

AFTER RECORDING RETURN TO:
Chris Heftel
Riverbluff Land Company, LLC
4425 W. Lookout Mountain Lane
Spokane, WA 99208

DECLARATION OF COVENANT

Grantor: Riverbluff Land Company, LLC
Grantee: River Bluff Estates II Association
Abbreviated Legal: NW ¼ Sec. 2, T. 26 N., R 42 E.
Assessor's Tax Parcel Number: ptn 26022.9050 (seg pending)

In consideration of maintenance responsibility provided for in that certain Agreement for Creation and Maintenance of Reciprocal Road Easements recorded on March 7, 2005 under Auditor's File No. 5187750, the undersigned Riverbluff Land Company, LLC as Grantor, does hereby covenant for the benefit of the River Bluff Estates II Association, a nonprofit organization formed under the Washington Nonprofit Miscellaneous and Mutual Corporation Act (herein referred to as "Association"), and agrees that:

Existing boulders, trees and other natural vegetation shall be left reasonably undisturbed, and the removal thereof shall be subject to the reasonable approval of said Association, within that portion of the NW 1/4 of Section 2, Township 26 North, Range 42 East, W.M., described as follows:

A curved strip of land 40 feet in width and approximately 600 feet in length, lying southerly and westerly of within 5 feet of the southwesterly edge of existing asphalt of River Bluff Lane, the existing paved road located within that certain 60' easement recorded under Auditor's File Number 9210070317, and running alongside Curve "C1" as shown on Record of Survey filed in Book 89 of Surveys, Pages 9 and 10, under Auditor's File No. 4413995; which curve is 609.62 feet in length as measured from the centerline of said easement, and which is depicted as running from PC=29+20.09 to PT=35+29.71 in that certain "River Bluff Lane Street Plan" accepted by Spokane County Engineers Office on May 5, 2005 under Project # P-1901,

situate in the County of Spokane, State of Washington.

This Covenant shall not be construed to prevent the removal of hazardous conditions, prevent compliance with any requirements of Spokane County or Spokane Fire District #9, or the reasonable routing of underground utilities.

RIVERBLUFF LAND COMPANY, LLC (GRANTOR)

BY: [Signature] DATE: 10-14-05
CHRIS L. HEFTEL, Its president

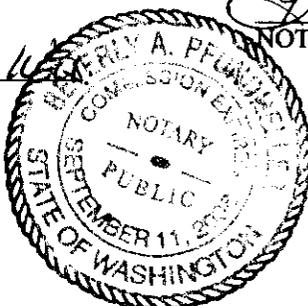
STATE OF WASHINGTON)
)ss
County of Spokane)

On this day personally appeared before me, CHRIS L. HEFTEL, to me known to be the individual described in and who executed the within and forgoing instrument, and acknowledged that he is the President of Riverbluff Land Company, LLC and signed the same as his own free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 14 day of October 2005.

WITNESS MY HAND and official seal hereto affixed the day and year first above-written.

[Signature]
NOTARY PUBLIC in and for the State of Washington;
Residing in Spokane, WA
My commission expires: 9-1-06



R. E. Excise Tax Exempt
Date 10/14
Spokane County Treas.
By [Signature]

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