

WALDO AND SCHWEDA, P.S.
NORTH 2206 PINES ROAD
SPOKANE, WA 99206

9309010371

WASH.
COUNTY

TEMPORARY EASEMENT

VOL. 1480 PAGE 46

For valuable consideration given, receipt acknowledged, WEST TERRACE JOINT VENTURE hereby grants and conveys to WEST TERRACE LIMITED PARTNERSHIP, their heirs and assigns, temporary easements over and across the real property described on Exhibit "A", attached hereto, as follows:

(1) A 10 foot wide drainage easement to convey surface water from the North boundary of the property benefited hereby in a generally Westerly direction to a pond or lake situate on the real property described on Exhibit "A."

(2) A 30 foot wide easement for construction and maintenance of a sanitary sewer line running in a generally Westerly direction from the property described on Exhibit "B" across the property described on Exhibit "A" to its terminus at the existing sewer main trunkline.

(3) A general construction easement to allow encroachment onto the property described on Exhibit "A," but only so far as is determined to be necessary to construct the development improvements on the property described on Exhibit "B."

The easements described in paragraphs numbered (1) and (2) hereof shall be amended to be made permanent upon completion of the construction of the improvements within the easement way and the filing of an as-built centerline survey describing the exact location thereof.

The easement described in paragraph numbered (3) hereof shall terminate upon completion of the subdivision improvements, and grantees shall be obligated to restore the property as nearly as possible to its original condition.

DATED: August 17, 1993

WEST TERRACE JOINT VENTURE

BY: Charles R. Klar
CHARLES R. KLAR, Managing Partner

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 18th day of August, 1993, before me personally appeared CHARLES R. KLAR, to me known to be the individual and managing partner described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for himself and for WEST TERRACE JOINT VENTURE, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

ROBERT D. WALDO
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 8-15-97

Robert D. Waldo
NOTARY PUBLIC in and for the State of
Washington, Residing at Spokane
My Appointment Expires: 8-15-97
93013996

FILED TO FILE
State Assessor
Spokane County Treas.
By: Boogee
839 9/1/93

Golf Course Property
(Page 1 of 2)

That portion of the SE 1/4 of Section 7 and the NE 1/4 of Section 18, Township 24 North, Range 42 East, W.M., Spokane County, State of Washington, described as follows:

Beginning at the NE corner of said Section 18; thence S02°30'24"E, along the East line of said Section 18 and the centerline of Thomas Mallon Road, 1785.94 feet to a point at the intersection of said Thomas Mallon Road and Melville Road; thence along the centerline of said Melville Road the following four (4) courses:

- (1) N85°51'49"W, 976.71 feet to the point of curve of a 409.17 foot radius curve to the right;
- (2) thence along the arc of said curve, through a central angle of 33°39'36", 240.38 feet to the point of tangent;
- (3) thence, N52°12'13"W, 76.47 feet to the point of curve of a 572.74 foot radius curve to the left;
- (4) thence along the arc of said curve, through a central angle of 11°13'43", 112.24 feet;

thence, leaving said centerline, N26°34'04"E, 30.00 feet to a point on the northerly right-of-way line of said Melville Road, being a point on a nontangent 602.74 foot radius curve to the left, the center of circle of which bears S26°34'04"W, said point being the True Point of Beginning; thence along said right-of-way line and along the arc of said curve, through a central angle of 15°59'55", 168.30 feet to the point of tangent; thence continuing along said right-of-way line N79°25'51"W, 496.00 feet; thence leaving said right of way line N09°03'42"E, 399.56 feet; thence N33°16'05"E, 148.50 feet; thence N60°48'04"E, 251.27 feet; thence N20°16'09"E, 635.11 feet; thence N22°45'40"E, 249.39 feet; thence S89°49'51"E, 125.00 feet to a point on a nontangent 15.00 foot radius curve to the left, the center of circle of which bears N89°49'51"W; thence along the arc of said curve, through a central angle of 47°46'31", 12.51 feet to the point of reverse curve of a 50.00 foot radius curve to the right, the center of circle of which bears N42°23'38"E; thence along the arc of said curve, through a central angle of 272°20'05", 237.66 feet to the point of reverse curve of a 15.00 foot radius curve to left, the center of circle of which bears S45°16'17"E; thence along the arc of said curve, through a central angle of 44°42'58", 11.71 feet to the point of reverse curve of a 910.00 foot radius curve to the left, the center of circle of which bears N89°59'14"W; thence along the arc of said curve, through a central angle of 00°09'23", 2.49 feet; thence S89°49'51"E, 115.00 feet; thence S01°23'13"W, 260.69 feet; thence S76°01'37"E, 60.00 feet; thence S27°47'44"W, 186.34 feet; thence S48°08'08"E, 260.23 feet; thence S89°27'24"E, 128.22 feet; thence S12°56'17"E, 150.00 feet to a point on a nontangent 425.00 foot radius curve to the left, the center of circle of which bears N12°56'17"W, thence along the arc of said curve, through a central angle of 04°33'11", 33.77 feet to the point of compound curve of a 15.00 foot radius curve to the left, the center of circle of which bears N17°29'28"W, thence along the arc of said curve, through a central angle of 55°31'08", 14.54 feet to the point of reverse curve of a 50.00 foot radius curve to the left, the center of circle of which bears S73°00'36"E; thence along the arc of said curve through a central angle of 283°53'40", 247.74 feet to the point of reverse curve of a 15.00 foot curve to the left, the center of circle of which bears S30°53'04"W; thence along the arc of said curve through a central angle of 48°57'37", 12.82 feet; thence S18°04'30"E, 130.00 feet; thence S77°21'11"W, 114.46 feet;

thence S69°59'02"W, 231.19 feet; thence N62°43'51"W, 311.37 feet; thence S20°16'09"W, 129.21 feet; thence S62°43'51"E, 62.26 feet; thence S17°11'30"W, 176.78 feet; thence S13°15'11"W, 254.51 feet to a point of curve of of a 15.00 foot radius curve to the left, the center of circle of which bears S76°44'49"E; thence along the arc of said curve through a central angle of 94°24'42", 24.72 feet to the point of reverse curve of a 50.00 foot radius curve to the right, the center of circle of which bears S06°50'28"W; thence along the arc of said curve, through a central angle of 197°43'36", 172.55 feet; thence S26°34'04"W, 69.08 feet to the True Point of Beginning.

Containing 21.96 acres.

Unofficial Document

EXHIBIT "B"

(Page 1 of 2)

Those portions of WEST TERRACE ADDITION as per plat thereof Volume 18 of Plats, Page 10; and of the unplatted portion of the Southeast quarter of Section 7, Township 24 North, Range 42 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 10 in Block 5 of said WEST TERRACE ADDITION; THENCE north $89^{\circ}49'51''$ West, 300.00 feet to the Northwest corner of Lot 10, Block 4, of said plat of West Terrace Addition; thence North $00^{\circ}41'52''$ East, 201.10 feet, thence North $48^{\circ}03'59''$ West, 79.31 feet; thence North $40^{\circ}00'00''$ East, 151.88 feet to a point on a 850.00 foot radius nontangent curve to the left, the center of circle of which bears South $64^{\circ}19'27''$ West; thence Northwesterly along the arc of said curve through a central angle of $6^{\circ}49'19''$, 101.21 feet to the point of reverse curve of a 745.00 foot radius curve to the right, the center of circle of which bears North $57^{\circ}30'08''$ East; thence along the arc of said curve through a central angle $55^{\circ}13'48''$, 718.14 feet to the point of reverse curve of a 1170.00 foot radius curve to the left, the center of circle of which bears North $67^{\circ}16'04''$ West; thence along the arc of said curve through a central angle of $6^{\circ}51'19''$, 139.99 feet; thence North $78^{\circ}02'27''$ West, 154.54 feet; thence North $18^{\circ}40'29''$ East, 80.49 feet; thence South $78^{\circ}02'27''$ East, 147.87 feet to a point on a 1170.00 foot of said curve through a central angle of $2^{\circ}17'43''$, 46.87 feet; thence South $80^{\circ}20'10''$ East, 237.39 feet to the West line of the East 920 feet of said Southeast quarter; thence South $01^{\circ}26'27''$ East, along said West line, 969.25 feet; thence South $23^{\circ}36'52''$ East, 103.53 feet; thence South $01^{\circ}23'13''$ West, 300.00 feet to the Point of Beginning;

TOGETHER WITH those portions of the Southeast quarter of Section 7, Township 24 North, Range 42 East, W.M., described as follows:

Commencing at the Northeast corner of Lot 10 in Block 5 of WEST TERRACE ADDITION, as per plat thereof recorded in Volume 18 of Plats, page 10; thence North $89^{\circ}49'51''$ West, 300.00 feet to the Northwest corner of Lot 10, Block 4 of said plat of West Terrace Addition; thence North $00^{\circ}41'52''$ East, 201.10 feet; thence North $48^{\circ}03'59''$ West, 79.31 feet; thence North $74^{\circ}43'42''$ West, 303.73 feet; thence North $43^{\circ}27'07''$ West, 261.73 feet; thence North $01^{\circ}39'17''$ West, 450.19 feet; thence North $20^{\circ}20'29''$ East, 218.63 feet; thence North $68^{\circ}18'04''$ East, 311.04 feet; thence North $18^{\circ}40'29''$ East, 17.89 feet; thence South $78^{\circ}02'27''$ East, 154.54 feet to a point on a 1,170.00 foot radius nontangent curve to the right, the center of circle of which bears North $74^{\circ}07'23''$ West; thence Southwesterly along the arc of said curve, through a central angle of $6^{\circ}51'19''$, 139.99 feet to the point of reverse curve of a 745.00 foot radius curve to the left, the center of circle of which bears South $67^{\circ}16'04''$ East; thence along the arc of said curve, through a central angel of $9^{\circ}26'06''$, 122.68 feet to the Point of Beginning; thence North $76^{\circ}42'10''$ West, 73.01 feet; thence South $64^{\circ}37'16''$ West, 110.47 feet; thence South $01^{\circ}39'17''$ East, 359.23 feet; thence South $37^{\circ}40'17''$ East, 35.63 feet; thence South $56^{\circ}54'37''$ East, 119.12 feet; thence North $57^{\circ}48'55''$ East; 80.01 feet to a point on a 745.00 foot radius nontangent curve to the right, the center of a circle of which bears North $67^{\circ}48'55''$ East; thence Northwesterly along the arc of said curve, through a central angle of $35^{\circ}28'55''$, 461.36 feet to the Point of Beginning;

AND TOGETHER WITH those portions of the Southeast quarter of Section 7, Township 24 North, Range 42 East, W.M., described as follows:

Commencing at the Northeast corner of Lot 10 in Block 5 of WEST TERRACE ADDITION, as per plat thereof recorded in Volume 18 of Plats, page 10; thence North 89°49'51" West, 300.00 feet to the Northwest corner of Lot 10, Block 4 of said plat of West Terrace Addition; thence North 00°41'52" East, 201.10 feet; thence North 48°03'59" West, 79.31 feet to the Point of Beginning; thence North

74°43'42" West 303.73 feet; thence North 43°27'07" West, 261.73 feet; thence North 01°39'17" West, 181.55 feet; thence North 88°20'43" East, 100.00 feet; thence North 01°39'17" West, 217.13 feet to the point of curve of a 165.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 21°69'46", 63.34 feet to the point of tangent; thence North 20°20'29" East, 49.26 feet to the point of curve of a 165.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 47°57'35", 138.11 feet to the point of tangent; thence North 68°18'04" East, 171.10 feet to the point of curve of a 165.00 foot radius curve to the right; thence along the arc of said curve, through a central angle of 32°59'12", 94.99 feet to the point of tangent; thence South 78°42'44" East, 3.79 feet to the point of curve of a 20.00 foot radius curve to the left; thence along the arc of said curve, through a central angle of 82°03'39", 28.64 feet to a point on a 1,170.00 foot radius nontangent curve to the right, the center of circle which bears North 70°46'23" West, thence Southwesterly along the arc of said curve, through a central angle of 3°30'19", 71.58 feet to the point of reverse curve of a 745.00 foot radius curve to the left, the center of circle which bears South 67°16'04" East; thence Southwesterly along the arc of said curve, through a central angle of 0°04'22", 0.95 feet to a point on a 20.00 foot radius nontangent curve to the left, the center of circle of which bears North 67°20'26" West; thence Northwesterly along the arc of said curve, through a central angle of 105°28'51", 36.82 feet to the point of compound curve of a 135.00 foot radius curve to the left, the center of circle of which bears South 07°10'43" West; thence Southwesterly along the arc of said curve, through a central angle of 28°52'39", 68.04 feet to the point of tangent; thence South 68°18'04" West, 171.10 feet to the point of curve of a 135.00 foot radius curve to the left; thence along the arc of said curve, through a central angle 47°57'36", 113.00 feet to the point of tangent; thence South 20°20'29" West, 49.26 feet to the point of curve of a 135.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 21°59'46", 51.83 feet to the point of tangent; thence South 01°39'17" East, 297.50 feet to the point of curve of a 135.00 radius curve to the left; thence along the arc of said curve through a central angle of 41°47'50", 98.48 feet to the point of tangent; thence South 43°27'07" East, 86.36 feet to the point of curve of a 135.00 foot radius curve to the left; thence along the arc of said curve, through a central angle of 31°16'35", 73.69 feet to the point of tangent; thence South 74°43'42" East, 69.46 feet to the point of a 135.00 foot radius curve to the left; thence along the arc of said curve, through a central angle of 14°53'41", 35.09 feet; thence North 00°42'32" West, 130.68 feet; thence North 67°48'55" East, 80.01 feet to a point on a 745.00 foot radius nontangent curve to the left, the center of which bears North 67°48'55" East; thence Southeasterly along the arc of said curve, through a central angle of 10°18'47", 134.10 feet to the point of reverse curve of a 850.00 foot radius curve to the right, the center of circle of which bears South 57°30'08" West; thence Southeasterly along the arc of said curve, through a central angle of 6°49'19", 101.21 feet; thence South 40°00'00" West, 151.88 feet to the Point of Beginning;

Situate in the County of Spokane, State of Washington.