

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that WANDERMERE HEIGHTS LLC., a Washington Limited Liability Company and HOMESTREET BANK, a Washington State chartered savings bank have caused to be platted into Lots, Blocks and Streets the land shown hereon to be known as WANDERMERE HEIGHTS, PHASE 3 being that portion of the West Half of Section 5, Township 26 North, Range 43 East, W.M. in the County of Spokane, State of Washington being more particularly described as follows:

Beginning at the West Quarter corner of said Section 5; thence N00°54'45"W along the west line of the Northwest Quarter of said section, a distance of 183.77 feet to its intersection with the southerly boundary of WANDERMERE HEIGHTS according to the plat thereof recorded under Auditor's File No. 5262312; thence easterly and southerly along said southerly boundary the following eighteen courses: 1) N41°18'07"E a distance of 121.59 feet; 2) thence S59°49'25"E a distance of 140.00 feet; 3) thence S45°21'54"E a distance of 36.00 feet; 4) thence N44°38'06"E a distance of 55.10 feet to the beginning of a curve concave to the northwest and having a radius of 138.00 feet; 5) thence northeasterly along said curve through a central angle of 10°46'05" an arc distance of 25.94 feet; 6) thence S72°02'04"E a distance of 125.00 feet; 7) thence S21°52'33"W a distance of 14.81 feet; 8) thence S44°38'06"W a distance of 100.72 feet; 9) thence S43°33'52"W a distance of 62.90 feet; 10) thence S15°44'57"W a distance of 42.47 feet; 11) thence S17°47'41"E a distance of 56.49 feet; 12) thence S21°21'22"E a distance of 146.00 feet; 13) thence S78°00'12"E a distance of 114.41 feet; 14) thence N85°13'36"E a distance of 131.66 feet; 15) thence N72°30'51"E a distance of 79.07 feet; 16) thence S39°25'26"E a distance of 67.19 feet; 17) thence S25°09'50"E a distance of 48.25 feet; 18) thence S13°35'49"E a distance of 70.00 feet to the Southwest corner of Lot 15, Block 3 of said plat of Wandermere Heights, being also the Northwest corner of Lot 1, Block 1 of WANDERMERE HEIGHTS, Phase 2 according to the plat thereof recorded in Book 33 of Plats, Pages 46 and 47; thence southerly along the westerly boundary of said plat the following seven courses: 1) S13°28'49"E a distance of 140.00 feet; 2) thence S11°00'12"E a distance of 58.99 feet; 3) thence S04°27'01"W a distance of 61.82 feet; 4) thence S00°10'22"W a distance of 89.06 feet; 5) thence S09°34'00"E a distance of 80.17 feet; 6) thence S11°34'33"E a distance of 75.71 feet; 7) thence S20°01'44"E a distance of 91.37 feet; thence leaving said westerly boundary, S69°11'42"W a distance of 270.06 feet; thence S87°26'13"W a distance of 384.50 feet; thence N02°20'22"W a distance of 14.91 feet; thence S87°39'38"W a distance of 120.00 feet to its intersection with the west line of the Southwest Quarter of said Section 5; thence N02°20'22"W along said west line, a distance of 1003.36 feet to the point of beginning,

Containing 16.87 acres more or less

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within of providing service to the property described in this plat. By accepting this plat of subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owner, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

Public sewer shall be constructed to provide for the connection of each parcel to the County's system of sewage. The uses on properties within the project shall be required to connect to the sewer and pay applicable charges per the Spokane County Sanitary Sewer Ordinance. Sewer connection permits shall be required.

A sewer easement is hereby granted to Spokane County across all private roads.

The perpetual easement granted to Spokane County, its successors and assigns is for the sole purpose of constructing, installing, operating, maintaining, repairing, altering, replacing, removing, and all other uses or purposes which are of or may be related to a sewer system. Spokane County, its successors and assigns at all times hereinafter, of their own cost and expense, may remove all crops, brush, grass or trees that may interfere with the constructing, installing, operating, maintaining, repairing, altering, replacing, removing and all other uses or purposes which are related to a sewer system. The grantor(s) reserves the right to use and enjoy that property which is the subject of this easement for purposes which will not interfere with the County's full enjoyment of the rights hereby granted; provided, the Grantor(s) shall not erect or construct any building or other structure or drill on the easement, or diminish or substantially add to the ground cover over the easement. The easement described hereinabove is to and shall run with the land.

A public sewer system will be made available for the plat, and individual service will be provided to each lot prior to sale. The use of individual on-site sewage disposal systems shall not be authorized.

Building setbacks shall be determined at the time building permits are requested unless specifically identified on the face of the plat.

The public water system, pursuant to the Water Plan approved by the county and state health authorities, the local fire protection district, the County Division of Building and Planning and water purveyor, shall be installed within this subdivision and the applicant shall provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot and prior to issuance of a building permit for each lot.

Use of private wells and water systems is prohibited.

The Private Roads as shown hereon are dedicated for utility purposes in addition to ingress and egress as stated.

Additional utility easements shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade that will reduce the existing coverage over installed underground facilities and the right to trim and/or remove trees, bushes, landscaping and to prohibit structures that may interfere with the construction, reconstruction, reliability, maintenance and safe operation of the same.

The private roads, Tracts A, B and C, common areas and the 17' wide sidewalk and utility easement shown on this plat are hereby dedicated to the Wandermere Heights Owners' Association created by document recorded May 06, 2005 under U.B.I. Number 602 500 991.

The private roads and/or common areas cannot be sold or transferred, and shall be considered subservient estates for tax purposes to the other lots created herein.

The private roads as shown hereon, are easements which provide a means of ingress and egress for those lots within the Plat having frontage thereon.

The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

The private roads and drainage easements are subject to the separate Declaration of Covenant as recorded FEB 25, 2008 under Auditors Document No. 5645075, which by reference is made a part hereof.

Drainage easements as platted and shown hereon, which are for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat stormwater runoff, are hereby granted to Spokane County and the Wandermere Heights Owners' Association. All drainage tracts are hereby dedicated to the Wandermere Heights Owners' Association for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat stormwater.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all drainage easements and tracts for the purposes of inspection and emergency maintenance of the drainage facilities, if not properly maintained by the property owner(s) or the Wandermere Heights Owners' Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) or the Wandermere Heights Owners' Association to properly maintain such areas. The right to ingress/egress is granted to Spokane county over all tracts for inspection and emergency maintenance of stormwater facilities.

The property owner(s) within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owner(s) fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner(s). If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner(s).

Spokane County does not accept the responsibility of maintaining the drainage course on private lots nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

Any building that is constructed on a lot in this plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall consist of a minimum slope of 5% away from the building for a distance of at least 10 feet from the building. The lots shall be graded so that either a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties have discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirements of the current IBC code with respect to dampproofing and waterproofing be implemented as part of the basement foundation construction. The lots within this plat are subject to the recommendations regarding basements found in the geotechnical study dated June 06, 2007 prepared by Allwest and recorded under Auditor's Document No. 5546088 which by reference becomes a part hereof.

The property owner(s) within this plat shall maintain all natural drainage channels, drainage ditches, and all water quality swales ('208' swales) situated on their respective properties, and any portion of a '208' swale or drainage conveyance ditch situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover as specified in the currently accepted plans on file at Spokane County Engineer's Office. No structures, including fences, shall be constructed directly over or within a 208 swale without the expressed written consent of the Spokane County Engineer. Property owner(s) maintenance responsibilities shall include, but is not limited to mowing, irrigating and keeping the area free of debris. The Wandermere Heights Owners' Association is responsible to keep open and clean related stormwater pipes and/or structures; replacement of drainage facilities as needed; removing and disposing of the soil and grass sod located in drainage facilities situated within easements on private lots at such time Spokane County deems necessary, and replacing the soil and grass sod. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements, nor does Spokane County accept any liability for any failure by the lot owner(s) or the Wandermere Heights Owners' Association to properly maintain such areas. Spokane County is only responsible for maintaining the stormwater structures located within the public ROW as shown in the final plat documents. The property owner(s) and/or Wandermere Heights Owners' Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

The Wandermere Heights Owners' Association or its successors in interest shall maintain all drainage facilities, located in the tracts, common areas and easements in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by the design engineer, Mountain Crest Enterprises Inc., both of which are on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning stormwater pipes, structures, ditches, drainage ponds, swales; replacement of drainage facilities as needed; maintaining live native-type dryland grasses or lawn turf in the pond facilities located in common areas or tracts, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the accepted plans; the Wandermere Heights Owners' Association is also responsible for removing and disposing of the soil and grass sod located in drainage facilities situated within easements on private lots at such time Spokane County deems necessary, and replacing the soil and grass sod. The Wandermere Heights Owners' Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Wandermere Heights Owners' Association, or their successors in interest, fails to maintain the drainage facilities in conformance with the accepted drainage plans and the Operations and Maintenance Manual on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Wandermere Heights Owners' Association, or their successors in interest, by the County Engineer. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the Wandermere Heights Owners' Association, or their successors in interest.

Should the Wandermere Heights Owners' Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the Wandermere Heights Owners' Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The tracts and common areas cannot be sold or transferred and shall be considered subservient estates for tax purposes to the other lots created herein. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

The developer, property owners, and homeowners' association waive any and all claims for damages against any governmental authority arising from the construction, ownership or maintenance of public facilities. This waiver includes claims of any nature, including but not limited to person and real property damages as well as any inverse condemnation claims.

This covenant and agreement shall run with the land in perpetuity, and shall be binding upon the owner(s), their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities provided herein.

The plat is subject to an easment to The Pacific telephone and Telegraph Company per document recorded in Book 336 of Deed, Page 203. The exact location and width of said easement is not given of record.

The plat is subject to an easment to The Pacific telephone and Telegraph Company per document recorded in Book 358 of Deed, Page 149. The exact location and width of said easement is not given of record.

The plat is subject to an easment to Avista (formerly Washinton Water Power Company) per document recorded in Volume 450 of Deed, Page 44 and page 155. The exact location and width of said easement is not given of record.

The plat is subject to an easment to Comcast of Pennsylvania/Washington/West Virginia, L.P. per document recorded under Auditor's File No. 5133908. The exact location and width of said easement is not given of record.

The plat is subject to an easment to make necessary slopes for cuts and fills per document recorded under Auditor's File No. 7908030351. The exact location of said easement is not given of record.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 28th day of February, 2008.

WANDERMERE HEIGHTS LLC. HOMESTREET BANK  
a Washington Limited Liability Company a Washington State chartered savings bank

By: Craig C. Condon By: Gayle Johnson  
Its: Member Its: Vice President

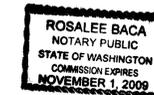
ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SPOKANE )

I certify that I know or that I have satisfactory evidence that Craig C. Condon is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Member of WANDERMERE HEIGHTS LLC., a Washington Limited Liability Company to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 28th day of February, 2008.

Rosalee Baca  
NOTARY PUBLIC, in and for the State  
of Washington residing at Spokane,  
My Commission expires 11-1-2009



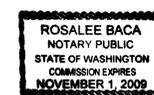
ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SPOKANE )

I certify that I know or that I have satisfactory evidence that Gayle Johnson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Vice President of HOMESTREET BANK, a Washington State chartered savings bank to be the free and voluntary act of such savings bank, for the uses and purposes stated in the instrument.

DATED this 28th day of February, 2008.

Rosalee Baca  
NOTARY PUBLIC, in and for the State  
of Washington residing at Spokane,  
My Commission expires 11-1-2009



SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9th DAY OF APR 2008 AT 11:04 AM  
IN BOOK 35 OF PLATS AT PAGE 1 & 2 AT THE REQUEST OF  
WANDERMERE HEIGHTS, LLC

SPokane County Auditor: [Signature] PLAT 3998

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 6th day of MARCH 2008

Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING

Examined and approved this 27th day of MARCH 2008

Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

Examined and approved this 9th day of April 2008

Spokane County Department of Building and Planning

SPOKANE COUNTY REGIONAL HEALTH DISTRICT

Examined and approved this 2nd day of APRIL 2008

For Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 9th day of April 2008

Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, this 6th day of April, 2008

Chairman, Spokane County Commissioners

SPOKANE COUNTY TREASURER

I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map have been fully paid the 9th day of APRIL, 2008.

D.E. "Skip" Chibney by K. Smith

Spokane County Treasurer, by Deputy

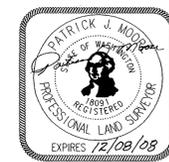


SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

[Signature]

PATRICK J. MOORE, PLS No. 18091



FINAL PLAT OF  
WANDERMERE HEIGHTS,  
PHASE 3  
PN-1936-04  
LOCATED IN THE WEST HALF OF  
SECTION 5, T.26N., R.43E, W.M.  
SPOKANE COUNTY, WASHINGTON

PAT MOORE & ASSOCIATES, INC.

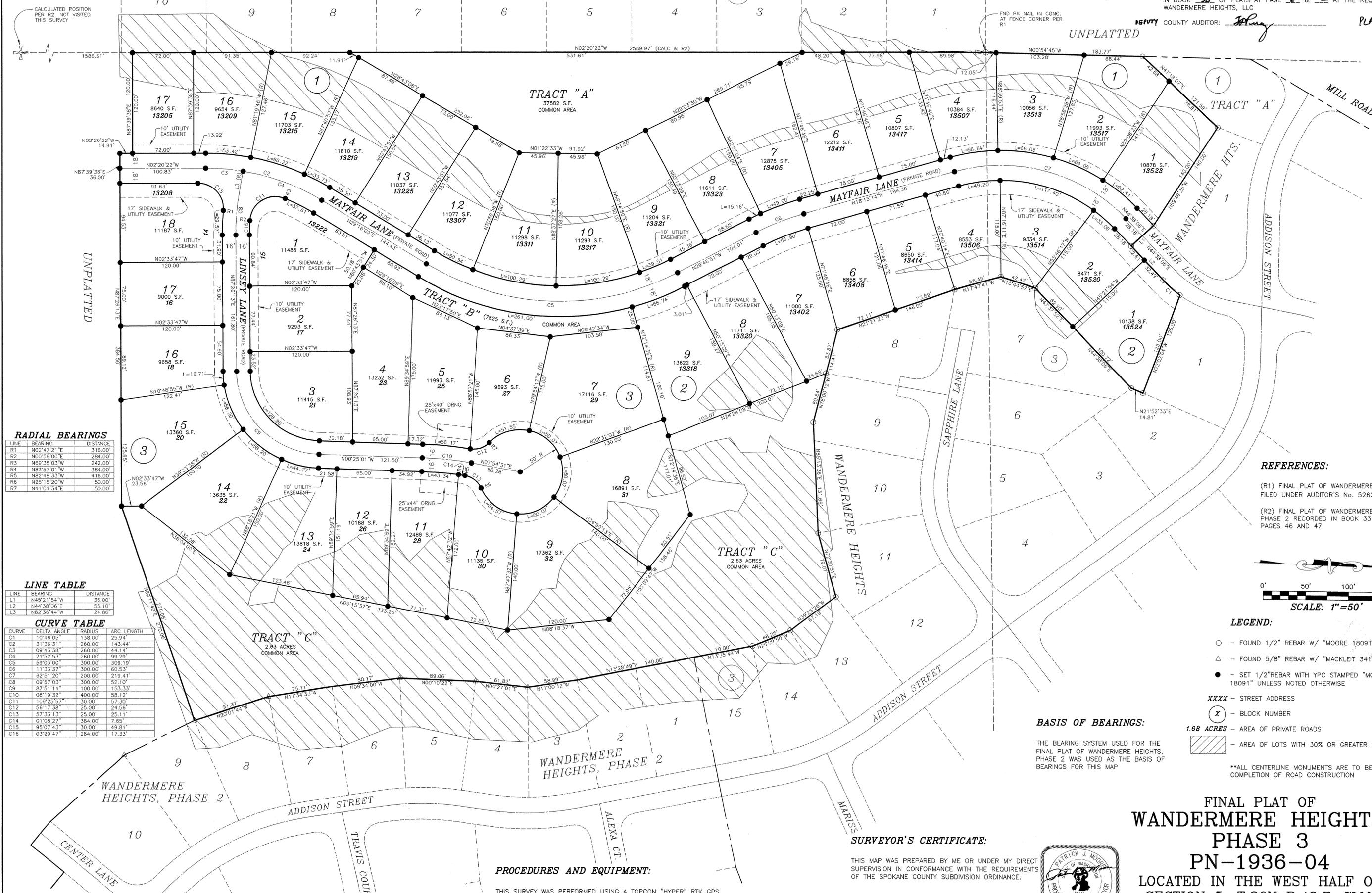
7224 W. Johansen Avenue  
Nine Mile Falls, WA 99026  
1-509-328-1224

P.J.M. 07026

FILED FOR RECORD THIS 14 DAY OF APR 2008 AT 11:04 AM IN BOOK 35 OF PLATS AT PAGE 1 & 2 AT THE REQUEST OF WANDERMERE HEIGHTS, LLC

SPOKANE COUNTY AUDITOR: [Signature] PLAT 399B

WILKINSON FIRST ADDITION

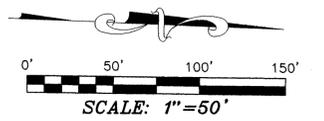


RADIAL BEARINGS table with columns for LINE, BEARING, and DISTANCE. Includes lines R1 through R7.

LINE TABLE with columns for LINE, BEARING, and DISTANCE. Includes lines L1 through L3.

CURVE TABLE with columns for CURVE, DELTA ANGLE, RADIUS, and ARC LENGTH. Includes curves C1 through C16.

REFERENCES: (R1) FINAL PLAT OF WANDERMERE HEIGHTS FILED UNDER AUDITOR'S No. 5262312 (R2) FINAL PLAT OF WANDERMERE HEIGHTS, PHASE 2 RECORDED IN BOOK 33 OF PLATS, PAGES 46 AND 47



- LEGEND: Symbols for FOUND 1/2" REBAR W/ "MOORE 18091" CAP, FOUND 5/8" REBAR W/ "MACKLEIT 34150" CAP, SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091" UNLESS NOTED OTHERWISE, STREET ADDRESS, BLOCK NUMBER, AREA OF PRIVATE ROADS, AREA OF LOTS WITH 30% OR GREATER SLOPES.

BASIS OF BEARINGS: THE BEARING SYSTEM USED FOR THE FINAL PLAT OF WANDERMERE HEIGHTS, PHASE 2 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

\*\*ALL CENTERLINE MONUMENTS ARE TO BE SET AFTER COMPLETION OF ROAD CONSTRUCTION

PROCEDURES AND EQUIPMENT:

THIS SURVEY WAS PERFORMED USING A TOPCON "HYPER" RTK GPS SYSTEM, AND TDS RANGER ELECTRONIC FIELD BOOK DATA COLLECTOR. FIELD PROCEDURES WERE USED THAT MEET OR EXCEED THE LINEAR AND ANGULAR REQUIREMENTS OF WAC 332-130-090(1)(B) CITY-RESIDENTIAL AND SUBDIVISION LOTS.

SURVEYOR'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SPOKANE COUNTY SUBDIVISION ORDINANCE.

[Signature] PATRICK J. MOORE, PLS No. 18091



FINAL PLAT OF WANDERMERE HEIGHTS, PHASE 3 PN-1936-04 LOCATED IN THE WEST HALF OF SECTION 5, T.26N., R.43E, W.M. SPOKANE COUNTY, WASHINGTON