

Exhibit 20

Riverfront Apartments Shared-Parking Adequacy Statement by

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I'll get you an official document, but it looks like last time we did the parking calculation, we determined the hotel site exceeded their minimum parking requirement by 37 stalls. See the excerpt below that I took out of a feasibility report that we prepared for the project.

The required parking for the site is 1.5 stalls per unit per COR 23.54.020. For max density, the required number of stalls required is 47 stalls. The provided layout provides 42 stalls. Through to the reciprocal parking agreement with the adjacent parcel, AFN#2015-013893, the remainder of the required stalls are provided. It is estimated the adjacent property exceeds its required parking count by approximately 37 stalls. Therefore, parking is not expected to be a hindering factor for site development.

