

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that WANDERMERE HEIGHTS LLC., a Washington Limited Liability Company and BANK OF GARFIELD (A.K.A. STATE NATIONAL BANK OF GARFIELD) a National Bank Corporation have caused to be platted the Lots, Blocks and Streets the land shown hereon to be known as WANDERMERE HEIGHTS, 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:

Commencing at the Southwest corner of the Northwest Quarter of said section; thence N00°54'45"W along the West line of said Northwest Quarter, a distance of 183.77 feet to the True Point of Beginning; thence N00°54'45"W along said West line a distance of 126.02 feet to the easterly Right-of-Way of Mill Road; thence Northeastly along said right-of-way, the next six (6) courses being

- 1) N28°08'31"E 277.51 feet
2) S61°51'29"E 20.00 feet to the beginning of a non-tangent curve concave to the southeast and having a radius of 904.93 feet, through which a radial line bears S61°51'29"E
3) Thence Northeastly along said curve through a central angle of 21°09'16" an arc distance of 334.11 feet
4) N49°17'47"E 26.03 feet
5) S40°42'13"E 20.00 feet
6) N49°17'47"E 300.00 feet
thence S44°38'03"E a distance of 125.36 feet; thence S44°51'56"W a distance of 70.35 feet; thence S50°34'34"W a distance of 280.00 feet; thence S57°37'08"W a distance of 226.69 feet; thence S40°11'45"W a distance of 104.95 feet; thence S65°07'05"E a distance of 130.00 feet to the beginning of a non-tangent curve concave to the southeast and having a radius of 178.00 feet, through which a radial line bears S65°07'05"E; thence Northeastly along said curve through a central angle of 33°58'51" an arc distance of 105.57 feet; thence S31°08'15"E a distance of 36.00 feet; thence S47°42'52"E a distance of 125.00 feet; thence N63°03'20"E a distance of 79.43 feet; thence S40°34'37"E a distance of 189.90 feet; thence S07°21'22"E a distance of 58.25 feet; thence S45°45'35"E a distance of 118.28 feet; thence S50°27'37"E a distance of 36.00 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 168.00 feet, through which a radial line bears S50°27'37"E; thence Southwesterly along said curve through a central angle of 05°49'37" an arc distance of 17.09 feet; thence S44°37'59"E a distance of 120.00 feet; thence N50°34'34"E a distance of 114.39 feet; thence N58°32'34"E a distance of 171.14 feet; thence S32°10'23"E a distance of 189.37 feet; thence S35°15'32"E a distance of 175.04 feet; thence S66°42'09"W a distance of 342.36 feet; thence S76°31'11"W a distance of 253.53 feet; thence N13°35'49"W a distance of 70.00 feet; thence N25°09'50"W a distance of 48.25 feet; thence N39°25'26"W a distance of 67.19 feet; thence S72°30'51"W a distance of 79.07 feet; thence S85°13'36"W a distance of 131.66 feet; thence N78°00'12"W a distance of 114.41 feet; thence N21°21'22"W a distance of 146.00 feet; thence N17°47'41"W a distance of 56.49 feet; thence N15°44'57"E a distance of 42.47 feet; thence N43°37'52"E a distance of 62.90 feet; thence N44°38'06"E a distance of 100.72 feet; thence N21°52'33"E a distance of 14.81 feet; thence N72°02'04"W a distance of 125.00 feet to the beginning of a non-tangent curve concave to the Northwest and having a radius of 138.00 feet, through which a radial line bears N56°08'00"W; thence Southwesterly along said curve through a central angle of 10°46'05" an arc distance of 25.94 feet; thence S44°38'06"W a distance of 55.10 feet; thence N45°21'54"W a distance of 36.00 feet; thence N59°49'25"W a distance of 140.00 feet; thence S41°18'07"W a distance of 121.59 feet to the true point of beginning.

Containing 12.8 acres more or less

And they do hereby dedicate for public use forever the streets and roads as shown on this plat. BLOCK A being a 1.0 foot wide strip as shown hereon, is hereby dedicated to Spokane County as general county property, to be dedicated for road purposes forever at such time as the roads are continued as full width rights of way, or until adjacent lands are platted.

No direct access shall be allowed from lots to Mill Road until such time as authorized by the County Engineer.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within of providing utility to the property described. 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 of Tract "C" (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, at 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.

The Border Easements as shown hereon are hereby granted to Spokane County, its authorized agents and to the public for road purposes including but not limited to curbs, sidewalks, drainage, signage, and other usage deemed necessary by the Spokane County Engineer for the safety and welfare of the public. No fence or portion thereof will be constructed within said easement without the permission of the Spokane County Engineer, nor will any object be placed in said easement that would obstruct the sight distance necessary for the safe and efficient vehicular movement. Any other easements granted or dedicated within this Border Easement will be subordinate to the rights created by this easement and are subject to Spokane County Engineers permit process prior to usage.

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.

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, together with the right to access said utility easements through "Border Easements" shown hereon.

This plat is subject to an easement in favor of The Pacific Telephone & Telegraph Co. as recorded under Auditor file #453573. The exact location is not disclosed of record.

This plat is subject to an easement in favor of The Pacific Telephone & Telegraph Co. as recorded under Auditor file #525041. The exact location is not disclosed of record.

This plat is subject to an easement in favor of The Washington Water Power Co. as recorded under Auditor file #85511A. The exact location is not disclosed of record.

PAT MOORE & ASSOCIATES, P.S.

1428 W. Mansfield Ave.
Spokane, WA 99205
1-509-328-1224

J.A.G. 04126

This plat is subject to an easement in favor of Comcast of Pennsylvania /Washington/West Virginia, L.P., a Colorado Limited Partnership as recorded under Auditor file #5133908. The exact location is not disclosed of record.

The private roads and/or common areas 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 May 13, 2005 under Auditors Document No. 5216129 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. Tract B is 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 that dispose of and treat stormwater runoff. A drainage easement is granted to Spokane County over Tract B for inspection and emergency maintenance of stormwater facilities.

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 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 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 such as live native-type dryland grasses or lawn turf 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 water quality swale, natural drainage channel or drainage ditch 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 clear 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 any all drainage facilities, located in the private tracts or common areas in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by the design engineer, Mountain Great 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 approved plans; mowing, irrigating and keeping the area free of debris; removing and disposing of the soil and grass sod located in drainage facilities situated within tracts or common areas 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 as prepared by the design engineer 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 sidewalks along the private roads are for the benefit of the Wandermere Heights Owners' Association.

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.

Sight distance easements in Lot 1 of Block 2, and Lots 1 and 2 of Block 3, as platted and shown hereon, are hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easements for the purpose of inspection and emergency maintenance of the sight distance area. If the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the office of the Spokane County Engineer, a notice will be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to restore the sight distance area to that of the approved plans on file, or have it restored by others. All costs involved will be charged to the property owner.

According to the Geological Hazards Evaluation Report dated April 26, 2004 by STI Northwest Inc. and the approved grading plans dated Nov 23, 2004 for Wandermere Heights, portions of Lot 1, Block 2, and Lots 1 and 7 of Block 3, and Lots 5 and 6 of Block 5 will have 30% slopes or greater.

IN WITNESS WHEREOF, the aforesaid owners have caused their names to be hereunto subscribed this 20 day of July, 2005.

WANDERMERE HEIGHTS LLC, a Washington Limited Liability Company

Bank of Garfield A.K.A. STATE NATIONAL BANK OF GARFIELD a National Bank Corporation

By: Craig C. Condon

By: [Signature]

Its: Member

Its: Trustee/CEO

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 20 day of July 2005.

[Signature]
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 6-10-08



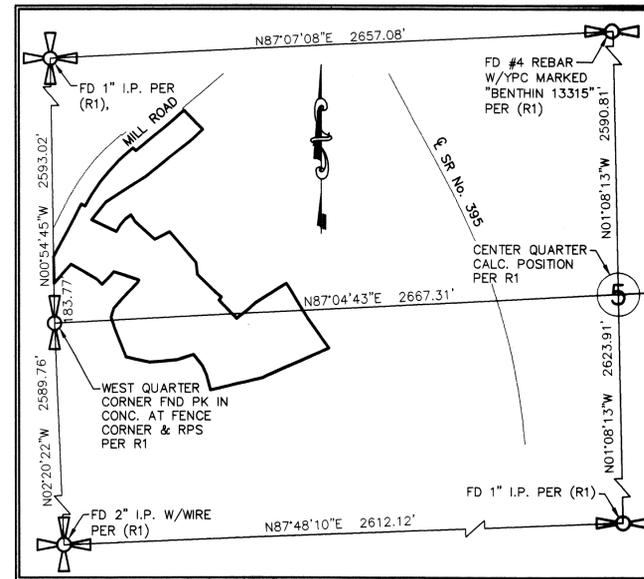
ACKNOWLEDGMENTS

STATE OF WASHINGTON )
) ss
COUNTY OF SPOKANE )

I certify that I know or that I have satisfactory evidence that Gregory S. Beckwith 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 Assistant/CEO of STATE NATIONAL BANK OF GARFIELD a National Bank Corporation to be the free and voluntary act of such National Bank, for the uses and purposes stated in the instrument.

DATED this 20 day of July 2005.

[Signature]
NOTARY PUBLIC, in and for the State of Washington residing at Spokane, My Commission expires 6-10-2008



SECTION SUBDIVISION DETAIL SHEET 1 OF 2

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 14th DAY of August 2005 at 9:54 A.M. IN BOOK 31 OF PLATS AT PAGE 112 AT THE REQUEST OF WANDERMERE HEIGHTS LLC

COUNTY AUDITOR: [Signature] Deputy

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 27th day of July 2005

[Signature] Spokane County Utilities

SPOKANE COUNTY DIVISION OF ENGINEERING AND ROADS

Examined and approved this 10th day of August 2005

[Signature] Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING & PLANNING

Examined and approved this 18th day of August 2005

[Signature] Spokane County Department of Building and Planning

SPOKANE COUNTY REGIONAL HEALTH DISTRICT

Examined and approved this 18th day of August 2005

[Signature] For Spokane Regional Health District

SPOKANE COUNTY ASSESSOR

Examined and approved this 10th day of August 2005

[Signature] 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 16th day of August 2005

[Signature] 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 19th day of August 2005.

[Signature] 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 LOCATED IN THE WEST HALF OF SECTION 5, T.26N.,R.43E., W.M. SPOKANE COUNTY, WASHINGTON

SPOKANE COUNTY AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19th DAY OF August 2005 AT 9:51 AM IN BOOK 31 OF PLATS AT PAGE 61 & 62 AT THE REQUEST OF WANDERMERE HEIGHTS LLC COUNTY AUDITOR: [Signature]

plat #375

LEGEND:

- - FOUND 5/8" REBAR WITH YPC STAMPED "LS 13775" PER SURVEY RECORDED IN BOOK 87 OF SURVEYS, PAGES 86 THRU 88
● - SET 1/2" REBAR WITH YPC STAMPED "MOORE 18091" OR CHISELED "+" IN CONCRETE CURB, UNLESS OTHERWISE NOTED

123 - STREET ADDRESS

29,727 SF - AREA TRACT "C" PRIVATE ROADS

PROCEDURES AND EQUIPMENT:

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

BASIS OF BEARINGS:

THE BEARING OF N00°54'45"W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 5, T.26N.,R.43E., W.M. AS SHOWN ON THE SURVEY RECORDED IN BOOK 87 OF SURVEYS, PAGES 86 THRU 88 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP

SURVEYORS NOTE

1. SECTION SUBDIVISION INFORMATION WAS COMPUTED USING RECORD INFORMATION PER SURVEY RECORDED IN BOOK 87 OF SURVEYS, PAGES 86-88. MONUMENTS FOUND PER SAID SURVEY WERE WITHIN 0.10' OF THEIR CALCULATED POSITION UNLESS NOTED OTHERWISE.

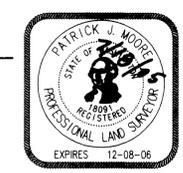
REFERENCES:

(R1) SURVEY RECORDED IN BOOK 87 OF SURVEYS, PAGES 86 THRU 88

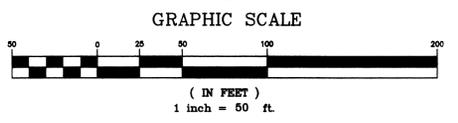
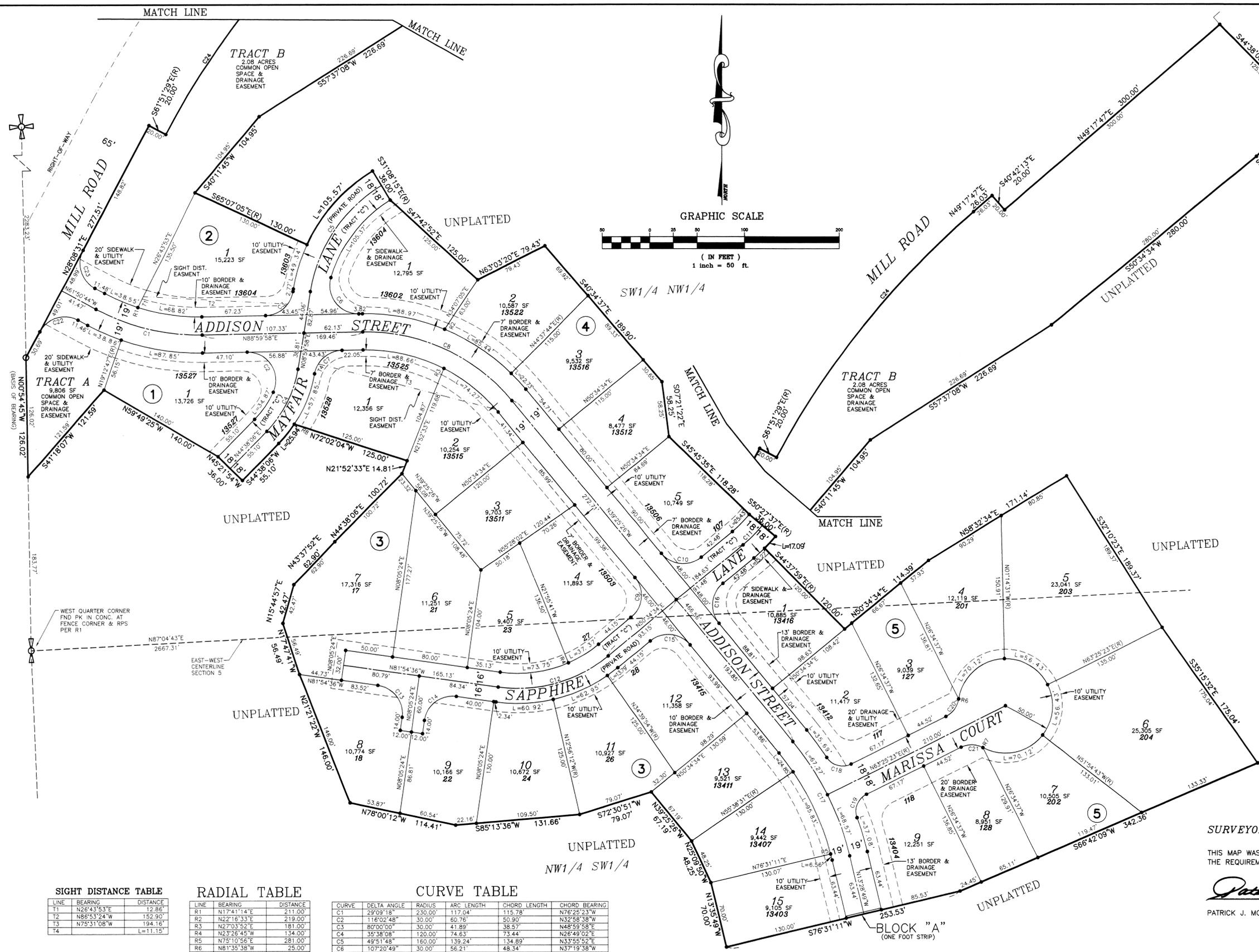
SURVEYOR'S CERTIFICATE:

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 LOCATED IN THE WEST HALF OF SECTION 5, T.26N.,R.43.E, W.M. SPOKANE COUNTY, WASHINGTON



SIGHT DISTANCE TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Rows T1 through T4.

RADIAL TABLE

Table with 3 columns: LINE, BEARING, DISTANCE. Rows R1 through R6.

CURVE TABLE

Table with 6 columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING. Rows C1 through C24.

PAT MOORE & ASSOCIATES, P.S. 1428 W. Mansfield Ave. Spokane, WA 99205 1-509-328-1224 J.A.G. 04126