

When recorded return to:

Kendall Yards Homeowners Association
1421 N Meadowwood Lane, Suite 200
Liberty Lake, WA 99019



Document: Declaration of Annexation

Reference: Kendall Yards 3rd Addition

Grantor: North Gorge Residential Partners, LLC

Grantee: Kendall Yards Homeowner Association

Abbreviated Legal Description: Located in the Southeast quarter of section 13, Township 25N.,
Range 42E., W.M. in the City of Spokane, Spokane County, Washington.

Tax Parcel Numbers: 25134.5601 THROUGH 25134.5638

R. E. Excise Tax Exempt

Date 10/10

2013

Spokane County Treas.

By

A handwritten signature in black ink, appearing to read "Mew".

DECLARATION OF ANNEXATION
FOR
KENDALL YARDS 3rd ADDITION

This Declaration of Annexation ("Annexation"), is made on the date hereinafter set forth, by NORTH GORGE RESIDENTIAL PARTNERS, 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 KENDALL YARDS 3rd ADDITION.
- B. The legal description is attached as EXHIBIT "A".
- C. Declarant intends to incorporate the annexation property into a common plan of development for "The Kendall Yards Homeowners Association" and North Gorge Residential Partners, 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 Kendall Yards Homeowners Association, as recorded under Auditor's Document No. 5927019, 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 Kendall Yards 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.

DATED this 17th day of October 2013.

DECLARANT, North Gorge Residential Partners, LLC,
A Washington Limited Liability Company

By 
James M. Frank, Manager

County of Spokane

Witness my hand and official seal hereto affixed the day and year first above written.

John F. Kennedy

Washington, residing at Hayden, ID

My commission expires: December 6, 2015

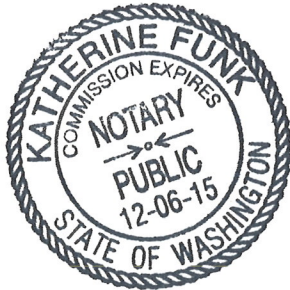


EXHIBIT "A"
Legal Description
For
Kendall Yards 3rd Addition

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 25N., RANGE 42E.,
W.M. IN THE CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF SUMMIT PARKWAY AND ELM STREET AS
SHOWN ON THE FINAL PLAT OF KENDALL YARDS 1ST ADDITION, RECORDED IN BOOK 36
OF PLATS, PAGES 39 THROUGH 43; THENCE S00°44'07"E ALONG THE CENTERLINE OF ELM
STREET A DISTANCE OF 58.98 FEET; THENCE S89°15'53"W A DISTANCE OF 30.00 FEET TO
THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF ELM STREET AND THE
POINT OF BEGINNING; THENCE S00°44'07"E ALONG SAID RIGHT OF WAY LINE A
DISTANCE OF 227.01 FEET TO THE NORTH RIGHT OF WAY LINE OF OHIO AVENUE;
THENCE S89°17'19"W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 694.96 FEET;
THENCE S79°25'32"W A DISTANCE OF 12.47 FEET; THENCE N00°42'53"W A DISTANCE OF
219.40 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUMMIT
PARKWAY; THENCE N89°16'59"E A DISTANCE OF 283.11 FEET TO THE BEGINNING OF A
TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 1039.00 FEET;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°52'51" AN
ARC DISTANCE OF 179.18 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO
THE SOUTH AND HAVING A RADIUS OF 961.00 FEET; THENCE EASTERLY ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF 09°52'51" AN ARC DISTANCE OF 165.73 FEET;
THENCE N89°16'59"E A DISTANCE OF 60.86 FEET TO THE BEGINNING OF A TANGENT
CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE
SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'54" AN
ARC DISTANCE OF 31.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.70 ACRES MORE OR LESS