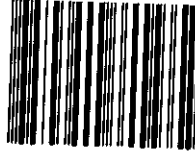


AFTER RECORDING MAIL TO:

William E. Buchan, Inc.
11555 Northup Way
Bellevue, Washington 98004



9712310619
12/31/97 13:39
p.0007 Recorded
Snohomish County

**NO EXCISE TAX
REQUIRED**

DEC 31 1997

Filed for record at Request of
William E. Buchan, Inc.

BOB DANTINI, Snohomish County Treasurer
By BOB DANTINI

EASEMENT AGREEMENT

Grantor(s): William E. Buchan, Inc.

Grantee(s): William E. Buchan, Inc. and
Amberleigh Homeowner's Association

Abbreviated Legal: Portion of Lots 49-53, Amberleigh, Vol. 58 of plats,
pages 289-301.

Full Legal Description on pages 4-6 of this document.

Assessor's Property Tax Parcel Number(s): 8411-000-049-0009, 8411-000-050-0005, 14-
8411-000-051-0004, 8411-000-052-0003, 8411-000-053-0002. CHICAGO 23449

THIS INSTRUMENT is made this 30 day of December, 1997 by and
between William E. Buchan, Inc., a Washington Corporation, herein called the "Grantor", and
William E. Buchan, Inc., a Washington Corporation and the Amberleigh Homeowner's
Association, a Washington Corporation, herein called "Grantee".

WITNESSETH:

Grantor, for and in consideration of correcting and adding easements in the plat of
Amberleigh, with no monetary consideration being given, hereby grants and conveys to the
Grantee, its successors and assigns, perpetual easements over, under, across and upon portions
of lots 49,50,51,52, and 53 of the plat of Amberleigh, in the City of Mill Creek, Snohomish
County, Washington. The easements are described as Easement Parcels A,B,C,D and E on the
attached Exhibit "A" and are also depicted graphically on the attached Exhibit "B".

The purpose of each easement parcel, the benefitting owners and those responsible for
maintenance of each easement parcel is described as follows:

Easement Parcel A,B, and C are for the purpose of providing a private drive, ingress,
egress and utility easement. These easements are for the benefit of the owners of lots 50, 51,
52 and 53 of the Plat of Amberleigh, according to the plat thereof recorded in volume 58 of
plats, pages 289-301, records of Snohomish County, Washington and for the benefit of the
Amberleigh Homeowner's Association. The cost of maintenance of the surface improvements
within the easements is to be borne by the Amberleigh Homeowner's Association.

9712310619

Easement Parcel D is for the purpose of providing a private drive ingress, egress and utility easement for the benefit of the owner of lot 51. Maintenance of this easement is the responsibility of the Amberleigh Homeowner's Association.

Easement Parcel D is also for the purpose of providing a private storm drain easement. Easement Parcel E is for the purpose of providing a private storm drain easement. Easement Parcels A, B, C, D and E all contain portions of a private storm drainage system and appurtenances serving the aforementioned plat of Amberleigh. The Amberleigh Homeowner's Association is hereby granted an easement for a private storm drainage easement over, through, across and upon said parcels.

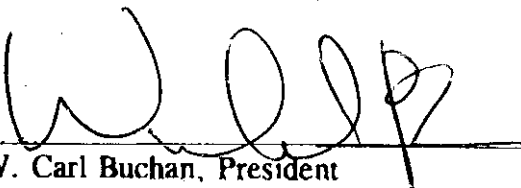
Grantees shall have the right without prior institution of any suit or proceeding at law, at times as may be necessary, to enter upon said property for the purpose of operating, constructing, repairing, altering, or reconstruction of said storm drainage lines and appurtenances, or making any connections therewith, without incurring any legal obligation or liability therefore; provided that such operating, construction, repairing, altering, or reconstruction of said storm lines and appurtenances shall be accomplished in such a manner that the private improvements existing in said easement shall not be disturbed or destroyed, or in the event they are disturbed or destroyed, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

The owners of lots 50, 51, 52 and 53 and their heirs, successors and assigns, shall retain the right to use the surface of said storm drain easements so long as said use does not interfere with the Grantee's access or installation, operation and maintenance of the storm drainage lines and appurtenances and so long as no permanent buildings, rockeries, retaining walls or similar structures are erected on said easement.

The Amberleigh Homeowner's Association is responsible for maintaining all drainage facilities located on Easement Parcels A, B, C, D, and E. Should the City of Mill Creek, at any time in the future, fully assume maintenance responsibilities for the storm drainage facilities in said easements the Amberleigh Homeowner's Association's storm drainage maintenance responsibility shall terminate. The City has reserved the right but not the obligation to perform any needed service and maintenance on these drainage facilities necessary to insure that the drainage facility is operating properly. Any cost incurred by the City for maintenance services is the responsibility of the Amberleigh Homeowner's Association.

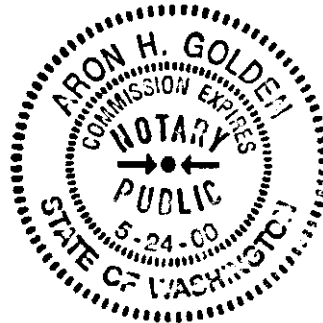
These easements shall be a covenant running with the land and shall be binding on the Grantor(s) and their successors, heirs and assigns.

WILLIAM E. BUCHAN, INC.


W. Carl Buchan, President

12-30-17
Date

STATE OF WASHINGTON)
) SS
COUNTY OF SNOHOMISH)



I certify that I know or have satisfactory evidence that W. Carl Buchan is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of William E. Buchan, Inc. a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/30/97

Aron H. Golden
Notary Public in and for the State of
Washington, residing at Seattle
My Appointment Expires 5/24/00

EXHIBIT "A"

LEGAL DESCRIPTION FOR PRIVATE EASEMENT PARCELS IN THE PLAT OF AMBERLEIGH

PARCEL A

A PRIVATE DRIVEWAY, INGRESS, EGRESS AND UTILITY EASEMENT OVER, THROUGH, ACROSS AND UPON A PORTION OF LOT 49, AMBERLEIGH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 58 OF PLATS, PAGES 289-301, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 49, THENCE S2°34'20"E, ALONG THE EAST LINE OF SAID LOT, TO THE BEGINNING OF A 46.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY, ALONG SAID CURVE, FOR 13.97 FEET WHILE CONSUMING A CENTRAL ANGLE OF 17°24'01" TO THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID CURVE, FOR 24.10 FEET WHILE CONSUMING A CENTRAL ANGLE OF 30°00'49"; THENCE N88°44'06"W FOR 40.81 FEET; THENCE N55°33'01"E FOR 32.91 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B

A PRIVATE DRIVEWAY, INGRESS, EGRESS AND UTILITY EASEMENT OVER, THROUGH, ACROSS AND UPON A PORTION OF LOTS 51 AND 52, AMBERLEIGH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 58 OF PLATS, PAGES 289-301, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 52, THENCE S1°15'54"W, ALONG THE WEST LINE OF SAID LOT, FOR 10.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S88°44'06"E FOR 14.08 FEET; THENCE S44°55'28"W FOR 16.05 FEET; THENCE N45°04'32"W FOR 13.82 FEET; THENCE N1°15'54"E FOR 2.07 FEET; THENCE S88°44'06"E FOR 7.00 FEET TO THE TRUE POINT OF BEGINNING:

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

EXHIBIT A (CONTINUES)

PARCEL C

A PRIVATE DRIVEWAY, INGRESS, EGRESS AND UTILITY EASEMENT OVER, THROUGH, ACROSS AND UPON A PORTION OF LOTS 50 AND 51, AMBERLEIGH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 58 OF PLATS, PAGES 289-301, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 51, THENCE S44°08'00"E, ALONG THE NORTHEASTERLY LINE OF SAID LOT, FOR 16.83 FEET TO THE TRUE POINT OF BEGINNING; THENCE N45°52'00"E FOR 7.50 FEET; THENCE S44°08'00"E FOR 15.00 FEET; THENCE N88°44'06"W FOR 10.36 FEET; THENCE S1°15'54"W FOR 10.85 FEET; THENCE N44°08'00"W FOR 1.22 FEET; THENCE N88°44'06"W FOR 14.52 FEET; THENCE N1°15'54"E FOR 10.00 FEET; THENCE S88°44'06"E FOR 4.68 FEET; THENCE N45°52'00"E FOR 7.29 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL D

A PRIVATE DRIVEWAY, INGRESS, EGRESS AND UTILITY EASEMENT OVER, THROUGH, ACROSS AND UPON A PORTION OF LOT 52, AMBERLEIGH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 58 OF PLATS, PAGES 289-301, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 52, THENCE N1°15'54"E, ALONG THE WEST LINE OF SAID LOT, FOR 25.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE N1°15'54"E FOR 24.37 FEET; THENCE S45°04'32"E FOR 4.15 FEET; THENCE S1°15'54"W FOR 21.51 FEET; THENCE N88°44'06"W FOR 3.00 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.

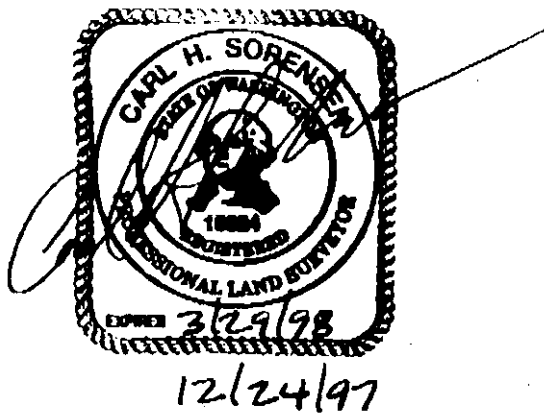
EXHIBIT A (CONTINUED)

PARCEL E

A PRIVATE STORM DRAINAGE EASEMENT OVER, THROUGH, ACROSS AND UPON A PORTION OF LOT 52, AMBERLEIGH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 58 OF PLATS, PAGES 289-301, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 52, THENCE N1°15'54"E, ALONG THE WEST LINE OF SAID LOT, FOR 25.00 FEET; THENCE S88°44'06"E FOR 3.00 FEET; THENCE S1°15'54"W FOR 25.00 FEET; THENCE N88°44'06"W FOR 3.00 FEET TO THE TRUE POINT OF BEGINNING;

SITUATE IN SNOHOMISH COUNTY, WASHINGTON.



OSTERGAARD-ROBINSON & ASSOCIATES, INC.
3630 Colby Avenue
Everett, Washington 98201
425/259-6445 425/827-5854

ESMT PARCEL 'E'

LINE	DIRECTION	DISTANCE
L14	N01°15'54"E	25.00'
L18	N88°44'06"W	3.00'
L19	S01°15'54"W	25.00'
L20	N88°44'06"W	3.00'

ESMT PARCEL 'B'

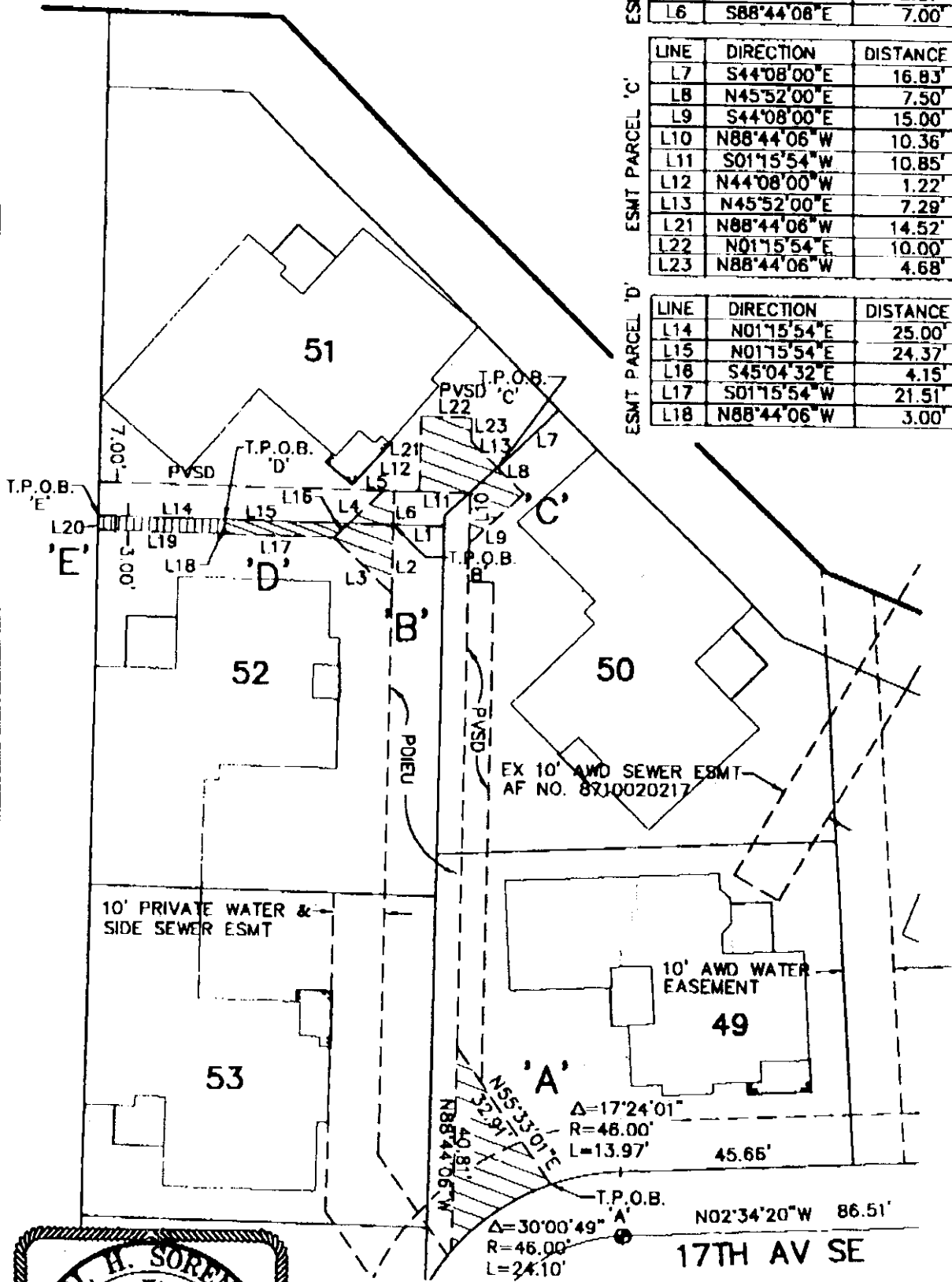
LINE	DIRECTION	DISTANCE
L1	S01°15'54"W	10.00'
L2	S88°44'08"E	14.08'
L3	S44°55'28"W	16.05'
L4	N45°04'32"W	13.82'
L5	N01°15'54"E	2.07'
L6	S88°44'08"E	7.00'

ESMT PARCEL 'C'

LINE	DIRECTION	DISTANCE
L7	S44°08'00"E	16.83'
LB	N45°52'00"E	7.50'
L9	S44°08'00"E	15.00'
L10	N88°44'06"W	10.36'
L11	S01°15'54"W	10.85'
L12	N44°08'00"W	1.22'
L13	N45°52'00"E	7.28'
L21	N88°44'06"W	14.52'
L22	N01°15'54"E	10.00'
L23	N88°44'06"W	4.68'

ESMT PARCEL 'D'

LINE	DIRECTION	DISTANCE
L14	N01°15'54"E	25.00'
L15	N01°15'54"E	24.37'
L16	S45°04'32"E	4.15'
L17	S01°15'54"W	21.51'
L18	N88°44'06"W	3.00'



12/24/97

EXHIBIT 'B'

SEC 5 & 6, TWP
27N, RGE 5E, W.M.

OSTERGAARD-ROBINSON AND ASSOC.
3630 COLBY AVE. EVERETT, WA. 98201
(425) 259-6445 (425) 827-5854

A.F. NO.

83132FP.DWG PLOTTED 12-24-97 SGB