



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 4th 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 (Pending Segregation): 25133.2401, 25133.0903, 25133.0901, 25133.1001,
25133.1003, 25133.2301

R. E. Excise Tax Exempt
Date 10/10/2013
Spokane County Treas.
By *[Signature]*

DECLARATION OF ANNEXATION
FOR
KENDALL YARDS 4th 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:

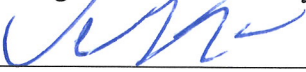
- A. Declarant is the owner of a certain tract of land located in Spokane County, Washington, which property is more particularly described as KENDALL YARDS 4th ADDITION.
- B. The legal description is attached as EXHIBIT "A".
- C. Declarant intends to incorporate the annexation property into a common 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 7th 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.

NOTARY PUBLIC in and for the State of
Washington, residing at Hayden, WA
My commission expires: December 6, 2015



EXHIBIT "A"
Legal Description
For
Kendall Yards 4th 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:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A FINAL PLAT OF KENDALL YARDS
2ND ADDITION, RECORDED IN BOOK 36 OF PLATS, PAGES 57 AND 58; THENCE S00°42'54"E
A DISTANCE OF 229.73 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY
LINE OF SUMMIT PARKWAY; THENCE CONTINUING S00°42'57"E A DISTANCE OF 78.00
FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUMMIT
PARKWAY; THENCE CONTINUING S00°42'53"E A DISTANCE OF 219.40 FEET TO THE
INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF OHIO; THENCE ALONG SAID
RIGHT OF WAY LINE S79°25'32"W A DISTANCE OF 601.68 FEET; THENCE N85°57'04"W
ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 60.17 FEET; THENCE N00°12'36"W A
DISTANCE OF 330.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE
SOUTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG
SAID CURVE THROUGH A CENTRAL ANGLE OF 90°30'18" AN ARC DISTANCE OF 31.59 FEET
TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF SUMMIT PARKWAY;
THENCE ALONG SAID RIGHT OF WAY LINE S89°17'06"W A DISTANCE OF 24.65 FEET;
THENCE N00°42'54"W A DISTANCE OF 78.00 FEET TO THE INTERSECTION OF THE
NORTHERLY RIGHT OF WAY LINE OF SUMMIT PARKWAY; THENCE ALONG SAID RIGHT
OF WAY LINE N89°17'06"E A DISTANCE OF 23.70 FEET TO THE BEGINNING OF A TANGENT
CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 20.00 FEET; THENCE
NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°29'42" AN
ARC DISTANCE OF 31.24 FEET; THENCE N00°12'36"W A DISTANCE OF 155.80 FEET TO THE
BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A
RADIUS OF 20.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A
CENTRAL ANGLE OF 90°31'54" AN ARC DISTANCE OF 31.60 FEET; THENCE N00°44'31"W A
DISTANCE OF 5.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BRIDGE AVENUE;
THENCE ALONG SAID RIGHT OF WAY LINE N89°15'29"E A DISTANCE OF 50.24 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N89°16'04"E A DISTANCE OF
619.20 FEET; THENCE S00°42'54"E A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.87 ACRES MORE OR LESS