

Return Address:

Lamplight Capital & Asset Management LLC  
10375 Richmond Ave.  
Suite 1010  
Houston, TX 77042

ROADWAY/DRAINAGE MAINTENANCE AGREEMENT

This is a road/drainage maintenance agreement for Roadway Easement to be recorded. Exhibit A  
SE ¼ Section of Section 35 Township 3N Range 7E WM Parcel #03073544080000

*Im 11/13/17*

Easement is within Parcel known as lot 29 created by the Hidden Ridge Subdivision plat and grants  
road and utility access to Lot 33

Address: Grantor- 189 NW Falcon Ct Stevenson, WA 98648

Grantee- 1070 NW Iman Cemetery Loop Rd Stevenson, WA 98648

Maintenance Agreement:

1. Owner/s of Lot 33, using the roadway for access to their property will be solely responsible in the  
maintenance of the private road and drainage. This agreement shall run with the land and shall be  
binding upon an inure to the benefit of all parties hereto, their successors and assigns, and all  
persons claiming under them and shall be part of all transfers and conveyances of the property  
within such platted areas as if set forth in full in such transfers and conveyances.

2. ACKNOWLEDGEMENT OF RESPONSIBILITIES FOR ROAD/DRAINAGE AGREEMENT  
The said Lot 33 owner is responsible for the maintenance of the roadway and the parties agree that  
the roadway and drainage will be maintained in good, passable condition under all traffic and  
weather conditions. The cost of the maintenance, repair and/or restoration of the roadway and/or  
drainage shall be owner/s of Lot 33 sole responsibility.

3. No signage or gates shall be permitted which would restrict or interfere with the normal use of  
said roadway.

4. Owner of Lot 33 (including but not limited to, his or her guest, employees or agents) shall be  
entitled to reasonable private usage of the entire roadway.

5. If one of the landowners (including, but not limited to, his or her guest, employees or agents)  
inflicts damage to the road i.e. personally or through having deliveries made), it is the sole  
responsibility of that landowner to pay for the cost of repairing the road.

*W*

6. In the event the parties are unable to agree as to any matters covered by this agreement, including specifically but not limited to the necessity for roadway/drainage repair or roadway/drainage maintenance work, the dispute shall be settled by a single arbitrator who shall direct any settlement they deem equitable under the circumstances. The arbitrator shall be appointed by the presiding Judge of the Skamania County Superior Court upon request of any party bound by this agreement. The decision may be enforced by any party bound by this agreement in any Court of competent jurisdiction in Skamania County, Washington and the losing party shall pay all cost in connection therewith, including reasonable attorney's fees in an amount set by the Court.

In WITNESS WHEREOF, the said parties have signed this agreement the day and year first mentioned.

Lot 29 of Hidden Ridge

Lot 33 of Hidden Ridge

by: *Chad B. B. B.*  
Lamplight Capital & Asset Management LLC

by: *Chad B. B. B.*  
Lamplight Capital & Asset Management LLC

STATE OF TEXAS

County of

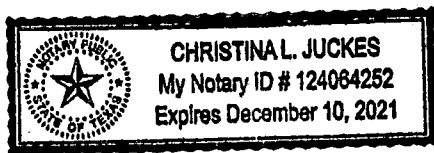
The following instrument was acknowledged before me the 6<sup>th</sup> day of November 2005<sup>17</sup>

By: *Christina L. Juckes*

*Christina L. Juckes*

Notary Public of Texas

My Commission expires: 12-10-2021

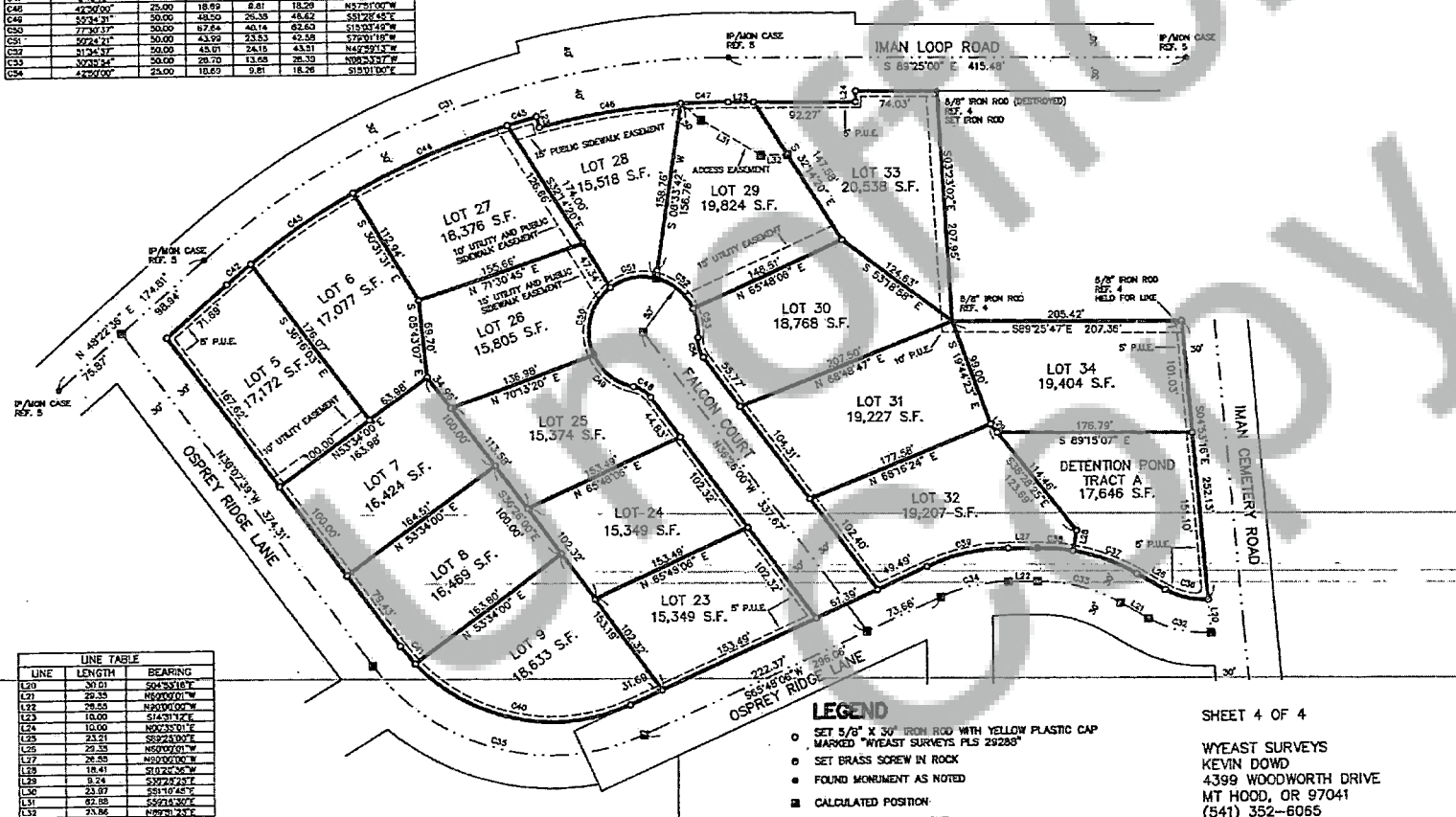
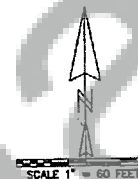


CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD
C01	42°22'24"	700.00	315.05	230.18	504.07
C02	33°14'42"	170.00	58.59	30.19	57.74
C03	22°59'59"	150.00	78.54	40.19	77.65
C04	24°11'54"	150.00	83.35	32.15	82.88
C05	28°44'15"	200.00	112.52	192.18	201.82
C06	32°59'26"	70.00	40.31	20.73	39.70
C07	12°38'12"	180.00	61.74	30.18	61.44
C08	10°49'57"	180.00	37.50	16.30	32.46
C09	24°11'54"	180.00	79.02	38.99	75.46
C10	24°11'54"	170.00	211.03	121.54	197.74
C11	8°26'31"	170.00	20.81	10.32	20.90
C12	22°09'57"	870.00	29.29	14.15	28.29
C13	22°09'57"	870.00	110.89	53.57	110.76
C14	12°42'21"	870.00	148.84	73.29	148.63
C15	22°42'45"	870.00	17.52	13.91	27.82
C16	11°20'29"	650.00	130.74	63.59	130.53
C17	24°21'12"	650.00	43.24	21.65	43.23
C18	42°50'00"	25.00	18.99	8.81	18.29
C19	25°34'31"	50.00	48.50	25.35	48.62
C20	77°30'37"	50.00	67.64	40.14	82.63
C21	89°28'11"	50.00	43.99	23.53	42.58
C22	81°24'17"	50.00	45.01	24.15	43.31
C23	90°28'24"	50.00	28.70	13.68	28.39
C24	42°50'00"	25.00	18.99	9.81	18.28

## HIDDEN RIDGE SUBDIVISION

SE 1/4 OF SECTION 35, T3N, R7E W.M.  
CITY OF STEVENSON, SKAMANIA COUNTY, WA

Exhibit 'A'



SHEET 4 OF 4

WYEAST SURVEYS  
KEVIN DOWD  
4399 WOODWORTH DRIVE  
MT HOOD, OR 97041  
(541) 352-6065