

**RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:**

Albert F. Schlotfeldt, Attorney
Duggan Schlotfeldt & Welch, PLLC
900 Washington Street, Suite 1020
Vancouver, WA 98660

REAL ESTATE EXCISE TAX

N/A
MAY 11 2004

PAID

N/A

Audrey Tekoni, Deputy
SKAMANIA COUNTY TREASURER

Grantors (Person or Company
indebted to Claimants):

DAVID CREAGAN, BRENDA CREAGAN, GERALD SAUER, MARY
SAUER, JOHN NIEMER and LAUREN NIEMER

Grantees (Claimants):

DAVID CREAGAN, BRENDA CREAGAN, GERALD SAUER, MARY
SAUER, JOHN NIEMER and LAUREN NIEMER

Abbreviated Legal:

N ½ NE ¼ Sec. 23 TTN R6E WM

Assessor's Property Tax
Parcel/Account #:

1103, 1105, 1106, 1107

7-6-23 6.5
Eas: 5/11/04

Other Reference Nos:

EASEMENT AGREEMENT

This Agreement is made this 10th day of May, 2004, by DAVID
CREAGAN, BRENDA CREAGAN, GERALD SAUER, MARY SAUER, JOHN NIEMER and
LAUREN NIEMER, the record title owners of six adjacent parcels of property abutting certain
easements described on the attached Exhibits.

RECITALS

The declarations contained in this Easement and Road Maintenance Agreement
("Agreement") are based on the following factual recitals:

A. DAVID CREAGAN and BRENDA CREAGAN are the owners of certain real
property, referred to by the parties as Tract 1 and legally described in Exhibit "A" attached
hereto, that legal description being dated April 6, 2004.

B. DAVID CREAGAN and BRENDA CREAGAN are the owners of certain real
property, described as Tract 2 and legally described in Exhibit "B" attached hereto, that legal
description being dated April 6, 2004.

EASEMENT AGREEMENT - 1

S:\Clients\18052\18052001\18050001 D06 Easement and Road Maintenance Agmt.doc (5/3/2004)

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ATTORNEYS AT LAW
900 Washington Street, Suite 1020
PO Box 570
Vancouver, Washington 98666-0570
(360) 699-1201 • (503) 289-6299

C. GERALD SAUER and MARY SAUER are the owners of certain real property, legally described in Exhibit "C" attached hereto.

D. JOHN NIEMER and LAUREN NIEMER are the owners of certain real property, legally described in Exhibit "D" attached hereto.

E. DAVID CREAGAN and BRENDA CREAGAN, GERALD SAUER and MARY SAUER are the owners of certain real property consisting of approximately 120 acres legally described in Exhibit "E" attached hereto.

F. As of the date of this agreement, the respective owners of the parcels and their addresses are as follows:

DAVID and BRENDA CREAGAN, 19707 NE 105th Avenue, Battle Ground, WA 98604
GERALD and MARY SAUER, 26300 NE 16th St., Camas, WA 98607
JOHN and LAUREN NIEMER, 8379 SW Charlotte Drive, Beaverton, OR 97007

SECTION ONE EASEMENTS

1.1 NYMARK DRIVE. The parties to this agreement hereby grant and convey to each other a perpetual easement, legally described in Exhibit "F" attached hereto and depicted in the map attached hereto as Exhibit "I", for the purposes of ingress, egress, utilities and future development to and from the parties' respective parcels and to and from the property in Section 14 located to the North of the property described in Exhibit "A". The easement burdens the respective parcels and runs with the land.

1.2 PEDESTRIAN/ORV EASEMENT. The parties to this agreement grant and convey to each other a perpetual easement legally described in Exhibit "G" attached hereto and depicted in the map attached hereto as Exhibit "I", for the purposes of pedestrian and off-road vehicle travel. This easement connects Nymark Drive to the eastern boundary of Pine Creek and extends generally north/south along the eastern side of Pine Creek. The easement burdens the easement premises and runs with the land.

1.3 FORESTRY ROAD. The parties to this agreement grant and convey to each other a perpetual easement legally described in Exhibit "H" attached hereto and depicted in the map attached hereto as Exhibit "I" for the purposes of ingress, egress, utilities and future development to and from the parties' respective parcels and to and from the property in Section 14 located to the North of the property described in Exhibit "A". The easement burdens the easement premises and runs with the land.

SECTION TWO
ASSIGNMENT OF RIGHTS

All rights granted in this Agreement shall not be further assignable by the parcel owners (which includes the property in Section 14 located to the North of the property described in Exhibit "A") except as an appurtenance to and in conjunction with the sale or subdivision of their parcels.

SECTION THREE
AMENDMENT

The provisions of this Agreement may be amended, but only with the consent of 75% of the parcel owners of all the property described herein, including the property in Section 14 located to the North of the property described in Exhibit "A".

SECTION FOUR
BINDING AGREEMENT

The easement rights and responsibilities set forth in this Agreement shall be perpetual and shall run with the land, and shall be binding on the successors and assigns of the parcel owners.

SECTION FIVE
VOTING

If a parcel is owned by more than one person, all the owners of a parcel will collectively be referred to as the parcel owner, and will be entitled to only one collective vote, i.e., each parcel represents one vote in the matters covered by this Agreement.

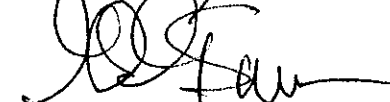
In witness, the undersigned have executed this Agreement on the date first written above.



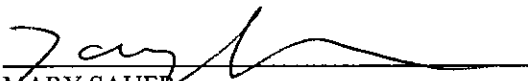
DAVID CREAGAN



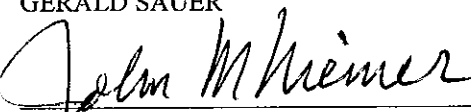
BRENDA CREAGAN



GERALD SAUER



MARY SAUER



JOHN NIEMER



LAUREN NIEMER

EASEMENT AGREEMENT - 3


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Page 3 of 14

STATE OF WASHINGTON)
 : ss.
COUNTY OF Clallam)

DAVID CREAGAN and BRENDA CREAGAN, being sworn, say: We have read or heard the foregoing claim, read and know the contents thereof, and believe the same to be true and correct *and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive under penalty of perjury.*

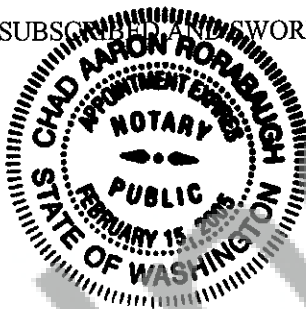


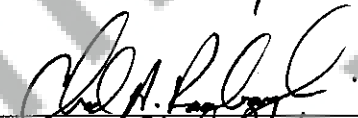
DAVID CREAGAN



BRENDA CREAGAN

SUBSCRIBED AND SWORN TO before me this 7th day of May, 2004.







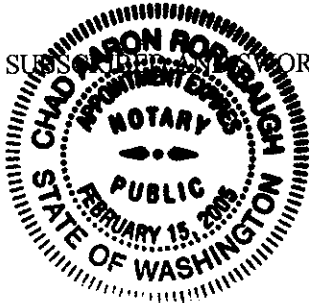
Print name: Chad Rorabugh
NOTARY PUBLIC in and for the State of Washington;
residing at: Canas, WA
My commission expires: 2/15/2005.

STATE OF WASHINGTON)
) ss.
COUNTY OF Clark)

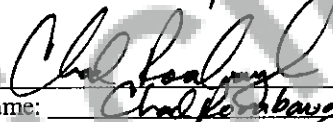
GERALD SAUER and MARY SAUER, being sworn, say: We are the Claimants above named; have read or heard the foregoing claim, read and know the contents thereof, and believe the same to be true and correct *and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive* under penalty of perjury.


GERALD SAUER


MARY SAUER

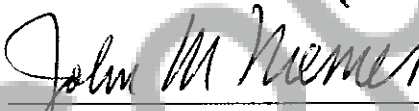


SUBSCRIBED AND SWORN TO before me this 7th day of May, 2004.


Print name: Chad Rorabaugh
NOTARY PUBLIC in and for the State of Washington;
residing at: Camas, WA
My commission expires: 2/15/2005

STATE OF WASHINGTON)
) ss.
COUNTY OF Clark)

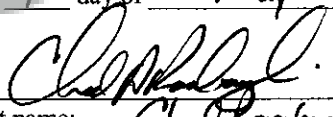
JOHN NIEMER and LAUREN NIEMER, being sworn, say: we are the Claimants above named; have read or heard the foregoing claim, read and know the contents thereof, and believe the same to be true and correct *and that the claim of lien is not frivolous and is made with reasonable cause, and is not clearly excessive* under penalty of perjury.


JOHN NIEMER


LAUREN NIEMER

SUBSCRIBED AND SWORN TO before me this 7th day of May, 2004:

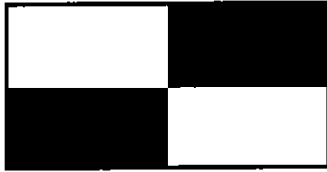



Print name: Chad Rorabaugh
NOTARY PUBLIC in and for the State of Washington;
residing at: Camas, WA
My commission expires: 2/15/2005

EASEMENT AGREEMENT - 5

S:\Clients\18052\18052001\18050001 D06 Easement and Road Maintenance Agmt.doc (5/3/2004)

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HAGEDORN, INC.

SURVEYORS AND ENGINEERS

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April 6, 2004

EXHIBIT "A"

TRACT 1 AFTER RE-ADJUSTMENT (20 ACRES):

A portion of the North half of the North half of the Northeast quarter of Section 23, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows (bearings are Washington Coordinate System, South Zone, NAD 83; distance are "ground"):

BEGINNING at a 2 1/2 inch iron pipe with 1961 BLM Brass Cap at the Quarter Corner between Sections 14 and 23; thence South 89° 07' 55" East, 2645.78 feet to a concrete monument at the Northeast corner of Section 23; thence South 01° 18' 16" West, along the East line of the Northeast quarter of Section 23, for a distance of 430.00 feet; thence North 89° 07' 55" West, parallel with the North line of the Northeast quarter of Section 23, for a distance of 415.80 feet; thence North 07° 00' 00" West, 99.69 feet; thence North 89° 07' 55" West, 536.24 feet; thence North 87° 35' 18" West, 1679.76 feet to the West line of the Northeast quarter of Section 23; thence North 01° 20' 10" East, 286.00 feet to the POINT OF BEGINNING.

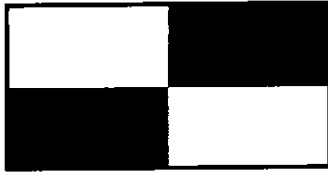
SUBJECT TO easements and restrictions of record.

LD2004\Creagan23-tract 1A.cew



04-06-2004

DEC # 2004152905
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April 6, 2004

EXHIBIT "B"

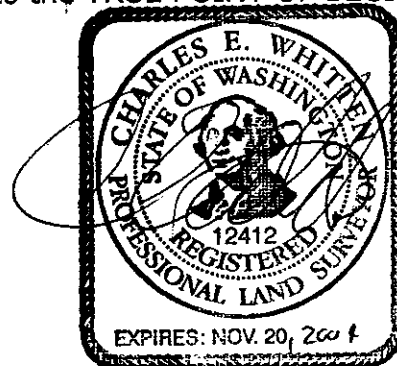
TRACT 2 AFTER RE-ADJUSTMENT (20 ACRES):

A portion of the North half of the North half of the Northeast quarter of Section 23, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows (bearings are Washington Coordinate System, South Zone, NAD 83; distance are "ground"):

BEGINNING at a 2 1/2 inch iron pipe with 1961 BLM Brass Cap at the Quarter Corner between Sections 14 and 23; thence South 89° 07' 55" East, 2645.78 feet to a concrete monument at the Northeast corner of Section 23; thence South 01° 18' 16" West, along the East line of the Northeast quarter of Section 23, for a distance of 430.00 feet to the TRUE POINT OF BEGINNING; thence North 89° 07' 55" West, parallel with the North line of the Northeast quarter of Section 23, for a distance of 415.80 feet; thence North 07° 00' 00" West, 99.69 feet; thence North 89° 07' 55" West, 536.24 feet; thence North 87° 35' 18" West, 1679.76 feet to the West line of the Northeast quarter of Section 23 at a point that is South 01° 20' 10" West, 286.00 feet from the Quarter Corner between Sections 14 and 23; thence South 01° 20' 10" West, 380.18 feet to the Southwest corner of the North half of the North half of the Northeast quarter of Section 23; thence South 89° 12' 52" East, 2646.18 feet to the Southeast corner of the North half of the North half of the Northeast quarter of Section 23; thence North 01° 18' 16" East, 232.36 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO easements and restrictions of record.

LD2004\Creagan23-tract 2A.cew



DOC # 2004152905
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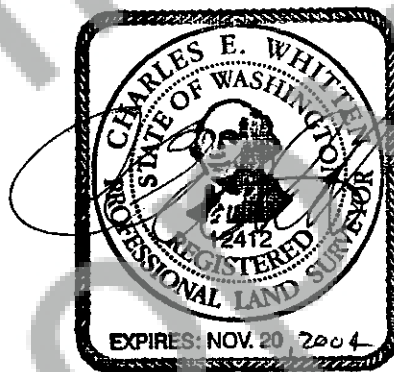
April 20, 2004

EXHIBIT "C"

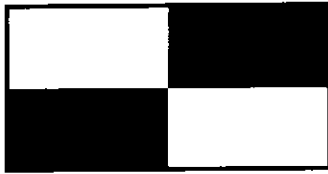
GERALD AND MARY SAUER TRACT:

The North half of the South half of the North half of the Northeast quarter of Section 23, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington,

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03-108



04-20-2004



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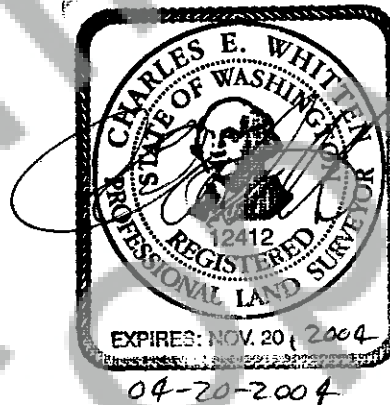
April 20, 2004

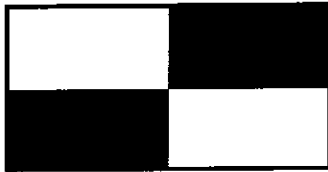
EXHIBIT "D"

JOHN AND LAUREN NIEMER TRACT:

The South half of the South half of the North half of the Northeast quarter of Section 23, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington,

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03-108





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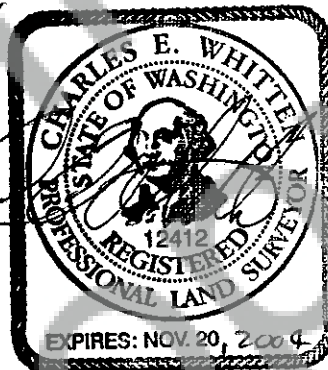
April 20, 2004

EXHIBIT "E"

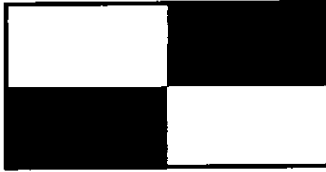
CREAGAN AND SAUER 120 ACRE TRACT:

The South half of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 23, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington,

LD2004\Creagan23-120 acre.cej
03-108



04-20-2004



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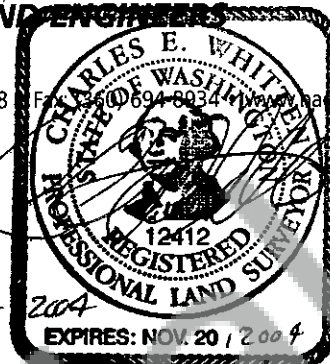
1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax (360) 694-8934 • www.hagedornse.com

April 19, 2004

EXHIBIT "F"

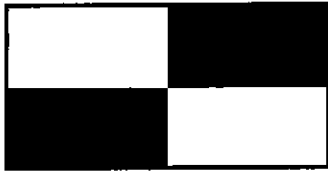
EASEMENT OVER "NYMARK DRIVE":

04-19-2004



A 60-foot non-exclusive easement for ingress, egress and utilities, over a portion of the Northeast quarter of Section 23, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington, the centerline of which is described as follows (bearings are Washington Coordinate System, South Zone, NAD 83, distances are "ground"):

BEGINNING at a concrete monument at the Northeast corner of Section 23; thence South $01^{\circ} 18' 16''$ West, 1324.73 feet to the Southeast corner of the North half of the Northeast quarter of Section 23; thence South $89^{\circ} 17' 49''$ East, along the Easterly extension of the South line of the North half of the Northeast quarter of Section 23, for a distance of 50.00 feet to the TRUE POINT OF BEGINNING; thence North $89^{\circ} 17' 49''$ West, 10.00 feet; thence along the arc of a 62.43 foot radius curve to the right, through a central angle of $65^{\circ} 17' 49''$, for an arc distance of 71.15 feet (from which point the Southeast corner of the North half of the Northeast quarter of Section 23 bears South $24^{\circ} 00' 00''$ East, 40.00 feet); thence North $24^{\circ} 00' 00''$ West, 92.00 feet; thence along the arc of a 375.00 foot radius curve to the left, through a central angle of $08^{\circ} 00' 00''$, for an arc distance of 52.36 feet; thence North $32^{\circ} 00' 00''$ West, 132.51 feet; thence along the arc of a 316.61 foot radius curve to the right, through a central angle of $11^{\circ} 00' 00''$, for an arc distance of 60.78 feet; thence North $21^{\circ} 00' 00''$ West, 178.00 feet to a point hereinafter called point "A"; thence continuing North $21^{\circ} 00' 00''$ West, 59.38 feet; thence along the arc of a 1735.90 foot radius curve to the left, through a central angle of $04^{\circ} 00' 00''$, for an arc distance of 121.19 feet; thence North $25^{\circ} 00' 00''$ West, 124.59 feet; thence along the arc of a 403.18 foot radius curve to the right, through a central angle of $18^{\circ} 00' 00''$, for an arc distance of 126.66 feet; thence North $07^{\circ} 00' 00''$ West, 145.00 feet; thence along the arc of a 225.00 foot radius curve to the left, through a central angle of $27^{\circ} 00' 00''$, for an arc distance of 106.03 feet; thence North $34^{\circ} 00' 00''$ West, 70.00 feet; thence North $39^{\circ} 00' 00''$ West, 70.00 feet; thence North $27^{\circ} 00' 00''$ West, 87.51 feet to the terminus of said easement centerline at a point on the North line of the Northeast quarter of Section 23 that bears North $89^{\circ} 07' 55''$ West, 603.00 feet from the Northeast corner thereof. (The sidelines of said easement to be extended or shortened, so as to terminate on the North line and on the East line of the Northeast quarter of Section 23.)



HAGEDORN, INC.

SURVEYORS AND ENGINEERS

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May 4, 2004

EXHIBIT "G"

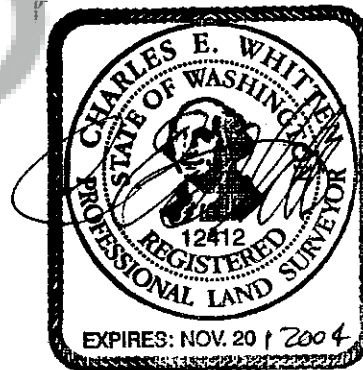
PEDESTRIAN AND "ORV" EASEMENT:

A 10-foot easement for pedestrian and "ORV" (off road vehicle) access over a portion of the East half of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 23, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington, the centerline of which is described as follows (bearings are Washington Coordinate System, South Zone, NAD 83; distances are "ground"):

BEGINNING at point "A", as described in Exhibit "F"; thence North $89^{\circ} 12' 47''$ West, 122.31 feet; thence North $76^{\circ} 00' 00''$ West, 138.91 feet; thence North $43^{\circ} 00' 00''$ West, 185.97 feet; thence North $52^{\circ} 00' 00''$ West, 100.00 feet; thence North $89^{\circ} 00' 00''$ West, 155 feet, more or less, to the ordinary high water mark on the East side of Pine Creek.

ALSO, an easement for pedestrian access over the West 25 feet of that portion of the East half of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 23, Township 7 North, Range 6 East, Willamette Meridian, that lies East of the ordinary high water mark on the East side of Pine Creek.

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05-04-2004

April 16, 2004

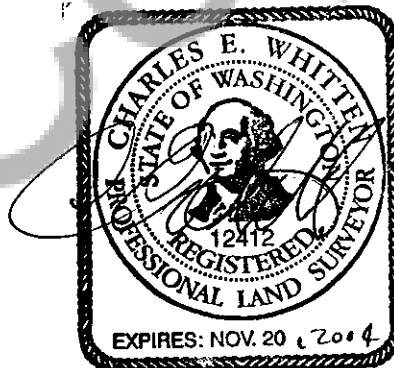
EXHIBIT "H"

"FORESTRY ROAD" WEST OF PINE CREEK:

A 40-foot non-exclusive easement for ingress, egress and utilities over a portion of the North half of the Northeast quarter of Section 23, Township 7 North, Range 6 East, Willamette Meridian, Skamania County, Washington, the centerline of which is described as follows (bearings are Washington Coordinate System, South Zone, NAD 83; distances are "ground"):

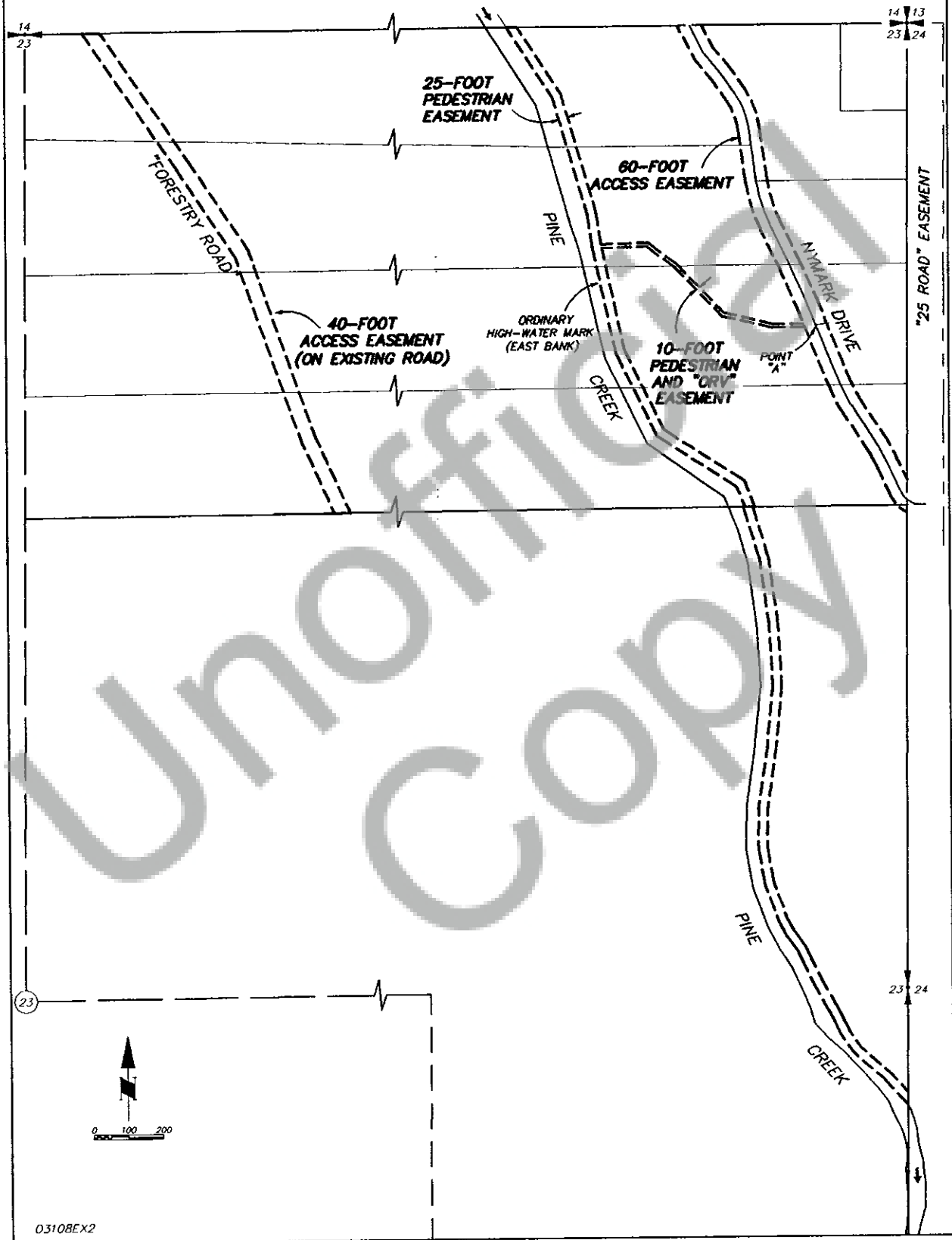
BEGINNING at a 2-1/2 inch iron pipe with 1961 BLM Brass Cap at the Quarter Corner between Sections 14 and 23; thence South $89^{\circ} 07' 55''$ East, along the North line of the North half of the Northeast quarter of Section 23, for a distance of 170 feet, more or less, to the center of an existing gravel road; thence Southeasterly, along the center of said existing gravel road, 1500 feet, more or less, to the terminus of said easement at a point on the South line of the North half of the Northeast quarter of Section 23 that bears South $89^{\circ} 17' 49''$ East, 870 feet, more or less, from the Southwest corner thereof. (The sidelines of said easement to be extended or shortened so as to terminate on the North line and the South line of the North half of the Northeast quarter of Section 23.)

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04-16-2004

EXHIBIT "I"



03108EX2