



Ponderay - City Planning

Site Plan Application

RECEIVED

FEB 27 2024

PLANNING OFFICE
CITY OF PONDERAY

Cover Sheet

Site/Project Information	
Brief Project Description:	Development of a tire shop serving passenger and commercial vehicles
Project Representative:	Brody Cone
E-mail:	Brody@cone-engineering.com
Phone #'s:	208-450-2139
Location:	Hawthorne Ave & Hwy 200
Legal Description:	Lot 1 and 2 Lew's Industrial Park

Applicant/Owner Information	
Name:	William J Tingle owner MPS LLC
Legal Owner:	MPS, LLC
Signature:	<i>William J Tingle</i>
Mailing Address:	1435 Eagen Mountain Dr, Hope ID 83836
E-Mail:	elite_tire@yahoo.com
Phone #'s:	208-772-0823

Ponderay Planning Department	
File Number:	SP24-103
Fees:	\$400 APP \$448.67 SP Rev
Zoning:	Ind
Received By:	<i>[Signature]</i> Date: 2/27/24
Comments:	



Instrument # 1023617
Bonner County, Sandpoint, Idaho
08/04/2023 12:27:25 PM No. of Pages: 3
Recorded for: TITLEONE - NORTH IDAHO
Michael W. Rosedale Fee: \$15.00
Ex-Officio Recorder Deputy rflaherty
Index to: WARRANTY DEED

Order Number: 23479106

Warranty Deed

For value received,

Ponderay Industrial Park, LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

MPSC, LLC, an Idaho limited liability company

whose current address is 1435 Eagen Mountain Drive Hope, ID 83836

the grantee, the following described premises, in Bonner County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: 08/04/2023

Ponderay Industrial Park, LLC, an Idaho limited liability company

Lewis Patrick

By: Lewis Patrick, Manager

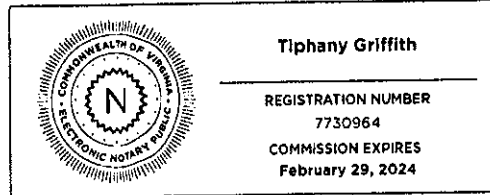
State of Virginia, County of Hampton, ss.

On this 4th day of August 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Lewis Patrick known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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

Tiffany Griffith

Notary Public for Virginia
Residing In: Hampton
My Commission Expires: 02/29/2024
(seal) REGISTRATION # 7730964



Notarized online using audio-video communication

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel I:

Lot 1 in Block 1 of Lew's Industrial Park, according to the plat filed in Book 18 of Plats at Page(s) 55, records of Bonner County, Idaho.

Parcel II:

Lot 2 in Block 1 of Lew's Industrial Park, according to the plat filed in Book 18 of Plats at Page(s) 55, records of Bonner County, Idaho.