

Mailing Address
SIMS1 LLC
301 W. INDIANA AVE
Suite 100
SPOKANE WA 99205



EASEMENT FOR STORM DRAINAGE

Grantor: Sims1, LLC,

Grantee: Crystal Meadows LP

Abbrev. Legals: Burdened Property: Portion of Tract A SP 1346-04

THIS AGREEMENT is made and entered into this 18th day of October, 2007, by Sims1, LLC, a Washington limited liability company, hereinafter referred to as "Sims," and Crystal Meadows LP.

W I T N E S S E T H :

WHEREAS, Sims is the record owner of real property hereinafter referred to as "Portion of Tract A," and which is more particularly described as follows:

Portion Of Tract A of Short Plat SP 1346-04

PARCEL 24073.9085

WHEREAS, Crystal Meadows LP desires to have access across a portion of Tract "A" for the purpose of access for the purpose of construction, operation and maintenance of a storm drainage line; and

WHEREAS, Sims is willing to grant Crystal Meadows LP. a easement for Storm Drainage, which easement shall be for construction, operation and maintenance of a storm drainage line and appurtenances over and under and across a strip of land as described in Exhibit A and B and C and D;

R. E. Excise Tax Exempt

Date 10-19 2007

Spokane County Treas.

By *MCH*

NOW, THEREFORE, it is understood and agreed as follows:

1. Sims does hereby give and grant unto Crystal Meadows LP an easement for access over that portion of the Tract A, as more particularly set forth on the attached Exhibit A and B and C and D.

IN WITNESS WHEREOF the parties have set their hands as of the date first set forth above.

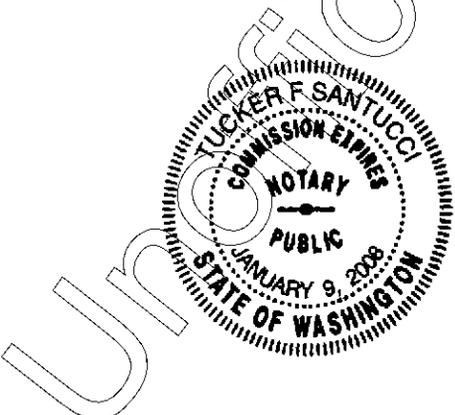
Sims1 , LLC

By: *Gary M Fievez*
Gary M Fievez
Its: Managing Member

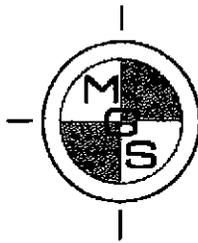
STATE OF WASHINGTON)
 : ss.
County of Spokane)

On this day before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared **Gary M Fievez** , to me known to be the Managing Member of Sims1 , LLC, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

GIVEN under my hand and official seal this 18th day of October, 2007.



Tucker F Santucci
NOTARY PUBLIC in and for the State of Washington, residing at Spokane.
My Commission Expires: 1-9-2008

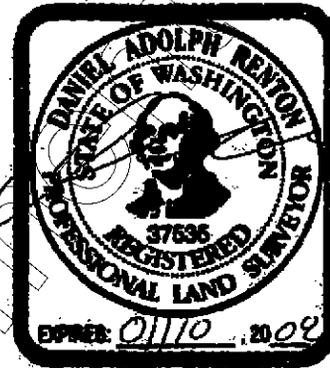


MINISTER-GLAESER SURVEYING INC.

*Vancouver Office - 2208 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office - 6303 Burden Blvd., Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*

October 17, 2007

EXHIBIT "A"



STORM DRAINAGE EASEMENT:

An easement for the purpose of construction, operation and maintenance of a storm drainage line and appurtenances over, under and across a strip of land in a portion of Tract "A" of Spokane County Short Plat SP 1346-04 as recorded in Book 19 of Short Plats, at pages 70, 71 and 72, records of Spokane County, Washington, located in a portion of the Northeast quarter of the Southwest quarter of Section 7, Township 24 North, Range 42 East, Willamette Meridian, Spokane County, Washington, more particularly described as follows;

Commencing at the Northwest corner of said Tract "A";

Thence along the North line of said Tract "A", said North line also being the Southerly Right-of-Way line of Aero Road, the following courses and distances;

Along the arc of a 995.00 foot radius non-tangent curve to the left, the long chord of which bears South 89°17'37" East, for a chord distance of 24.77 feet, through a central angle of 01°25'35", for an arc distance of 24.77 feet;

North 89°59'35" East, 157.61 feet to the **TRUE POINT OF BEGINNING**;

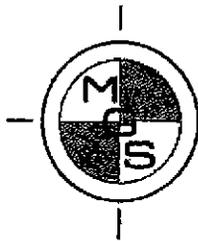
Thence continuing along the North line of said Tract "A" and said Southerly Right-of-Way line, North 89°59'35" East, for a distance of 58.45 feet;

Thence leaving the North line of said Tract "A" and said Southerly Right-of-Way line, South $02^{\circ}17'23''$, for a distance of 20.02 feet;

Thence South $89^{\circ}59'35''$ West parallel with the North line of said Tract "A" and said Southerly Right-of-Way line, for a distance of 93.89 feet;

Thence along the arc of a 40.00 foot radius non-tangent curve to the right, the long chord of which bears North $59^{\circ}59'35''$ West, for a chord distance of 40.00 feet, through a central angle of $60^{\circ}00'00''$, for an arc distance of 41.89 feet to the **TRUE POINT OF BEGINNING**.

Unofficial Document

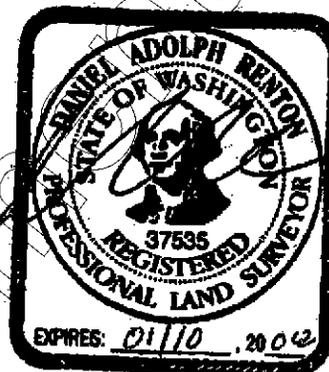


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October 17, 2007

EXHIBIT "B"



STORM DRAINAGE EASEMENT:

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Commencing at the Northwest corner of said Tract "A";

Thence along the North line of said Tract "A", said North line also being the Southerly Right-of-Way line of Aero Road the following courses and distances;

Along the arc of a 995.00 foot radius non-tangent curve to the left, the long chord of which bears South 89°17'37" East, for a chord distance of 24.77 feet, through a central angle of 01°25'35", for an arc distance of 24.77 feet;

North 89°59'35" East, 216.07 feet;

Thence leaving the North line of said Tract "A" and said Southerly Right-of-Way line, South 02°17'23" East, for a distance of 457.74 feet to the **TRUE POINT OF BEGINNING**;

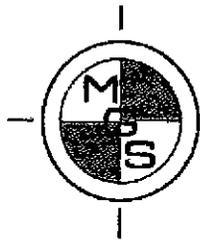
Thence North 89°58'10" West, for a distance of 100.09 feet;

Thence South 02°17'21" East, for a distance of 15.02 feet,

Thence South 89°58'10" East, for a distance of 100.09 feet;

**Thence North 02°17'23" West, for a distance of 15.02 feet to the TRUE POINT
OF BEGINNING.**

Unofficial Document

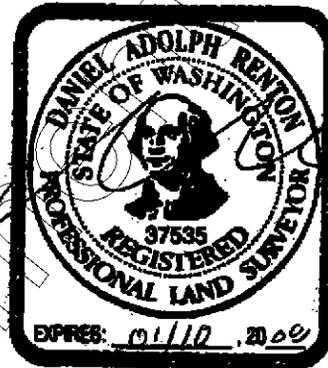


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October 17, 2007

EXHIBIT "C"



10/17/2007

STORM DRAINAGE EASEMENT:

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Commencing at the Northwest corner of said Tract "A";

Thence along the North line of said Tract "A", said North line also being the Southerly Right-of-Way line of Aero Road, the following courses and distances;

Along the arc of a 995.00 foot radius non-tangent curve to the left, the long chord of which bears South 89°17'37" East, for a chord distance of 24.77 feet, through a central angle of 01°25'35", for an arc distance of 24.77 feet;

North 89°59'35" East, 534.56 feet;

Thence leaving the North line of said Tract "A" and said Southerly Right-of-Way line, South 01°41'12" East, for a distance of 457.78 feet to the **TRUE POINT OF BEGINNING**;

Thence South 89°58'10" East, for a distance of 120.05 feet;

Thence South $01^{\circ}41'12''$ East, for a distance of 32.01 feet,

Thence North $89^{\circ}58'10''$ West, for a distance of 20.01 feet;

Thence North $01^{\circ}41'12''$ West, for a distance of 12.01 feet,

Thence North $89^{\circ}58'10''$ West, for a distance of 100.04 feet;

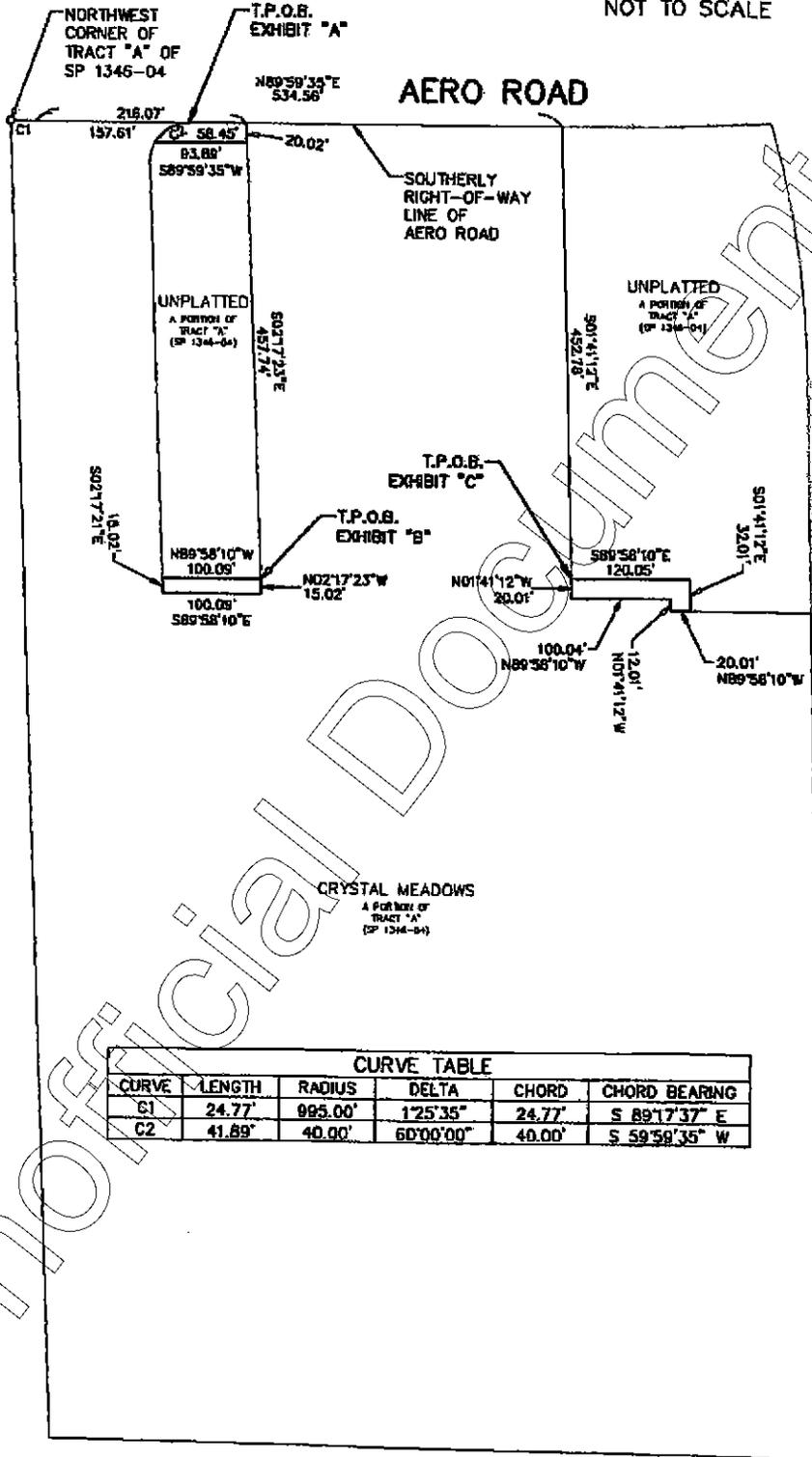
Thence North $01^{\circ}41'12''$ West, for a distance of 20.01 feet to the **TRUE POINT OF BEGINNING.**

Unofficial Document

EXHIBIT "D"

JOB NO: 07-232 OCTOBER 17, 2007

NOT TO SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	24.77'	995.00'	$1^{\circ}25'35''$	24.77'	$S 89^{\circ}17'37'' E$
C2	41.89'	40.00'	$60^{\circ}00'00''$	40.00'	$S 59^{\circ}59'35'' W$

