

Original Sheet No. 1

CROWN WEST REALTY, L.L.C.
dba Spokane Business and Industrial Park

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Naming Rates for

WATER SERVICE

at

SPOKANE BUSINESS AND INDUSTRIAL PARK

at

Spokane County, Washington

and

Containing Rules and Regulations
Governing Service

Issued: July 1, 1996 Effective: August 31, 1996

Issued By: Crown West Realty, L.L.C. dba Spokane Business and Industrial Park

By: Rob B. Gragg CPM, Asset Manager Signature: 

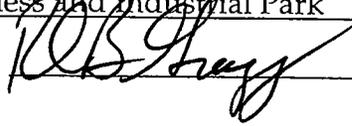
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INDEX PAGE

Schedule No.	Title of Sheet	Sheet No.
	RULES	
	Adoption of Regulatory Authorities	5
	Schedules and Conditions	5
	Supply and Use of Service	5
	Application and Agreement for Service	5
	Change of Use	6
	Company's Service Pipe and Meters	6
	Reconnection Charge	7
	Distribution Main Extension	8
	Responsibility for, and Maintenance of, Service	8
	Access to Premises	8
	Interruptions to Service	9
	Payment of Bills	9
	Deposits	9
	Discontinuance of Service	10
	Responsibility for Delinquent Accounts	11
	Sprinkling and Irrigation	11
	Rates	12
	SERVICE AREA MAP	20
2	METERED RATE SERVICE	22
10	SERVICE CONNECTION CHARGE	30

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WATER SERVICE
RULES AND REGULATIONS

Rule 1 -- Adoption of Rules of Regulatory Authorities

The rules regulating water service prescribed by the Washington Utilities and Transportation Commission, hereinafter referred to as the Commission; are hereby adopted and by this reference are made a part of this tariff.

Rule 2 -- Schedules and Conditions

The schedules and conditions specified in this tariff for water service are subject to change in accordance with the public service laws of the state of Washington or any amendment thereof. The amount of water to be furnished hereunder shall be subject to the capacity available from existing wells, or other sources of supply, of the utility. All schedules for water service apply to customers located on the established water mains of the utility.

Rule 3 -- Supply and Use of Service

Service will be supplied only under and pursuant to these rules and any modifications or additions thereto lawfully made, and under such applicable rate schedule(s) as may from time to time be lawfully fixed. Service will be supplied only to those who secure their source of water exclusively from the utility, unless otherwise provided under appropriate contract. Water service shall be used only for the purpose specified in the service agreement and applicable rate schedule(s), a customer shall not sell, or permit others to use such service, except when expressly authorized to do so under appropriate contract.

Rule 4 -- Application and Agreement for Service

Each prospective customer desiring water service may be required to sign the utility's standard form of application or other form of agreement before such service is supplied by the utility.

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WATER SERVICE
RULES AND REGULATIONS

Rule 4 -- Application and Agreement for Service (cont'd)

An application for service shall be deemed to be a notice that the prospective customer desires water service from the utility and represents his agreement to comply with the utility's Rules and Regulations on file with the Commission and in effect at the time water service is furnished. In the absence of a signed application for water service, the delivery of water and the taking thereof by the customer shall be deemed to constitute an agreement by and between the utility and the customer for the delivery and acceptance of service under the applicable rate schedule(s) and these Rules and Regulations.

Rule 5 -- Change of Use

The customer will not increase his demand or use of service as stated in his application without giving due notice of such increase. In the event of such increase, the customer will be required to pay the utility's regularly published rates for such increased service and demand from the date of connection and use of the same.

Whenever the customer desires to discontinue the use of water for any special purpose or through any fixtures mentioned in the original application, he shall cause the fixture to be removed and the branch pipe or service supplying the same to be capped or plugged, and shall notify the utility in writing before any reduction in charge will be made. Such a reduction in charge is contingent upon the provisions of the utility's tariff.

Rule 6 -- Company's Service Pipe and Meters

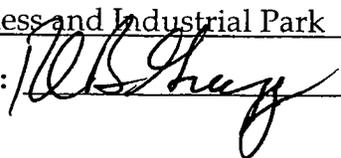
The utility will construct service connections of a proper size from its distribution mains to the customer's property. The utility reserves the right to refuse to construct a service connection to any property in case the applicant's pipes are not properly constructed and protected.

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WATER SERVICE
RULES AND REGULATIONS

Rule 6 -- Company's Service Pipe and Meters (cont'd)

The utility reserves the right to meter any flat rate service at its convenience, the utility's metered service rates thereupon to become effective, provided the customer has received 30 days written notice. All meters so placed will be installed and maintained by the utility without cost to the customer.

A meter will be installed upon any flat rate service at the request of the customer, provided however, that the actual cost of the meter installation must be paid by the customer at the time of the installation and before the water is turned on. The amount so paid will be refunded to the customer by allowing him credit of one-quarter (1/4) of his monthly bill until such time as the amount has been paid, provided such refund payments do not run for more than three years from the date when refunds began. All meters will be maintained by the utility without cost to the customer.

Rule 7 -- Reconnection Charge

A reconnection charge of \$35.00 per service shall be made for any subsequent reconnection of the customer's service to the utility's distribution system. Such charge is to apply only in cases where service has been discontinued on account of delinquent account, request of the customer, refusal to make proper repairs or similar cause. No charge will be made for reconnection of service if the shut-off was made for the convenience of the utility in making repairs, changes, etc.

When a utility employee is dispatched to disconnect service, that person shall be required to accept payment of a delinquent account at the service address if tendered in cash, but shall not be required to dispense change for cash tendered in excess of the amount due and owing. Any excess payment shall be credited to the customer's account.

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WATER SERVICE
RULES AND REGULATIONS

Rule 8 -- Distribution Main Extension

Water Main Distribution Extensions will be installed after contracts have been approved by the Washington Utilities and Transportation Commission pursuant to WAC 480-110-435.

Rule 9 -- Responsibility for, and Maintenance of, Services

The customer will assume all responsibility on his premises for water supplied by the utility. The utility will be exempt from all liability for loss or damage caused by leakage or escape of water furnished by the utility, after the same has passed the point of the utility's ownership.

All service pipes and fixtures on the premises of the customer must be kept in repair and protected from freezing at the expense of the customer. Where there are leaking or defective pipes or fixtures, the water may be turned off at the option of the utility until the proper repairs are made. The utility may require any service to be equipped with a stop and waste cock to be used during freezing weather instead of permitting water to run continuously from faucets.

Rule 10 -- Access to Premises

The utility's regularly authorized agents or employees shall have access to the premises of the customer at reasonable hours for the purpose of meter reading, inspection, connection, disconnection, repair or removal of the utility's property installed thereon.

Issued: March 1, 2000 Effective: April 15, 2000

Issued By: Crown West Realty, L.L.C. dba Spokane Business and Industrial Park

By: Bryan C. Keller, Controller Signature: 

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WATER SERVICE
RULES AND REGULATIONS

Rule 11 -- Interruption to Service

The utility will make a diligent effort to render uninterrupted service and supply of water; and, in cases where shut-off is necessary for repair, reconstruction, damage prevention or similar cause, the utility shall give advance notice to its customers of such scheduled shut-off. However, the utility will not be responsible for any damage which may result from any cessation of services such as above outlined, nor for failure to give notice of shut-off when circumstances are such that it is impossible to give notice as stated above.

Rule 12 -- Payment of Bills

All bills are due and payable upon receipt and are considered delinquent fifteen (15) days after the date mailed. Bills shall be deemed received upon personal delivery to customer or three (3) days following the deposit of the bill in the United States Mail to the customer's last known address. Bills will be rendered monthly in arrears for all customers.

Rule 13 -- Deposits

Deposits will be administered in full compliance with WAC 480-110-335.

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RULES AND REGULATIONS

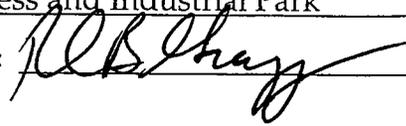
Rule 14 -- Discontinuance of Service

The utility reserves the right to discontinue a customers service if the customer:

- a Fails to maintain his connections, service pipes, or fixtures in good order.
- b Damages any service pipe, meter, curb stop valve, seal or other facilities of the utility.
- c Vacates the premises.
- d Willfully wastes water through improper or imperfect pipes, fixtures or otherwise.
- e Fails to make or renew any required deposits, or fails to make payments for water service or any other proper charges accruing under the applicable rate schedules, when due.
- f Refuse to permit an employee of the utility to have reasonable access to the premises for the purpose of inspecting the facilities, or for testing, reading, maintaining or removing meters.
- g Makes fraudulent use of service.
- h Violates any of these Rules and Regulations.

The right to discontinue service may be exercised whenever and as often as any of the foregoing situations shall occur, and neither delay nor omission on the part of the utility to enforce this rule at any one or more times shall be deemed a waiver of its right to enforce the same at any time, so long as the situation continues.

A minimum of eight (8) working days written notice will be given customer before service is discontinued under this rule, except in the case of danger to life or property, when utility may discontinue service on less than eight (8) days written notice following written notice. Prior to disconnecting service the company will also attempt to contact the customer in person or by telephone. If telephone contact is elected, at least two attempts shall be made during regular business hours. If a business or message number is provided by the customer, the utility will try to reach the customer at that number. If unable to make contact through the customer's telephone number, a log of the attempts shall be kept by the company showing the telephone number called the time of the call.

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WATER SERVICE
RULES AND REGULATIONS

Rule 14 -- Discontinuance of Service

If service is not discontinued within ten (10) working days of the date noted, unless other mutually acceptable arrangements have been made, that disconnection notice shall become void and a new notice shall be required before the service can be disconnected.

The utility will restore service when the cause of discontinuance has been removed and payment of all proper charges due from customer, including the Reconnection Charge set forth in this tariff, have been made.

Rule 15 -- Responsibility for Delinquent Accounts

The utility shall not refuse or disconnect service to an applicant or customer, who is not in arrears to the utility even though there are unpaid charges due from the premises occupied by the applicant or a customer, on account of the unpaid bill of a prior tenant unless there is evidence of intent to defraud.

The utility may not permanently deny service to an applicant because of a prior obligation to the utility.

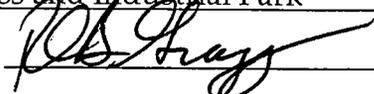
Rule 16 -- Sprinkling and Irrigation

Water used for sprinkling and irrigation shall be paid for at the regular prescribed tariff rates for such service. The hours for such use shall be as prescribed from time to time by the utility, subject to protest by any customer affected and to review by the Commission.

No person shall use water for sprinkling or irrigation purposes during any fire in the area, and all sprinkling or irrigation shall be stopped immediately when an alarm of fire is sounded, and not resumed until the fire has been extinguished.

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WATER SERVICE
RULES AND REGULATIONS

Rule 17 -- Rates

Rates for water service and supply shall be those published in the utility's tariff on file with the Commission. Unless otherwise stated in this tariff, the rates shall apply to each service provided to each customer.

When conditions require that more than one customer be supplied through one meter, each customer shall be charged the minimum charge as provided by the schedule of rates. If the consumption as shown by the meter exceeds the allowance for the minimum charge multiplied by the customers, the excess consumption charge shall be computed at the regular rates for one customer and the amount prorated equally to the several customers, or otherwise as may be agreed among themselves.

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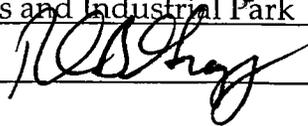
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SERVICE AREA MAP

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 Canceling Fourth Revision Sheet No. 22

CROWN WEST REALTY, L.L.C.
 d.b.a. Spokane Business and Industrial Park

Schedule No. 2

METERED RATE SERVICE

Applicability

To occupants of the Spokane Business and Industrial Park who obtain their water requirements from the water supply system of the Park.

MONTHLY WATER RATES

Size of Service	Minimum Allowance	Charge
5/8"	500 cu. ft. (D)	\$ 15.96 (I)
3/4"	500 cu. ft. (D)	\$ 17.55 (I)
1"	500 cu. ft. (D)	\$ 19.15 (I)
1 1/2"	1,000 cu. ft. (D)	\$ 28.57 (I)
2"	1,500 cu. ft. (D)	\$ 38.14 (I)
3"	2,500 cu. ft. (D)	\$ 55.72 (I)
4"	3,600 cu. ft. (D)	\$ 73.30 (I)
6"	5,100 cu. ft. (D)	\$ 97.16 (I)

USAGE RATES

First 125,000 cu. ft.	\$.5995 per 100 cu. ft. (I)
Next 200,000 cu. ft.	\$.4735 per 100 cu. ft. (I)
All Over	\$.3470 per 100 cu. ft. (I)

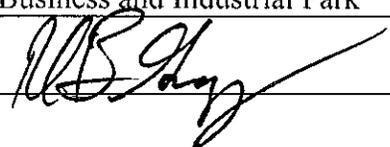
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By: Rob B. Gragg, Vice President

Signature: 

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Schedule No. 10

SERVICE CONNECTION CHARGE

- 1 A charge of \$1,500.00 will be made the first time a customer's service pipe, 1 inch or smaller, is connected to the utility's main. The charge for a larger connection will be the cost of labor and materials. These non-refundable charges do not include the cost of a meter, which will be furnished, installed and maintained by the utility.
- 2 The utility will own and maintain all materials involved in making a service connection.
- 3 The service connection charge will be paid before the water is tuned on.

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