APPENDIX A
PROPERTY DESCRIPTION

The ESTATES AT REMINGTON HILL shall mean and refer to 13 lots included in Short Plats SP 1163-97; SP 1164-97; and SP 1165-97 and that part of Lot 2 of the Plat of REMINGTON HILL PE 1763-94 not included in the above short plats. The Plat of REMINGTON HILL was initially recorded in Volume 24 of Plats, Page 68, Records of Spokane County, State of Washington, under Recording No. 4087851.

APPENDIX B
MAINTENANCE PLAN FOR THE SURFACE WATER DRAINAGE CONTROL SYSTEM

The surface water drainage facilities located within The Estates At Remington Hill are for the use of the members of The Estates At Remington Hill Homeowners' Association on an equal basis, subject to the provisions promulgated by the Association in the *Declaration of Covenants, Conditions and Restrictions of The Estates At Remington Hill.* It shall be the responsibility of the Association to inspect and maintain the stormwater drainage system serving the included properties as per the maintenance schedule outlined herein.

Interim Pond

The Interim Pond is located immediately west of the west boundary of Short Plat 1164-97. Runoff water from The Estates at Remington Hill reaches the Interim Pond via the storm sewer pipe system in Secretariat Lane.

The pond should require only minimal attention to maintain it in condition. The dryland grass mixture lining the interim pond shall be kept at less than 24" in height, and any noxious weeds shall be removed. Any accumulation of sediments, debris or oils (especially near the interim storm sewer outlet) should be removed.

Visually inspect monthly to watch for signs of erosion or other degradation of the pond or its slopes. Rock rip rap at the outlet weir should be inspected monthly and after large storms for any missing or misplaced rocks, and repaired as necessary. Soil should not be visible beneath the rock rip rap.

Design Life: The Interim Pond is so-named as it is proposed to be replaced with a permanent swale system near the wetlands in Timberlane Terrace as that subdivision is developed. The storm sewer pipe is proposed to be extended to the south and west, terminating at the permanent swale system. Replacement cost is unknown, since the extension of the storm sewer and the permanent swale system have not been designed to date.

Catch Basin Grates

Catch basin grates must be kept clear of debris such as leaves, pine needles, litter and sediment. Grates should be visually inspected weekly, with extra emphasis in the spring (due to debris and sediment from winter) and autumn (due to the prevalence of organic debris such as leaves). In the winter, grates must be kept clear of snow and ice to permit inflow of meltwater. Catch basin grates can be cleared of debris with a shovel, with no special equipment or expertise required. The area surrounding the grate must also be kept clear to prevent blockage of flow into the grate. Remove any weeds or other vegetation growing across and blocking the grate openings or the flow path to the grate. The grate shall be replaced if it is missing or has any broken members (or openings wider than 1"). The grate should sit flush within the frame; any separation of ¾" or greater should be adjusted or repaired.

Catch Basins

Remove grate and inspect catch basin for sediment or debris buildup twice per year (e.g. in the spring and autumn). Sediment and debris must be removed before buildup reaches the invert of the lowest pipe into or out of the catch basin.

Check annually for structural damage to the frame, top slab, walls or bottom of the catch basin. The frame should sit flush on the top slab. Any separation of ¾" or greater should be adjusted and repaired. The top slab and the walls and floor of the catch basin should be free of cracks, to maintain structural integrity and to assure that flows stay contained and sediments are kept out. The catch basin should be replaced or repaired to design standards if it has settled more than 1" or has rotated more than 2" out of alignment.

Repairs should be made to cracks as follows:
- any cracks wider than ¼" in the top slab
- any cracks wider than ½" and longer than 3 feet in the catch basin walls or floor
- any cracks wider than ½" and longer than 1 foot at the joint of any inlet or outlet pipe
- if there is any evidence of sediment entering through a crack

If the maintenance person judges the structure is unsound due to cracks or any other problem, the catch basin should be replaced or repaired to design standards. The life expectancy of catch basins is at least that of the roadway, which is generally 20 years.

Access Manholes

Three storm sewer access manholes (without inflow grates) are provided at angle points in the storm sewer pipe. These access manholes are for vactoring of the pipe (if necessary due to sediment buildup) or for flow monitoring (not a specific requirement of the Association). Visually check the access lids monthly to be sure they are not missing and sit flush in position within the manhole rim. Any

separation of ¾" or greater should be adjusted or repaired. Remove lids annually and check to be sure flow is not obstructed, and to examine for structural damage. Repair cracks as detailed for catch basins, above.

Conveyance Systems

1. Pipes shall be cleared of accumulated sediment or debris that exceeds 20% of the diameter of the pipe. Any vegetation that reduces the free movement of water through the pipe shall be removed. Inspect pipes annually (where possible) for any damage or deformation, and repair or replace pipe as necessary to maintain flow characteristics. Repair or replace pipes having any dent or deformation that reduces the cross-sectional area of the pipe by more than 20%.

2. Open ditches, berms and other surface drainageways shall be kept clear of trash and debris. Inspect ditches and berms monthly and remove accumulated sediment that exceeds 20% of the design depth, and regrade as necessary so that ditch or berm matches design specifications. Any vegetation that reduces the free movement of water through the ditch shall be removed. Inspect ditches annually for erosion damage, and repair or regrade ditch or berm as necessary to maintain flow characteristics and design specifications.

3. Rock rip rap or channel linings should be inspected monthly and after large storms for any missing or misplaced rocks, and replaced or repaired as necessary. Soil should not be visible beneath the rock lining.

Sinking Fund for Annual Costs

The following are recommendations for providing annual set-aside funds for annual maintenance costs and future replacement costs in the form of a sinking fund for the portions of the drainage system that may need replacement or major renovation within the next 20 years. The sinking fund is for replacement costs of drainage facilities that lie outside of public road rights-of-way and are thus the responsibility of the Homeowners' Association (rather than Spokane County). The fund reserve amount is computed, considering probable inflation over the life of the materials or structures, with a summary of the amount of money to be set aside annually for the fund and the annual charge per lot to equal the annual set-aside.

Assumptions:

1. Inspection and minor maintenance & repairs (e.g. removing debris) performed by Association members/volunteers, labor charge = zero
2. Catch basins will be cleaned-out by hired vactor truck, once per year
3. Roadway life = 20 years
4. Catch Basin life = greater than roadway = 20 years or more
5. Access Manhole life = 20 years or more
6. Pipes: assume 50% replacement of pipes in 20 years
7. Interim Pond to need re-seeding in 5 years (although Interim Pond is scheduled to be eliminated when Phase 4 is constructed in approximately 2002).

Operation & Maintenance Costs:

Operation cost of the surface runoff drainage facilities is essentially zero, as there are no electric or fuel-driven pumps or other devices specified for the system. Maintenance items, as spelled-out in the *Maintenance Plan for Surface Water Drainage Control System*, include the following:

- Interim Pond: Removal of sediment/debris, inspection/repair of rock lining at weir and rock rip rap in spillway below weir. Approximate annual maintenance cost: $ 300, plus reseeding of Interim Pond @ $ 1,000/ 5-year cycle = $ 200/year; Total approximate annual cost: $ 500.

- Grassed Percolation Areas ("208" Ponds): Note: No GPAs are proposed for Phase "A" (short plats), but are included in the overall drainage concept for the combined Remington Hill / Timberlane Terrace project.

- Catch Basins & Access Manholes: Clearing grates, removing vegetation, repairing (grouting) cracks at approximate annual cost of $ 150, plus vactoring once per year at approximately $ 450; Total approximate annual cost: $ 600.

- Pipes: Manually clearing pipe ends of sediment/debris, removal of vegetation, repair/replacement of damaged pipe. Approximate annual maintenance cost: $ 200.

- Surface Drainageways (berms & ditches): Clear trash/debris, remove sediment/regrade, remove vegetation, repair erosion damage. Approximate annual maintenance cost: $ 200.

Total Approximate Annual Operation & Maintenance Costs: $1,500 per year.

Sinking Fund Reserve Account

Calculations for Operation & Maintenance Costs plus Replacement Costs

Symbol	Factor	Cost
OM	Annual Operation and Maintenance costs	$ 1,500.00
PV	Present Value of storm sewer system (as per bid by Eller Corp. for initial construction)	$ 53,960.82
PV/5	Assume 20% replacement of system in 20 years[1]	$ 10,792.16
FV	Future Value of system to replace in 20 years[2] Assuming inflation = 3%, FV = PV/5(1.8061)	$ 19,491.73
A	Annual Set-aside for future replacement costs Assume conservative investment, interest = 6% [@ A/F = 6% and n = 20, A = FV (0.0272)]	$ 530.18
Total Annual Charge= Annual O&M Costs + Annual Set-aside = OM + A =		$ 2,030.18
Total Annual Charge per Lot = (OM + A) / 13 = Assuming 13 lots (i.e. Phase "A" short plats only)		$ 156.17

Footnotes:

1. Catch basins and access manholes should generally have a useful life of 20 years or more, especially considering the relatively light traffic loads expected in this location. The HDPE pipe specified in plans for storm sewer system in Secretariat Lane has a Design Life of 50+ years (Source: Hancor, Inc. *Drainage Handbook*, p. 5-6.).

2. The inflation rate over the past two years has been under 3%.

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APPENDIX B
PROPERTY DESCRIPTION

That portion of Lot 1 in REMINGTON HILLS, as per plat thereof recorded in Volume 24 of Plats, Page 67, described as follows:

Begin at the Southeast corner of said Lot 1; thence North 89°36'16" West, along the South line of said Lot, 1223.49 feet to the beginning of a curve concave to the Northeast with a radius of 25.00 feet; thence Northwesterly, through a central angle of 90°57'06", an arc distance of 39.69 feet to the end of curve and the West line of said Lot 1, thence North 01°20'50" East, along said West line, 649.04 feet; thence South 88°39'10" East 238.49 feet to the East line of said Lot 1; thence South 00°27'35" West 670.41 feet to the Point of Beginning;

Situate in the County of Spokane, State of Washington.