



After recording return to:

Stewart Title
101 W North River Dr
Spokane WA 99201

AUDITOR'S NOTE
This document contains irregularities,
discrepancies or omissions.

STW 22144

Reference # (if applicable):

Grantor(s): (1) BROADMOOR ESTATES, L.L.C. (2) SPOKANE TELEVISION, INC.

Grantee(s): (1) BROADMOOR ESTATES, L.L.C. (2) SPOKANE TELEVISION, INC.

Additional Grantor(s) on pg. _____ Additional Grantee(s) on pg. _____

Legal Description (abbreviated): Lot 12, Block 5, and Tract B, Morgan Murphy Estates

Additional legal(s) on page X5

Assessor's Tax Parcel ID# 35254.0513 and

DRAINFIELD EASEMENT

This Drainfield Easement Agreement is made this 2nd day of December 2005 by BROADMOOR ESTATES, L.L.C., a Washington limited liability company, and SPOKANE TELEVISION, INC., a Washington corporation, as Grantors.

1. Grantors are the Owners of Record of real property legally described as Lot 12, Block 5, Morgan Murphy Estates, according to the plat thereof recorded in Volume 28 of Plats, Page 29, records of Spokane County, Washington; Situate in the City of Spokane, County of Spokane, State of Washington. Said property is also known as Spokane County Tax Parcel No. 35254.0513 ("Lot 12"). Lot 12 is in the process of being purchased by Dennis Blossom and Nancy Blossom, husband and wife ("Blossom").

2. Grantors are also the Owners of Record of real property legally described as Tract B of Morgan Murphy Estates, according to the plat thereof recorded in Volume 28 of Plats, Page 29, records of Spokane County, Washington; Situate in the City of Spokane, County of Spokane, State of Washington. The portion of said Tract B lying between Lot 12 and Lot 11 of Block 5 of said Morgan Murphy Estates is referred to below as the "Easement Area."

3. For mutual benefit and other valuable consideration, the sufficiency of which is acknowledged, Grantors reserve in favor of the owners of Lot 12, a perpetual non-exclusive easement to maintain a portion of an on-site sewage disposal system within the Easement Area, and in compliance with any applicable governmental requirements, including setbacks, for the benefit of Lot 12.

R. E. Excise Tax Exempt
Date Dec 20 2005
Spokane County Treas.
By [Signature]

4. The owner of Lot 12 shall maintain said portions of the sewage disposal system with the least possible disturbance to the Easement Area, and at the expense of the owners of the Lot 12.

5. Grantors, for mutual benefit and no monetary consideration received, also hereby reserve, for the benefit of the owner of Lot 12, a nonexclusive ancillary easement over, on and across the Easement Area. This ancillary easement will provide the owner of Lot 12 with rights of ingress and egress over, on and across the Easement Area, as reasonably necessary for ingress and egress and to perform work within and upon the Easement Area, as reasonably necessary for inspecting, maintaining, repairing, reconstructing, and performing related ancillary functions with respect to the drainfield and portions of the sewage disposal system within the Easement Area, including all related equipment and apparatus. Absent emergency, access shall only be gained following reasonable prior notice to the owner of the Easement Area.

6. Grantors expressly reserve the right for themselves and their successors and assigns, all rights to use said Tract B, including the Easement Area, in any manner which is not inconsistent with the easement rights created in favor of Lot 12 under this Easement Agreement.

7. The easements and rights created hereunder, including the applicable ancillary easements, and all such easement and ancillary rights and interests shall continue in effect until the then Owner of the Lot 12 receives public sewer service from a governmental body. At that time, if the same should ever occur, this grant of easement, including the ancillary easement rights granted hereunder, shall terminate and become null and void, and all rights and interests shall be considered immediately reconveyed to the then owner of the Easement Area.

8. This Easement is created effective as of the date first written above, shall run with the Property and shall be binding upon the heirs, successors and assigns of the parties hereto in ownership of Lot 12 and the Easement Area.

GRANTOR:

BROADMOOR ESTATES, L.L.C.

By: Michael Hume
Printed Name: Michael Hume
Title: Member

SPOKANE TELEVISION, INC.

By: Stephen R. Herling
Printed Name: Stephen R. Herling
Title: Executive VP + General Manager

STATE OF WASHINGTON)
)ss.
COUNTY OF SPOKANE)

On this 2nd day of December 2005 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael Hume to me known to be the Member of BROADMOOR ESTATES, L.L.C., a Washington limited liability company, the limited liability company that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the limited liability company, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Crystal E. Southwick
NOTARY PUBLIC in and for the State of WA
Washington, residing at Spokane.
My commission expires: 12-23-06.
CRYSTAL E. SOUTHWICK
Print Name

STATE OF WASHINGTON)
)ss.
COUNTY OF SPOKANE)

On this 6 day of December 2005 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Stephen R. Herling to me known to be the Executive VP of SPOKANE TELEVISION, INC., a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of the corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Janice Hills
NOTARY PUBLIC in and for the State of
Washington, residing at Spokane.
My commission expires: 11-27-06.
JANICE HILLS
Print Name



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12/20/2005 11:13A
Spokane Co, WA

EXHIBIT "A"

Lot 12, Block 5, Morgan Murphy Estates, according to the plat thereof recorded in Volume 28 of Plats, Page(s) ~~29~~₂₀, records of Spokane County, Washington.

Situate in the City of Spokane, County of Spokane, State of Washington.

Tax Parcel Number(s): 35254.0513

Unofficial Document