does the Proposed Dock Exceed the Maximum Square Footage of 7 ft<sup>2</sup> per Littoral Front Foot?

☒ No Total square footage: 11,144 ft<sup>2</sup>

☐ Yes ft<sup>2</sup>

Will any Proposed Docks Exceed the Maximum Width of 10 Feet?

☒ No

☐ Yes If yes, explain why: \_\_\_\_\_

Will the Proposed Encroachment (besides riprap) Be Located Closer Than 25 Feet to the Riparian/Littoral Right Lines Established with Your Neighbors?

☒ No

☐ Yes If yes, what are the proposed distances?

Encroachment Type: \_\_\_\_\_ feet

Encroachment Type: \_\_\_\_\_ feet

Encroachment Type: \_\_\_\_\_ feet

☐ Consent of affected neighbor was attained

#### Determining Riparian/Littoral Right Lines

Littoral right lines are not simple extensions of the upland property lines. Littoral right lines are generally perpendicular, or at right angles, to the shoreline. Curved shorelines or unusual circumstances may require Department Staff, or other professionals, to closely examine littoral right lines and assess the potential for infringement on adjacent littoral property owners.

I hereby certify that I am the applicant or authorized representative of the applicant and that the information contained in this application is true and correct to the best of my knowledge and further acknowledge that falsification or misrepresentation of any information contained herein or provided herewith will be grounds for denial of the application.

Lance Douglass  
Applicant Signature

Lance Douglass  
Applicant Name

3/3/2025  
Date

Owner/Developer  
Applicant Title (if applicable)

#### Second Applicant (If applicable)

Ryan M. Andrade  
Applicant Signature

RYAN M. ANDRADE, P.E.  
~~Todd R. Whipple, P.E.~~  
Applicant Print Name

3/3/2025  
Date

Project Civil Engineer  
Applicant Title (if applicable)

Return to:  
Elizabeth A. Tellessen  
Winston & Cashatt Lawyers  
601 W. Riverside Ave., Suite 1900  
Spokane, WA 99201

JENNIFER LOCKE 3 P 3013653000  
KOOTENAI COUNTY RECORDER  
MRR Date 08/21/2025 1:54 PM  
REQ OF WINSTON AND CASHATT

RECORDING FEE: \$15.00

DD



## QUITCLAIM DEED

For Value Received, RIVER'S EDGE APARTMENTS, LLC, a Washington limited liability company, does hereby convey, release, remise and forever quitclaim unto BOARDWALK AND DOCKS LLC, an Idaho limited liability company, whose current address is 1402 E. Magnesium Rd., Ste. 202, Spokane, WA 99217, the real property described in **Exhibit A**, such exhibit being incorporated herein by this reference.

Together with their appurtenances and reserving an easement for ingress and egress across the property to the shoreline of the Spokane River for the benefit of Grantor, its abutting property, tenants, successors and assigns.

Dated this 21 day of August, 2025.

RIVER'S EDGE APARTMENTS, LLC  
A Washington limited liability company

Lance G. Douglass  
By: Lance G. Douglass  
Its: Member

STATE OF IDAHO                     )  
  ) ss  
COUNTY OF KOOTENAI         )

On this 21 day of August, 2025, before me, Lora Henderson, a Notary Public in and for said state, personally appeared Lance G. Douglass known or identified to me to be the Member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Lora Henderson  
Notary Public for the State of Idaho  
Residing: Artho 1  
Commission Expires: 10-25-28

**EXHIBIT A**  
**(Parcel 4)**

A PORTION OF GOVERNMENT LOT 1 OF SECTION 10 AND A PORTION OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 MARKED BY A 2.5" ALUMINUM CAP PER CP&F #267040000, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 88°01'04" WEST A DISTANCE OF 2652.88 FEET;

THENCE SOUTH 00°58'38" WEST A DISTANCE OF 175.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 89°33'06" EAST A DISTANCE OF 229.99 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182";

THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°59'21" WEST A DISTANCE OF 582.72 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE **POINT OF BEGINNING OF THIS DESCRIPTION**;

THENCE CONTINUING SOUTH 00°59'21" WEST A DISTANCE OF 133.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182"

THENCE CONTINUING SOUTH 00°59'21" WEST A DISTANCE OF 18.45 FEET TO A CALCULATED POINT SHOWN ON THE PLAT OF ATLAS WATERFRONT 1<sup>ST</sup> ADDITION AS RECORDED IN BOOK L, PAGES 519-519I, RECORDS OF KOOTENAI COUNTY, IDAHO ON THE ORDINARY HIGH WATER MARK OF THE SPOKANE RIVER

THENCE NORTHWESTERLY ALONG AND COINCIDENT WITH THE MENANDERING ORDINARY HIGH WATER MARK OF THE SPOKANE RIVER TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182", LOCATED NORTH 82°22'54" WEST A DISTANCE OF 1579.80 FEET;

THENCE NORTH 01°59'13" EAST A DISTANCE OF 205.28 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 76°26'19" EAST A DISTANCE OF 261.35 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 112.50 FEET, A CHORD BEARING OF SOUTH 65°31'53" EAST, AND A CHORD DISTANCE OF 42.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 167.50 FEET, A CHORD BEARING OF SOUTH 73°42'35" EAST, AND A CHORD DISTANCE OF 109.54 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 162.50 FEET, A CHORD BEARING OF SOUTH 87°24'49" EAST, AND A CHORD DISTANCE OF 30.48 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 82°01'55" EAST A DISTANCE OF 346.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 81°30'04" EAST A DISTANCE OF 141.18 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 83°43'59" EAST A DISTANCE OF 253.11 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 83°43'59" EAST A DISTANCE OF 237.80 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 80°20'28" EAST A DISTANCE OF 105.03 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 74°37'39" EAST A DISTANCE OF 20.09 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 80°20'28" EAST A DISTANCE OF 40.33 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

CONTAINING 6.26 ACRES, MORE OR LESS.

Return to:  
Elizabeth A. Tellessen  
Winston & Cashatt Lawyers  
601 W. Riverside Ave., Suite 1900  
Spokane, WA 99201

JENNIFER LOCKE 2 P 3013654000  
KOOTENAI COUNTY RECORDER  
KKR Date 08/21/2025 1:58 PM  
REQ OF WINSTON AND CASHATT

RECORDING FEE: \$15.00

DD



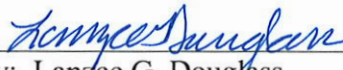
## QUITCLAIM DEED

For Value Received, RIVER'S EDGE APARTMENTS, LLC, a Washington limited liability company, does hereby convey, release, remise and forever quitclaim unto RESIDENCES ON THE SPOKANE LLC, an Idaho limited liability company, whose current address is 1402 E. Magnesium Rd., Ste. 202, Spokane, WA 99217, the real property legally described in **Exhibit A**, such exhibit being incorporated herein by this reference.

Together with their appurtenances and that easement reserved by grantor in the Quitclaim Deed, recorded in the records of Kootenai County, Idaho under instrument number 3013653000 granting an easement for ingress and egress to the shoreline of the Spokane River.

Dated this 21 day of August, 2025.

RIVER'S EDGE APARTMENTS, LLC  
A Washington limited liability company


  
By: Lanzce G. Douglass  
Its: Member

STATE OF IDAHO                    )  
  ) ss  
COUNTY OF KOOTENAI        )

On this 21 day of August, 2025, before me, Lora Henderson, a Notary Public in and for said state, personally appeared Lanzce G. Douglass known or identified to me to be the Member of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



  
Notary Public for the State of Idaho  
Residing: Altus  
Commission Expires: 10-25-28

## EXHIBIT A

### (Parcel 1)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4 AND A PORTION OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 MARKED BY A 2.5" ALUMINUM CAP PER CP&F #267040000, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 88°01'04" WEST A DISTANCE OF 2652.88 FEET;

THENCE SOUTH 00°58'38" WEST A DISTANCE OF 175.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE NORTH 89°33'06" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY A DISTANCE OF 96.49 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF NORTH 89°10'12" WEST, AND A CHORD DISTANCE OF 73.52 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF NORTH 80°35'43" WEST, AND A CHORD DISTANCE OF 766.60 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE **POINT OF BEGINNING OF THIS DESCRIPTION**;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 01°45'49" WEST A DISTANCE OF 558.28 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 167.50 FEET, A CHORD BEARING OF NORTH 73°42'35" WEST, AND A CHORD DISTANCE OF 109.54 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A TANGENT REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 112.50 FEET, A CHORD BEARING OF NORTH 65°31'53" WEST, AND A CHORD DISTANCE OF 42.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 76°26'19" WEST A DISTANCE OF 261.35 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 01°59'13" EAST A DISTANCE OF 585.53 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 67°47'18" EAST A DISTANCE OF 170.91 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2864.79 FEET, A CHORD BEARING OF SOUTH 68°15'34" EAST, AND A CHORD DISTANCE OF 3.00 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 22°28'52" EAST A DISTANCE OF 11.95 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF SOUTH 70°17'23" EAST, AND A CHORD DISTANCE OF 243.52 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" AND THE **POINT OF BEGINNING OF THIS DESCRIPTION**;

CONTAINING 5.22 ACRES, MORE OR LESS.

## **LEASE AGREEMENT**

This Lease Agreement (hereinafter "Lease"), made and entered into among BOARDWALK AND DOCKS LLC, an Idaho limited liability company, 1402 E. Magnesium Rd., Ste. 202, Spokane, WA 99217, ("Landlord"); and RIVER'S EDGE APARTMENTS, LLC, a Washington limited liability company and RESIDENCES ON THE SPOKANE LLC, an Idaho limited liability company (each is a "Tenant", and collectively "Tenants"), agree as follows:

**PREMISES:** That certain real property located in the City of Coeur d' Alene, County of Kootenai, State of Idaho, more particularly in Exhibit A, said exhibit is fully incorporated by this reference, together with all riparian or littoral rights (herein the "Premises").

**COMMON OCCUPATION and LITTORAL RIGHTS:** The Premises are adjacent to the Spokane River and abut Tenants' real properties (described in Exhibit B, herein "Tenants' Parcels"). The Premises and Tenants' Parcels are developed or will be developed under a common scheme and plan with apartments and common areas, which will be operated collectively as River's Edge Apartments. Landlord and Tenant agree that each owner with respect to each parcel, four in total, will have an undivided 1/4 interest in the Premises' riparian and littoral rights for purposes of the construction and use of a community dock system. It is Landlord's and Tenants' mutual intent that River's Edge Apartments, LLC will continue its pursuit of all authorizations necessary to develop the Premises with community docks that will be operated as common area available for use and rent by tenants of the apartments. Landlord and Residences on the Spokane LLC will cooperate and agree to any application, condition, permit, or authorization necessary to further the intent that each owner of the five parcels possess and have the benefit of the riparian and littoral rights to establish common area serving the apartment tenants. Landlord and Tenants agree that the community dock will not be open to the public or available for use or rent by the public.

**TERM and COMMENCEMENT:** The term of this Lease shall commence August 22, 2025 (the "Commencement Date") and shall continue for a period of ten years from the Commencement Date, such term will automatically renew in ten-year increments unless or until Landlord and Tenants agree to terminate this Lease.

**RENT:** Each Tenant shall pay to Landlord rent in an amount determined by Landlord when an encroachment permit for a community dock is issued by the Idaho Department of Lands.

DEPOSIT: No security deposit shall be required for this Lease.

LATE CHARGES: The Tenant acknowledges that late payment by the Tenant to the Landlord of rent or other sum due hereunder will cause the Landlord to incur costs not contemplated by the lease. Accordingly, the parties agree that in the event the Tenant should fail to pay the rent or other sum due within fourteen (14) business days of the date due, the Tenant shall pay the Landlord as additional rent a late charge equal to One Hundred and No/100ths Dollars (\$100.00). The Tenant will pay a \$75.00 charge to the Landlord for each check returned due to insufficient funds.

OBLIGATIONS OF LANDLORD AND TENANT: Tenant's obligation to pay rent is a material term of this Lease, and a failure to pay rent due, except as expressly permitted herein, is a material breach of this Lease.

CONSTRUCTION, MAINTENANCE AND REPAIRS: Landlord and Tenants shall share all expenses associated with the construction, maintenance, repair, and replacement of the docks, including, but not limited to driving pilings, constructing dock supports, frames, decks and trim, constructing ramps and all other appurtenances to the community docks. Notwithstanding the foregoing, Landlord shall be responsible for maintaining the aesthetic appeal of the Premises related to Landlord's specific use and occupancy of any apartment buildings.

RESTRICTIONS ON USE: If any Tenant shall use the premises in any manner that will increase risks covered by insurance on the premises and result in an increase in the rate of insurance, the Tenant shall pay any such increase. Tenants shall not keep, use, or sell anything prohibited by any policy of fire insurance covering the premises, and shall comply with all requirements of the insurers applicable to the premises necessary to keep in force the fire and liability insurance.

MAINTENANCE: Repairs due to negligence of any Tenant, its agents, employees, guests or customers shall be the responsibility of the Tenant at no cost to the Landlord. At the end of the lease term the Tenant agrees to return the premises to the Landlord with the docks in good working order and repair, and otherwise in the same condition as they were the first day of possession by the Tenant, reasonable wear and tear excepted.

FIRE: If the Premises is damaged or destroyed by fire, the Landlord will, within 30 days, advise the Tenants of intent to repair or rebuild. Any rebuilding shall be commenced within 90 days and pursued with reasonable diligence to completion.

EMERGENCY PROVISIONS/ACTS OF GOD: In the event that any force majeure event or other act of God should prohibit, through no fault or responsibility of a Tenant's operation of the docks, the parties hereto agree that upon ninety (90) day notice in writing with substantiation of the conditions constituting such significant change or force majeure event, this Lease may be terminated and neither party shall have any ongoing obligations to the other, excepting the payment of rent during the ninety (90) day notice period.

INDEMNITY AND INSURANCE Landlord and Tenant agree each will carry and maintain in force, at each party's respective cost and expense, the types of insurance coverage, in the amounts elected by the party procuring the insurance, deemed necessary and appropriate to cover the potential casualties and liabilities that may arise under this Lease.

HOLD HARMLESS: No party shall be liable to another party or its agents, servants, employees, customers or invitees for any damage to person or Premises caused by any act, omission or neglect of another party.

ASSIGNMENT OR SUBLEASE: Landlord and Tenants may lease or sublease individual slips within the community dock to residents of River's Edge Apartments, provided that any lease or sublease of an individual slip in the community dock shall only be to residents of the River's Edge Apartments.

QUIET ENJOYMENT: So long as a Tenant is not in default in the payment of its rent or any other obligation of this lease or in the performance of any of the terms, covenants or conditions of the lease, Tenant's possession and rights and privileges under the lease shall not be diminished by any mortgagee or any successor to the Landlord's interest in the property.

ATTORNEY'S FEES: In the event either party places the enforcement of this Lease agreement, or any part thereof, or the collection of any rent due, or to become due hereunder, or recovery of the possession of the leased premises in the hands of an attorney, or files suit upon the same, the non-prevailing (or defaulting) party shall pay the other party's reasonable attorneys' fees and court costs.

LIENS: The Tenants agree to keep the premises free from all liens and charges for any material or service supplied at its request.

BINDING EFFECT: All provisions of this lease shall apply to and be binding on the parties hereto, their successors, heirs, executors and assigns.

AUTHORITY: The parties hereto warrant that they have the authority to commit to this Lease.

CONDEMNATION: In the event of any exercise of a lawful right of eminent domain on a portion of the leased premises, the lease premises shall be adjusted to the remaining portion, provided it is suitable for the Tenant's purposes, and any unearned rent shall be refunded.

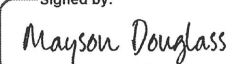
ELECTRONIC SIGNATURES: This Lease and all later documents, such as amendments, (a) may be executed by electronic signature, (b) may be executed and delivered in counterpart, and (c) may be delivered electronically (provided, if requested by Landlord, Tenant shall deliver a manually executed original of any of the foregoing to

Landlord). Electronic records and electronic signatures may be used in connection with the execution of this Lease and such later documents, and the same shall be legal and binding and have the same full force and effect as if a paper original of this Lease or such document had been signed using a handwritten signature. Landlord and Tenant (i) intend to be bound by electronic signatures and by documents and notices sent or delivered by electronic mail or other electronic means, (ii) are aware that the other party will rely on such signatures, and (iii) hereby waive any defenses to the enforcement of the terms of this Lease or any later documents or notices based on the foregoing forms of signature or delivery.

IN WITNESS WHEREOF, the parties have executed this Lease the August 21, 2025.

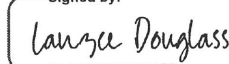
**LANDLORD:**

BOARDWALK AND DOCKS LLC, LLC  
an Idaho limited liability company

Signed by:  
  
0A2B413AA413439...  
By: Mayson Douglass  
Its: Member

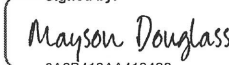
**TENANT:**

RIVER'S EDGE APARTMENTS, LLC  
a Washington limited liability company

Signed by:  
  
02AE0BEF03004F7...  
By: Lanzce G. Douglass  
Its: Member

**TENANT:**

RESIDENCES ON THE SPOKANE LLC  
an Idaho limited liability company

Signed by:  
  
0A2B413AA413439...  
By: Mayson Douglass  
Its: Member

**EXHIBIT A—Premises  
(Parcel 4)**

A PORTION OF GOVERNMENT LOT 1 OF SECTION 10 AND A PORTION OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 MARKED BY A 2.5" ALUMINUM CAP PER CP&F #267040000, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 88°01'04" WEST A DISTANCE OF 2652.88 FEET;

THENCE SOUTH 00°58'38" WEST A DISTANCE OF 175.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 89°33'06" EAST A DISTANCE OF 229.99 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182";

THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°59'21" WEST A DISTANCE OF 582.72 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE **POINT OF BEGINNING OF THIS DESCRIPTION**;

THENCE CONTINUING SOUTH 00°59'21" WEST A DISTANCE OF 133.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182"

THENCE CONTINUING SOUTH 00°59'21" WEST A DISTANCE OF 18.45 FEET TO A CALCULATED POINT SHOWN ON THE PLAT OF ATLAS WATERFRONT 1<sup>ST</sup> ADDITION AS RECORDED IN BOOK L, PAGES 519-519I, RECORDS OF KOOTENAI COUNTY, IDAHO ON THE ORDINARY HIGH WATER MARK OF THE SPOKANE RIVER

THENCE NORTHWESTERLY ALONG AND COINCIDENT WITH THE MENANDERING ORDINARY HIGH WATER MARK OF THE SPOKANE RIVER TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182", LOCATED NORTH 82°22'54" WEST A DISTANCE OF 1579.80 FEET;

THENCE NORTH 01°59'13" EAST A DISTANCE OF 205.28 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 76°26'19" EAST A DISTANCE OF 261.35 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 112.50 FEET, A CHORD BEARING OF SOUTH 65°31'53" EAST, AND A CHORD DISTANCE OF 42.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 167.50 FEET, A CHORD BEARING OF SOUTH 73°42'35" EAST, AND A CHORD DISTANCE OF 109.54 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 162.50 FEET, A CHORD BEARING OF SOUTH 87°24'49" EAST, AND A CHORD DISTANCE OF 30.48 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 82°01'55" EAST A DISTANCE OF 346.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 81°30'04" EAST A DISTANCE OF 141.18 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 83°43'59" EAST A DISTANCE OF 253.11 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 83°43'59" EAST A DISTANCE OF 237.80 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 80°20'28" EAST A DISTANCE OF 105.03 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 74°37'39" EAST A DISTANCE OF 20.09 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE SOUTH 80°20'28" EAST A DISTANCE OF 40.33 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

CONTAINING 6.26 ACRES, MORE OR LESS.

## EXHIBIT B—Tenants' Parcels

### PARCEL 1:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 4 AND A PORTION OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 MARKED BY A 2.5" ALUMINUM CAP PER CP&F #267040000, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 88°01'04" WEST A DISTANCE OF 2652.88 FEET;

THENCE SOUTH 00°58'38" WEST A DISTANCE OF 175.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE NORTH 89°33'06" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY A DISTANCE OF 96.49 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF NORTH 89°10'12" WEST, AND A CHORD DISTANCE OF 73.52 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF NORTH 80°35'43" WEST, AND A CHORD DISTANCE OF 766.60 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE **POINT OF BEGINNING OF THIS DESCRIPTION**;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 01°45'49" WEST A DISTANCE OF 558.28 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 167.50 FEET, A CHORD BEARING OF NORTH 73°42'35" WEST, AND A CHORD DISTANCE OF 109.54 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A TANGENT REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 112.50 FEET, A CHORD BEARING OF NORTH 65°31'53" WEST, AND A CHORD DISTANCE OF 42.57 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 76°26'19" WEST A DISTANCE OF 261.35 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 01°59'13" EAST A DISTANCE OF 585.53 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 67°47'18" EAST A DISTANCE OF 170.91 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2864.79 FEET, A CHORD BEARING OF SOUTH

68°15'34" EAST, AND A CHORD DISTANCE OF 3.00 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 22°28'52" EAST A DISTANCE OF 11.95 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF SOUTH 70°17'23" EAST, AND A CHORD DISTANCE OF 243.52 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

CONTAINING 5.22 ACRES, MORE OR LESS.

**PARCEL 2:**

A PORTION OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 MARKED BY A 2.5" ALUMINUM CAP PER CP&F #267040000, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 88°01'04" WEST A DISTANCE OF 2652.88 FEET;

THENCE SOUTH 00°58'38" WEST A DISTANCE OF 175.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE NORTH 89°33'06" WEST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY A DISTANCE OF 96.49 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF NORTH 89°10'12" WEST, AND A CHORD DISTANCE OF 73.52 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°59'05" WEST A DISTANCE OF 530.66 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 83°43'59" WEST A DISTANCE OF 253.11 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 81°30'04" WEST A DISTANCE OF 141.18 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 82°01'55" WEST A DISTANCE OF 346.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 162.50 FEET, A CHORD BEARING OF NORTH 87°24'49" WEST, AND A CHORD DISTANCE OF 30.48 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 01°45'49" EAST A DISTANCE OF 558.28 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF SOUTH 80°35'43" EAST, AND A CHORD DISTANCE OF 766.60 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

CONTAINING 9.24 ACRES, MORE OR LESS.

**PARCEL 3:**

A PORTION OF GOVERNMENT LOT 1 OF SECTION 10 AND A PORTION OF GOVERNMENT LOT 4 OF SECTION 9, TOWNSHIP 50 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 9 MARKED BY A 2.5" ALUMINUM CAP PER CP&F #267040000, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 9 BEARS NORTH 88°01'04" WEST A DISTANCE OF 2652.88 FEET;

THENCE SOUTH 00°58'38" WEST A DISTANCE OF 175.02 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY AND THE **POINT OF BEGINNING OF THIS DESCRIPTION**;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 89°33'06" EAST A DISTANCE OF 229.99 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4182";

THENCE LEAVING SAID RIGHT OF WAY SOUTH 00°59'21" WEST A DISTANCE OF 582.72 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 80°20'28" WEST A DISTANCE OF 40.33 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 74°37'39" WEST A DISTANCE OF 20.09 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 80°20'28" WEST A DISTANCE OF 105.03 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 83°43'59" WEST A DISTANCE OF 237.80 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE NORTH 00°59'05" EAST A DISTANCE OF 530.66 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" LOCATED ON THE SOUTHERLY RIGHT OF WAY LINE OF SELTICE WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2814.79 FEET, A CHORD BEARING OF SOUTH 89°10'12" EAST, AND A CHORD DISTANCE OF 73.52 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724";

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY SOUTH 89°33'06" EAST A DISTANCE OF 96.49 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED "WCE PLS 19724" AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

CONTAINING 5.08 ACRES, MORE OR LESS.

**PARTIAL ASSIGNMENT OF JOINT APPLICATION FOR PERMITS  
L95S6163A**

This Partial Assignment of Joint Application for Permits (this “**Assignment**”) is dated as of the 21<sup>st</sup> day of August, 2025, by and between **River’s Edge Apartments LLC**, an Idaho limited liability company and **Lanzce Douglass**, individually (“**Assignor**”), and **Residences on the Spokane LLC**, an Idaho limited liability company and **Boardwalk and Docks LLC**, an Idaho limited liability company (collectively “**Assignees**”), the “**Parties**”.

**RECITALS:**

A. Assignor previously executed that certain Joint Application for Permits, dated June 19, 2025, (“**Application**”), requesting approval of community docks for use by residents of the River’s Edge Apartment complex.

B. Assignor has conveyed to Boardwalk and Docks LLC the real property abutting the Spokane River (Shoreline Parcel).

C. The Parties have entered into a lease under which each Party with respect to each parcel it owns, four in total, will have an undivided 1/4 interest in the Shoreline Parcel’s riparian and littoral rights for purposes of the construction and use of a community dock system.

D. Assignor wishes to assign, in part, its rights and interests in the Application to Assignees and to evidence Assignees’ acceptance of those rights and interests.

**AGREEMENT:**

NOW, THEREFORE, for good and valuable consideration, the Parties agree as follows:

1. Assignment. Assignor hereby assigns and transfers to each Assignee a ¼ undivided interest in Assignor’s rights, title and interest in and to the Application.
2. Assumption. Assignee hereby acknowledges and agrees to all of the terms of the Application and accepts the foregoing assignment and agrees to execute any further documents and perform any obligations of a permit or license issued by Idaho Department of Lands.
3. No Release. The assignment set forth herein shall not release Assignor from the obligation of Assignor to perform in accordance with the terms of the Application. Assignor and Assignee shall be jointly and severally liable for the performance of all obligations set forth in any permit or license issued by Idaho Department of Lands.


4. Counterparts. This Assignment may be executed in two or more counterparts, which when taken together shall constitute one and the same instrument. This Assignment may be executed and delivered via Docusign, telecopy, .pdf or similar electronic transmittal, which in each case shall be deemed an original.

ASSIGNOR:

**Lanzce Douglass**


Signed by:  
  
02AE68BEF63694F7...

**RIVER'S EDGE APARTMENTS LLC**  
an Washington limited liability company


Signed by:  
  
02AE68BEF63694F7...  
By: Lanzce Douglass  
Its: Member

ASSIGNEES:

**RESIDENCES ON THE SPOKANE LLC**  
an Idaho limited liability company

Signed by:  
  
0A2B413AA413439...  
By: Mayson Douglass  
Its: Member

**BOARDWALK AND DOCKS LLC**  
an Idaho limited liability company

Signed by:  
  
0A2B413AA413439...  
By: Mayson Douglass  
Its: Member