

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 a Roadway Easement to be recorded. Exhibit A
SE ¼ Section of Section 35 Township 3N Range 7E WM Parcel #03073544080000

JM 11/13/17

Easement is within Parcel known as lot 14 created by the Hidden Ridge Subdivision plat and grants
road and utility access to Lot 13.

Address: Grantor- 1190 NW Red Hawk Drive Stevenson, WA 98648
Grantee- 1182 NW Red Hawk Drive Stevenson, WA 98648

Maintenance Agreement:

1. Owner/s of Lot 13, 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 and 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 13 owner/s are 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 13 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 13(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. ✓

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 14 of Hidden Ridge

Lot 13 of Hidden Ridge

by: *Chris Bthun*
Lamplight Capital & Asset Management LLC

by: *Chris Bthun*
Lamplight Capital & Asset Management LLC

STATE OF TEXAS

County of Harris

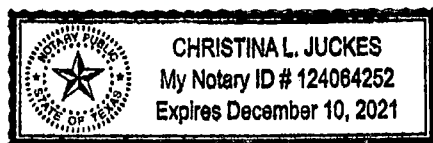
The following instrument was acknowledged before me the 6th day of November 200¹⁷~~5~~

By: *Christina L. Juckes*

Christina L. Juckes

Notary Public of Texas

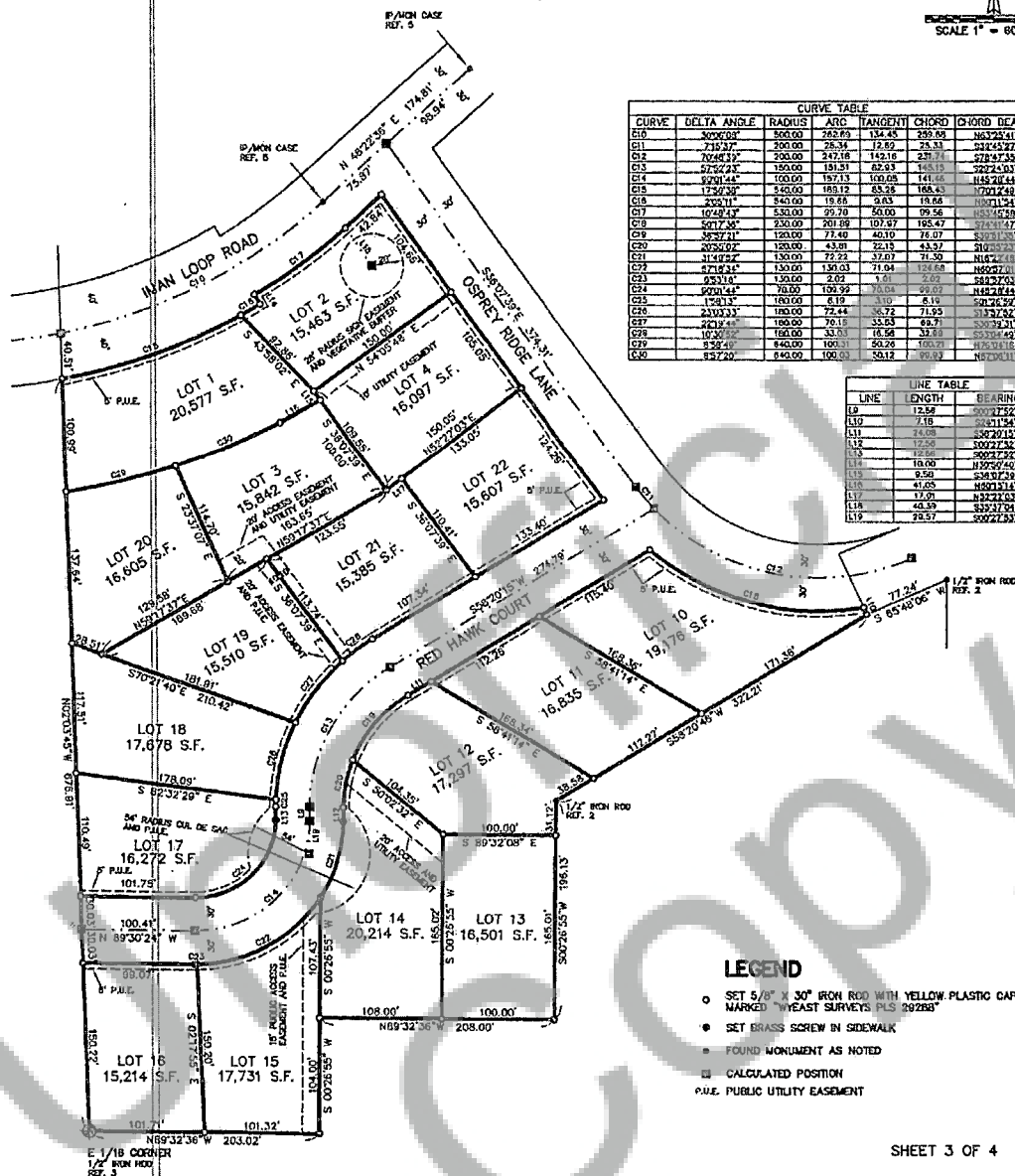
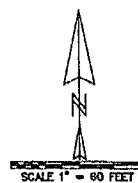
My Commission expires: 12-10-2021



HIDDEN RIDGE SUBDIVISION

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

Exhibit 'A'



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	BEARING
C10	90°00'	500.00	252.60	134.45	250.00	N63°25'41"E
C11	71°30'37"	200.00	28.34	19.82	25.33	S41°45'47"E
C12	70°44'32"	200.00	247.16	142.16	231.74	S78°47'33"E
C13	52°54'23"	150.00	151.51	82.93	161.19	S22°43'37"E
C14	52°51'44"	100.00	157.13	100.65	141.61	N45°20'44"E
C15	173°02'30"	540.00	183.12	83.25	168.43	S70°12'49"E
C16	230°11'	240.00	19.68	9.63	19.68	N00°11'34"E
C17	102°48'13"	530.00	95.70	50.00	99.56	N85°10'30"E
C18	50°17'30"	230.00	201.89	107.67	165.47	S74°44'47"E
C19	38°27'21"	120.00	77.40	40.10	76.07	S30°11'28"E
C20	202°02'	120.00	43.01	22.15	43.57	S10°25'37"E
C21	31°42'22"	130.00	72.23	37.67	71.30	N16°22'13"E
C22	47°18'34"	130.00	130.03	71.04	124.65	N50°27'01"E
C23	253°12'	130.00	2.02	1.01	2.02	S44°27'42"E
C24	250°14'	70.00	159.92	70.04	62.67	N48°24'44"E
C25	150°13'	180.00	6.19	3.10	6.19	S01°26'29"W
C26	230°33'	180.00	72.44	36.71	71.93	S13°23'54"E
C27	102°48'13"	100.00	70.15	35.63	63.71	S30°24'11"E
C28	10°30'52"	160.00	33.31	16.56	33.81	S55°04'49"E
C29	53°34'	840.00	106.1	50.25	105.71	N35°01'11"E
C30	52°42'	840.00	100.00	50.12	99.93	N35°01'11"E

LINE	LENGTH	BEARING
L9	12.66	S00°47'52"W
L10	7.18	S04°11'54"E
L11	24.08	S02°01'12"W
L12	12.56	S00°27'34"W
L13	12.56	S00°27'34"E
L14	10.00	N30°55'40"E
L15	8.50	S36°07'39"E
L16	41.25	N50°13'47"E
L17	17.31	S32°24'03"E
L18	40.39	S39°27'04"E
L19	39.57	S00°27'34"E

LEGEND

- SET 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST SURVEYS PLUS 20208"
- SET BRASS SCREW IN SIDEWALK
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION
- P.U.E. PUBLIC UTILITY EASEMENT

SHEET 3 OF 4

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD, OR 97041
(541) 352-8085