

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

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Page 1 of 8
Date: 11/17/2005 11:50A
Filed by: GERALD SAUER
Filed & Recorded in Official Records
of SKAMANIA COUNTY
J. MICHAEL GARVISON
AUDITOR
Fee: \$39.00

Grantors (Person or Company
indebted to Claimants):

GERALD SAUER and MARY SAUER, husband and wife and PINE
CREEK BOULDER, LLC., a Washington Limited Liability Company

Grantees (Claimants):

PINE CREEK BOULDER, LLC, a Washington Limited Liability company and
GERALD and MARY SAUER, husband and wife

Abbreviated Legal:

SE 4 S23 T7N R6E

Assessor's Property Tax
Parcel/Account #:

07-06-23-00-1101-00 and 07-06-23-00-1102-00 and 07-06-23-00-1126-00
REAL ESTATE EXCISE TAX
N/A

Other Reference Nos:

NOV 17 2005

PAID

N/A

EASEMENT AGREEMENT

SKAMANIA COUNTY TREASURER

This Agreement is made this 17 day of NOVEMBER, 2005, by GERALD
SAUER and MARY SAUER, husband and wife, and PINE CREEK BOULDER, LLC, the
owners of three adjacent parcels of property as described below.

RECITALS

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

- A. PINE CREEK BOULDER, LLC, (hereinafter referred to as "BOULDER") is the
owner of a parcel of real property, legally described in the records of Skamania
County under Auditor's File number 2004155506.

B. GERALD SAUER and MARY SAUER, (hereinafter referred to as "SAUER"), are the owners of two parcels of real property, legally described in the records of Skamania County under document numbers 2005157346 and 2005157347.

C. The SAUER parcels and the BOULDER parcel each require reciprocal easements across the other to adequately provide for future development of the three parcels.

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

PINE CREEK BOULDER, LLC: 19707 NE 105th Avenue, Battle Ground, WA 98604
GERALD and MARY SAUER: 26300 NE 16th St., Camas, WA 98607

SECTION ONE EASEMENTS

1.1 SASQUATCH WAY, BIGFOOT BOULEVARD, and DOLLY VARDEN DRIVE: SAUER and BOULDER hereby grant and convey to each other, the perpetual easements, legally described in Exhibit "A" attached hereto and depicted on the map attached hereto as Exhibit "B", for the purposes of ingress, egress, utilities and future development to and from the SAUER and BOULDER parcels. The easement burdens both the SAUER parcels and the BOULDER parcel and runs with the land.

1.3 BENEFITTED TRACT. The parties hereby agree that the benefited tract for SASQUATCH WAY will also include all that portion of the Northeast Quarter of Section 23, Township 7 North, Range 6 East, W.M. that lies west of the center of Pine Creek.

SECTION TWO ASSIGNMENT OF RIGHTS

All rights granted in this Agreement shall not be further assignable by the parcel owners except as an appurtenance to and in conjunction with the sale or subdivision of their parcels.

SECTION THREE
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.

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

PINE CREEK BOULDER, LLC, a Washington Limited Liability Company

By [Signature]

Its MEMBER

[Signature]
GERALD SAUER

[Signature]
MARY SAUER

Oregon
STATE OF WASHINGTON)

: ss.

County of Clark Multnomah

I certify that Gerald T. Sauer, on behalf of Pine Creek Boulder, LLC, appeared personally before me and that I know or have satisfactory evidence that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument on behalf of Pine Creek Boulder, LLC and acknowledged it as the free and voluntary act of Pine Creek Boulder, LLC for the uses and purposes mentioned in the instrument.

DATED this 17 day of November, 2005.



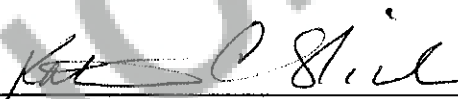
[Signature]
NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: Nov. 7 2008

STATE OF ^{Oregon} WASHINGTON)
County of ^{Multnomah} ~~Clark~~ ss.)

I certify that Gerald Sauer and Mary Sauer appeared personally before me and that I know or have satisfactory evidence that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 17 day of November, 2005.





NOTARY PUBLIC FOR WASHINGTON
My Commission Expires: Nov. 7 2008

November 15, 2005

EXHIBIT "A"

SASQUATCH WAY

A variable width non-exclusive easement (and such additional widths as necessary for associated cuts and fills), for ingress, egress, utilities, and future development over a portion of the Southeast quarter of Section 23, Township 7 North, Range 6 East, W.M. the centerline of which is described as follows:

BEGINNING at the Northwest corner of the Northeast quarter of the Southeast quarter of Section 23; thence South $01^{\circ} 14' 18''$ West, , 1323.46 feet to the Southwest corner of the Northeast quarter of the Southeast quarter; thence continuing South $01^{\circ} 14' 18''$ West, along the West line of Government Lot 1, for a distance of 722.00 feet to the Southwest corner of the "Pine Creek Boulder, LLC tract" as described in Skamania County Auditor's File No. 2004155506; thence ", South $89^{\circ} 22' 16''$ East, along the South line of the "Pine Creek Boulder, LLC tract", 605.17 feet to the centerline terminus of "Sasquatch Way" a private road easement as described in Skamania County Auditor's File No. 2004155509; and the TRUE POINT OF BEGINNING of the easement to be described; thence following the centerline of "Sasquatch Way", (the easement being 40 feet in width, 20 feet on each side of centerline) North $33^{\circ} 00' 00''$ East, 185.00 feet; thence along the arc of a 1030 foot radius curve to the left, through a central angle of $10^{\circ} 00' 00''$, for an arc distance of 179.77 feet; thence North $23^{\circ} 00' 00''$ East, 177.00 feet; thence along the arc of a 300 foot radius curve to the left, through a central angle of $37^{\circ} 00' 00''$, for an arc distance of 193.73 feet; thence North $14^{\circ} 00' 00''$ West, 54.40 feet to the South line of the Northeast quarter of the Southeast quarter of Section 23 at a point hereinafter called point "A" that bears South $89^{\circ} 22' 16''$ East, 845.56 feet from the Southwest corner thereof; thence continuing North $14^{\circ} 00' 00''$ West, 15.45 feet to point "B" at which point the "easement right of way" (hereinafter called "r/w") is 20 feet left and 20 feet right; thence continuing North $14^{\circ} 00' 00''$ West (and beginning a variable width "r/w") 80.15 feet; thence along the arc of a 900 foot radius curve to the right, through a central angle of $09^{\circ} 00' 00''$, for an arc distance of 141.37 feet to a point "C" at which point the west "r/w" is 20 feet left; thence North $05^{\circ} 00' 00''$ West, 170.00 feet to point "D" at which point the west "r/w" is 70.00 feet left; thence continuing North $05^{\circ} 00' 00''$ West, 94.00 feet to point "E" at which point the east "r/w" is 100 feet right and the west "r/w" is 70 feet left; thence

continuing North 05° 00' 00" West, 60.00 feet to point "F" at which point the east "r/w" is 30 feet right and the west "r/w" is 70.00 feet left; thence along the arc of a 237.14 foot radius curve to the left, through a central angle of 26° 34' 40", for an arc distance of 110.00 feet to point "G" at which point the west "r/w" is 55 feet left; thence continuing along the arc of a 237.14 foot radius curve to the left, through a central angle of 06° 25' 20", for an arc distance of 26.58 feet to point "H" at which point the east "r/w" is 30 feet right; thence North 38° 00' 00" West, 147.38 feet to point "I" at which point the east "r/w" is 20 feet right; thence continuing North 38° 00' 00" West, 31.62 feet to point "J" at which point the west "r/w" is 20 feet left; thence along the arc of a 200.00 foot radius curve to the left, (now with the easement being 40 feet in width, 20 feet on each side of centerline) through a central angle of 36° 00' 00", for an arc distance of 125.66 feet; thence North 74° 00' 00" West, 40.00 feet to a point hereinafter called point "K"; thence along the arc of a 199.50 foot radius curve to the right, through a central angle of 66° 00' 00", for an arc distance of 229.80 feet; thence North 08° 00' 00" West, 267.22 feet to the terminus of said easement centerline at a point on the North line of the Northeast quarter of the Southeast quarter of Section 23 that bears South 89° 27' 43" East, 262.00 feet from a 5/8" iron rod at the Northwest corner thereof. (The sidelines of said easement to be extended or shortened, so as to terminate on the South line of the "Pine Creek Boulder tract" and the North line of the Northeast quarter of the Southeast quarter of Section 23.)

DOLLY VARDEN DRIVE

A 40-foot and a 20-foot non-exclusive easement for ingress, egress, utilities, and future development over a portion of the Southeast quarter of Section 23, Township 7 North, Range 6 East, W.M. the centerline and north line of which are described as follows:

BEGINNING at point "A", as noted in Sasquatch Way, above described, said point being South 89° 22' 16" East, 845.56 feet from the Southwest corner of the Northeast quarter of the Southeast quarter of Section 23; thence South 89° 22' 16" East, along the centerline of a 40-foot non-exclusive easement, 150.00 feet; thence South 89° 22' 16" East, along the north line of a 20-foot non-exclusive easement, 80.00 feet to the terminus thereof.

BIGFOOT BOULEVARD

A 40-foot and a 50-foot radius non-exclusive easement for ingress, egress, utilities, and future development over a portion of the Southeast quarter of Section 23, Township 7 North, Range 6 East, W.M., the centerlines of which are described as follows:

BEGINNING at point "K ", as noted in Sasquatch Way, above described; thence South $16^{\circ} 00' 00''$ West, 60.00 feet; thence along the arc of a 300 foot radius curve to the left, through a central angle of $27^{\circ} 00' 00''$, for an arc distance of 141.37 feet; thence South $11^{\circ} 00' 00''$ East, 180.00 feet; thence along the arc of a 400 foot radius curve to the right, through a central angle of $19^{\circ} 00' 00''$, for an arc distance of 132.65 feet; ; thence South $08^{\circ} 00' 00''$ West, 235.00 feet; thence along the arc of a 181.27 foot radius curve to the right, through a central angle of $82^{\circ} 37' 44''$, for an arc distance of 261.41 feet to a point on the South line of the Northeast quarter of the Southeast quarter of Section 23; thence North $89^{\circ} 22' 16''$ West, along said South line, 74.32 feet to the terminus of said 40-foot easement and the center of a 50-foot radius cul-de-sac easement for ingress, egress, and utilities, said radius point being South $89^{\circ} 22' 16''$ East, 197.00 feet from a $5/8''$ iron rod at the Southwest corner of the Northeast quarter of the Southeast quarter of Section 23. (the 50-foot radius easement being also a part of the total Bigfoot Boulevard easement granted)

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EXHIBIT "B"

