

When recorded return to:

Trudi Kuhn  
Rivercrossing, LLC  
1421 N. Meadowwood Ln. Ste. 200  
Liberty Lake, WA. 99019

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JUN 16 2006 11:33am

COUNTY AUDITOR  
SPOKANE COUNTY WA

#5343723

DECLARATION OF ANNEXATION

FOR

RIVER CROSSING THIRD ADDITION

SPOKANE COUNTY, WASHINGTON

Tax Parcel Number: 55084.9078 (Segregation Pending)  
55084.9020  
55094.9018

*ptm. SE 4-25-45. Full legal last page*  
Declarant: Rivercrossing, LLC

*TO: The Public*

COURTESY RECORDING

DATED: June 12, 2006

**DECLARATION OF ANNEXATION  
FOR  
RIVER CROSSING THIRD ADDITION**

This Declaration of Annexation ("Annexation"), is made on the date hereinafter set forth, by RIVERCROSSING, LLC, a Washington Limited Liability Company; ("Declarant"), with reference to the following facts:

- A. Declarant is the owner of a certain tract of land located in Spokane County, Washington, which property is more particularly described as RIVER CROSSING, a Planned Unit Development.
- B. SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.
- C. Declarant intends to incorporate the annexation property into a common plan of development for "River Crossing Owners' Association" and RIVERCROSSING, LLC intends to improve the annexation property by constructing certain residential improvements and related facilities.
- D. Declarant intends by this document to impose upon the annexation property the mutually beneficial restrictions imposed by the Declaration of Protective Covenants for River Crossing, as recorded under Auditor's Document No. 4920237, and by this reference said document is incorporated herein.

Declarant hereby declares that the annexation property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved subject to the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for River Crossing P.U.D., incorporated herein, all of which is for the purpose of enhancing and protecting the value and attractiveness of the annexation property. All of said limitations, covenants, conditions, restrictions, and easements shall constitute covenants which shall run with the land and shall be perpetually binding upon Declarant and their successors-in-interest and assigns, and all parties having or acquiring any right, title or interest in or to any part of the annexation property.

The undersigned, being the Declarant herein, has executed this Declaration.

DECLARANT:

RIVERCROSSING, LLC, a Washington Limited Liability Company

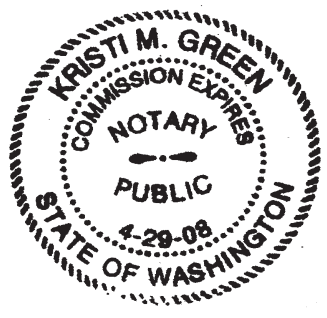
BY: \_\_\_\_\_

  
James M. Frank, Manager

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SPOKANE )

On this 12<sup>th</sup> day of June, ~~2005~~<sup>2006</sup>, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared JAMES M. FRANK, to me known to be the Manager of RIVERCROSSING, LLC, the Washington Limited Liability Company that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Limited Liability Company for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument and that the seal affixed (if any) is the Limited Liability Company seal of said Limited Liability Company given under my hand and official seal the day and year first above written.

Kristi M. Green  
NOTARY PUBLIC, in and for the State of  
Washington residing in ~~Liberty Lake, WA~~ Coeur d'Alene ID  
My commission expires: 4/29/08



**EXHIBIT "A"**  
**Legal description for River Crossing 3<sup>rd</sup> Addition**

SOUTHERLY LINE OF THE FINAL PLAT OF RIVER CROSSING 2ND ADDITION RECORDED IN BOOK 32 OF PLATS, PAGES 39 TO 40; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARIES OF SAID FINAL PLAT OF RIVER CROSSING 2ND ADDITION THE FOLLOWING (7) COURSES;

- 1.) S89°59'08"E A DISTANCE OF 297.32 FEET TO THE SOUTHEAST CORNER
- 2.) N01°07'13"W A DISTANCE OF 136.17 FEET
- 3.) N88°52'47"E A DISTANCE OF 26.00 FEET
- 4.) N01°10'02"W A DISTANCE OF 507.13 FEET
- 5.) N89°47'44"W A DISTANCE OF 556.39 FEET
- 6.) N01°26'35"E A DISTANCE OF 31.53 FEET
- 7.) N88°33'25"W A DISTANCE OF 135.00 FEET TO THE NORTHWEST CORNER OF SAID FINAL PLAT OF RIVER CROSSING 2ND ADDITION SAID POINT ALSO BEING ON THE EAST LINE OF THE FINAL PLAT OF RIVER CROSSING FIRST ADDITION RECORDED IN BOOK 29 OF PLATS, PAGES 90 AND 91; THENCE ALONG THE EAST LINE OF SAID FINAL PLAT OF RIVER CROSSING FIRST ADDITION THE FOLLOWING (8) COURSES;

- 1.) N01°26'35"W A DISTANCE OF 177.48 FEET
- 2.) N04°53'35"E A DISTANCE OF 45.18 FEET
- 3.) S89°47'44"W A DISTANCE OF 55.00 FEET
- 4.) N00°12'16"W A DISTANCE OF 151.14 FEET
- 5.) N05°24'14"E A DISTANCE OF 147.07 FEET
- 6.) N06°28'01"E A DISTANCE OF 38.00 FEET TO THE BEGINNING OF A CURVE
- 7.) CONCAVED TO THE SOUTHWEST AND HAVING A RADIUS OF 2019.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°53'19" AN ARC DISTANCE OF 31.31 FEET
- 8.) THENCE N05°34'43"E A DISTANCE OF 130.30 FEET  
THENCE S85°51'07"E A DISTANCE OF 192.27 FEET; THENCE N61°18'28"E A DISTANCE OF 238.04 FEET; THENCE N55°53'38"E A DISTANCE OF 38.00 FEET; THENCE N62°23'57"E A DISTANCE OF 188.22 FEET; THENCE N72°45'28"E A DISTANCE OF 113.06 FEET; THENCE N84°30'15"E A DISTANCE OF 178.64 FEET; THENCE N88°52'47"E A DISTANCE OF 38.00 FEET; THENCE S87°48'44"E A DISTANCE OF 149.55 FEET; THENCE S77°03'43"E A DISTANCE OF 131.11 FEET; THENCE S75°14'09"E A DISTANCE OF 495.33 FEET; THENCE S25°19'37"E A DISTANCE OF 698.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 2772.50 FEET (FROM WHICH POINT A RADIAL LINE BEARS N02°41'00"E); THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°30'47" AN ARC DISTANCE 121.60 FEET; THENCE S05°11'47"W A DISTANCE OF 34.62 FEET; THENCE S27°40'09"E A DISTANCE OF 99.68 FEET; THENCE S26°13'29"E A DISTANCE OF 160.44 FEET; THENCE S34°29'41"E A DISTANCE OF 107.10 FEET; THENCE S25°19'37"E A DISTANCE OF 90.93 FEET TO A POINT ON THE NORTHERLY LINE OF GREENACRES ESTATES 2ND ADDITION, RECORDED IN BOOK 16 OF PLATS, PAGE 89; THENCE CONTINUING S89°56'06"W ALONG THE NORTHERLY LINE OF SAID GREENACRES ESTATES 2ND ADDITION A DISTANCE OF 644.15 FEET TO THE NORTHWEST CORNER OF SAID GREENACRES ESTATES 2ND ADDITION; THENCE S00°59'10"E ALONG THE WESTERLY LINE OF SAID GREENACRES ESTATES 2ND ADDITION A DISTANCE OF 319.97 FEET TO THE SOUTHWEST CORNER OF SAID GREENACRES ESTATES 2ND ADDITION SAID POINT ALSO BEING THE NORTHWEST CORNER OF GREEN ACRES ESTATES 1ST ADDITION RECORDED IN BOOK 16 OF PLATS, PAGE 40; THENCE CONTINUING S00°59'10"E ALONG THE WESTERLY LINE OF SAID GREEN ACRES ESTATES 1ST ADDITION A DISTANCE OF 279.36 FEET TO THE SOUTHWEST CORNER OF SAID GREEN ACRES ESTATES 1ST ADDITION SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID GREEN ACRES ESTATES RECORDED IN BOOK 16 OF PLATS, PAGE 4; THENCE CONTINUING S00°59'10"E A DISTANCE OF 371.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 62.64 ACRES MORE OR LESS