

Skamania PUD
P.O. Box 500
Carson, WA
98610

RIGHT OF WAY EASEMENT

KNOW ALL PEOPLE BY THESE PRESENTS, that the undersigned Bridge Court Development Corp, a Wyoming Corporation does hereby grant unto Public Utility District #1 of Skamania County (Skamania PUD), and its successors and assigns, the right to enter upon the lands of the undersigned, situated in Skamania County, Washington, and more particularly described as follows:

Legal description:

See Attached 'Exhibit A'

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

N/A
JUN 15 2017

Tax Parcel #: 02-06-28-0-0-1006-00

PAID

6/14/17
N/A
6/14/17
SKAMANIA COUNTY TREASURER

Abbreviated Legal Description: SW ¼ SEC 28 T2N R6E

The undersigned grants a perpetual non-exclusive easement over, under and across a strip of land 15 feet wide centered on the underground or overhead power line on the above described lands to construct, operate and maintain an overhead or underground electric distribution line or system and/or all streets, roads or highways abutting said lands; to inspect and make such repairs, changes, alterations, improvements, removals from, substitutions and additions to its facilities as Skamania PUD may from time to time deem advisable, including, by way of example and not by way of limitation, the right to increase or decrease the number of circuits, wires, poles, cables, manholes, connection boxes, transformers and transformer enclosures; to cut, trim and control the growth by machinery or other means of trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right of way which may incidentally and necessarily result from the means of control employed); and the right to permit the installation of communication and other circuits as part of said electric distribution system.

The undersigned agree that all poles, wires, and other facilities, including any equipment installed on the above-described lands by Skamania PUD or at its expense, shall be and remain the property of Skamania PUD and shall be removable at its option.

The undersigned covenant that they will not erect or maintain any structure over or under the electric facilities and that structure, if any, not be constructed closer than ten (10) feet from the nearest electric facilities; that if such a structure is built or placed, they will remove the same at the request of the Grantee at no cost to the Grantee, or in the alternative and in Grantee's sole discretion, pay the Grantee the cost of rerouting the utilities around the structure; and that they are the owners of the above-described lands, and that they have the right to execute this Right of Way Easement without the consent of any other party.

This easement shall be non-exclusive, except as set forth above and as to any use that is inconsistent with Grantee's use. Every other use in this easement is subordinate to Grantee's use and Grantee reserves the right to exclude and eject any use and user that it finds to be inconsistent to Grantee's use or in its judgment compromises the health or safety of its employees or the public.

Grantor retains use and actual control of the above described lands for all purposes, except as provided herein. This Right of Way Easement shall be binding upon and inure to the benefits of the successors and assigns of the parties.

Rights and obligations not specifically conveyed hereby remain with the undersigned.

IN WITNESS WHEREOF, we have set our hands this 13th day of June 2017.

Jim Feltman for Bridge Court Development Corp, a Wyoming Corporation

Name (Print or type full name)

Jim Feltman
Signature

STATE OF Washington COUNTY OF Skamania

Personally appeared the above named Jim Feltman and _____
on this 13 day of June, 2017, and acknowledged the foregoing to be their voluntary act and deed.

Before me:

Kelly Tenson
Notary Public for Washington

1/23/2018
My Commission Expires

KELLY TENNISON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JANUARY 23, 2018

Exhibit 'A'

A portion of the North half of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of Section 28, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington described as follows:

Beginning at an iron pipe with brass cap marking the Quarter corner between Sections 27 and 28; Thence North $88^{\circ}54'56''$ West, along the North line of the Southeast Quarter of Section 28 as shown in Volume 3 of surveys, Page 297, Skamania Auditor's records, 910.00 feet to the true point of beginning; Thence South $15^{\circ}31'25''$ West, 737.57 feet to a point hereinafter called point 'C'; Thence following the centerline of a 60 foot private road and utility easement, North $86^{\circ}00'00''$ West, 50.00 feet; Thence South $80^{\circ}00'00''$ West, 115.00 feet; Thence South $59^{\circ}00'00''$ West, 160.00 feet; Thence along the arc of a 30 feet radius curve to the right through a central angle of $83^{\circ}00'00''$, for an arc distance of 43.46 feet; Thence along the arc of a 366.76 foot radius curve to the right through a central angle of $22^{\circ}00'00''$ for an arc distance of 140.83 feet; Thence North $16^{\circ}00'00''$ West, 75.00 feet; Thence along the arc of a 50 foot radius curve to the left, through a central angle of $203^{\circ}00'00''$, for an arc distance of 177.15 feet; Thence South $39^{\circ}00'00''$ East 15.00 feet; Thence along the arc of a 100 foot radius curve to the right through a central angle of $28^{\circ}38'52''$, for an arc distance of 50.00 feet to a point hereinafter called point 'B'; Thence leaving said 60 foot easement centerline, South $86^{\circ}25'24''$ West, 1089.56 feet; Thence North $29^{\circ}00'00''$ West, 60.00 feet to the position of iron rod no. 3 (survey 3-297); Thence North $52^{\circ}33'56''$ East, following the Northwesterly line of the MacDonald Tract as described in Book 142 of Deeds, Page 738, Skamania County Auditor's records, 53.22 feet; Thence North $55^{\circ}57'15''$ East, 49.75 feet to the West line of the North half of the Southeast Quarter of Section 28; Thence North $00^{\circ}55'04''$ East, along said West line, 47.74 feet to the Westerly Southwest Corner of the Heffernan Tract as described in Book 142 of Deeds, Page 739; Thence South $65^{\circ}13'53''$ East, along the Southeasterly line of the Heffernan Tract, 43.13 feet; Thence North $44^{\circ}27'43''$ East, 253.01 feet; Thence North $37^{\circ}32'04''$ West, 167.04 feet to the Southerly Southwest Corner of Lot 1 as shown in Book 3 of Short Plats, Page 253; Thence South $88^{\circ}54'56''$ East 580.49 feet to the Northeast Corner of Lot 1; thence South $88^{\circ}54'56''$ East, along the North line of the North Half of the Southeast Quarter of Section 28, for a distance of 1009.65 feet to the true point of beginning.

Subject to easements of record.