

EXHIBIT E

After Recording Return to:
Richard A. Finnigan
2112 Black Lake Blvd. SW
Olympia, WA 98512

EASEMENT

Grantor: Olympic Towne Center, LLC

Grantee: Rainier View Water Company, Inc.

Legal Description (Abbreviated): Lots 2, 3 and 4, block 3, Hollytown

Assessor's Tax Parcel Numbers: 4555000130

THIS PERPETUAL EASEMENT is made this 12th day of October, 2016, by and between Olympic Towne Center, LLC, a Washington limited liability company (hereinafter "Grantor") and Rainier View Water Company, Inc., a Washington corporation (hereinafter "Grantee").

WITNESSETH:

Grantor, for valuable consideration, receipt whereof is hereby acknowledged, conveys, warrants and grants to Grantee, its successors, assigns and permittees a perpetual and assignable nonexclusive easement upon, under, over, through, above and across the lands on Exhibit A ("Easement Area"), attached hereto and incorporated herein by this reference, for the purpose of construction, reconstruction, repair, replacement, maintenance and operation of a water system, including, but not limited to, water lines, mains, wells, pumps, reservoirs, hydrants, and all other water system appurtenances, together with an easement of ingress and egress over and across Grantor's property as set out on Exhibit B, attached hereto and incorporated by this reference, for enjoyment by Grantee of the easement rights herein granted. The easements are further depicted on Exhibits C and D, which are incorporated by this reference.

Grantee shall be responsible for and promptly repair damage caused by Grantee's exercise of its rights of ingress and egress to and from the easement. As to the easement itself, Grantee's obligation shall be limited to seeding grass and restoring a smooth surface to landscaped area. Grantor and its successors shall have no claim for loss of landscaping, including but not limited to plants or fencing or other structures which

reasonably must be damaged or removed by Grantee in the exercise by Grantee of its easement rights.

Grantee agrees to defend and hold Grantor harmless from any claim by any third party for damages based upon injury to persons or property arising solely out of Grantee's negligence in use of the above described easement and exercise of its right of ingress and egress thereto.

Grantor warrants that it has the right and authority to transfer this property, and warrants it will defend the transfer hereby made unto Grantee against all and every person or persons, whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

Olympic Towne Center, LLC
By: WWR Properties, its sole member

By: 

Its: Managing Partner

EXHIBIT "A"
WATER EASEMENT LEGAL DESCRIPTION

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY;

ALL OF LOTS 3 AND 4, BLOCK 3, HOLLYTOWN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGES(S) 21, RECORDS OF PIERCE COUNTY AUDITOR, AND THAT PORTION OF LOT 2, BLOCK 3, SAID HOLLYTOWN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2;
THENCE NORTHEASTRLY TO THE NORTHEAST CORNER OF SAID LOT 2;
AND THAT PORTION OF LOT 5, BLOCK 3, HOLLYTOWN, DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHEAST CORNER OF LOT 5;
THENCE WEST 600 FEET TO THE NORTHWEST CORNER OF SAID LOT 5;
THENCE SOUTH 160 FEET TO THE SOUTHWEST CORNER OF SAID LOT;
THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 3, HOLLYTOWN;
THENCE SOUTHWESTERLY ALONG A LINE RUNNING FROM SAID NORTHEAST CORNER OF LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2 A DISTANCE OF 285 FEET;
THENCE SOUTHEASTERY AT RIGHT ANGLES TO SAID LINE A DISTANCE OF 100 FEET;
THENCE NORTHEASTERLY PARALLEL WITH SAID LINE TO THE SOUTHEASTERLY BOUNDARY OF STATE HIGHWAY 14;
THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

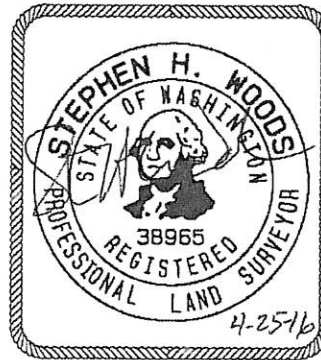
SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PORPERTY;
THENCE NORTH 73°29'50" EAST ALONG THE NORTHERLY LINE OF SAID PROPERTY A DISTANCE OF 122.05 FEET TO THE **TRUE POINT OF BEGINNING**.
THENCE SOUTH 02°06'01" WEST, A DISTANCE OF 37.26 FEET;
THENCE SOUTH 88°22'19" EAST, A DISTANCE OF 24.38 FEET;
THENCE SOUTH 12°23'21" EAST, A DISTANCE OF 22.59 FEET;
THENCE SOUTH 71°19'33" EAST, A DISTANCE OF 42.66 FEET;
THENCE NORTH 73°30'19" EAST, A DISTANCE OF 48.37 FEET MORE OR LESS TO THE NORTHERLY LINE OF SAID PROPERTY;
THENCE NORTH 16°30'10" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 90.01 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE;
THENCE SOUTH 73°29'50" WEST ALONG SAID LINE A DISTANCE OF 92.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.176 ACRES MORE OR LESS.

SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON.



CONTOUR
ENGINEERING • LLC

4706 97th Street Northwest, Suite 100, Gig Harbor, WA 98335. ph 253-857-5454. fax 253-509-0044

EXHIBIT "B"
ACCESS LEGAL DESCRIPTION

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY;

ALL OF LOTS 3 AND 4, BLOCK 3, HOLLYTOWN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 12 OF PLATS, PAGES(S) 21, RECORDS OF PIERCE COUNTY AUDITOR, AND THAT PORTION OF LOT 2, BLOCK 3, SAID HOLLYTOWN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2;
THENCE NORTHEASTRLY TO THE NORTHEAST CORNER OF SAID LOT 2;
AND THAT PORTION OF LOT 5, BLOCK 3, HOLLYTOWN, DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHEAST CORNER OF LOT 5;
THENCE WEST 600 FEET TO THE NORTHWEST CORNER OF SAID LOT 5;
THENCE SOUTH 160 FEET TO THE SOUTHWEST CORNER OF SAID LOT;
THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK 3, HOLLYTOWN;
THENCE SOUTHWESTERLY ALONG A LINE RUNNING FROM SAID NORTHEAST CORNER OF LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2 A DISTANCE OF 285 FEET;
THENCE SOUTHEASTERY AT RIGHT ANGLES TO SAID LINE A DISTANCE OF 100 FEET;
THENCE NORTHEASTERLY PARALLEL WITH SAID LINE TO THE SOUTHEASTERLY BOUNDARY OF STATE HIGHWAY 14;
THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON.

LYING WITHIN A STRIP OF LAND 15.00 FEET IN WIDTH BEING 7.50 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PORPERTY;
THENCE SOUTH 02°07'43" WEST ALONG THE WEST LINE OF SAID PROPERTY A DISTANCE OF 40.78 FEET TO THE TRUE POINT OF BEGINNING.
THENCE SOUTH 87°50'42" EAST, A DISTANCE OF 147.12 FEET;
THENCE NORTH 33°56'59" EAST, A DISTANCE OF 20.37 FEET TO THE SOUTH LINE OF THE HEREIN DESCRIBED LEASE AREA AND THE TERMINUS OF SAID CENTERLINE

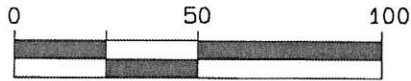
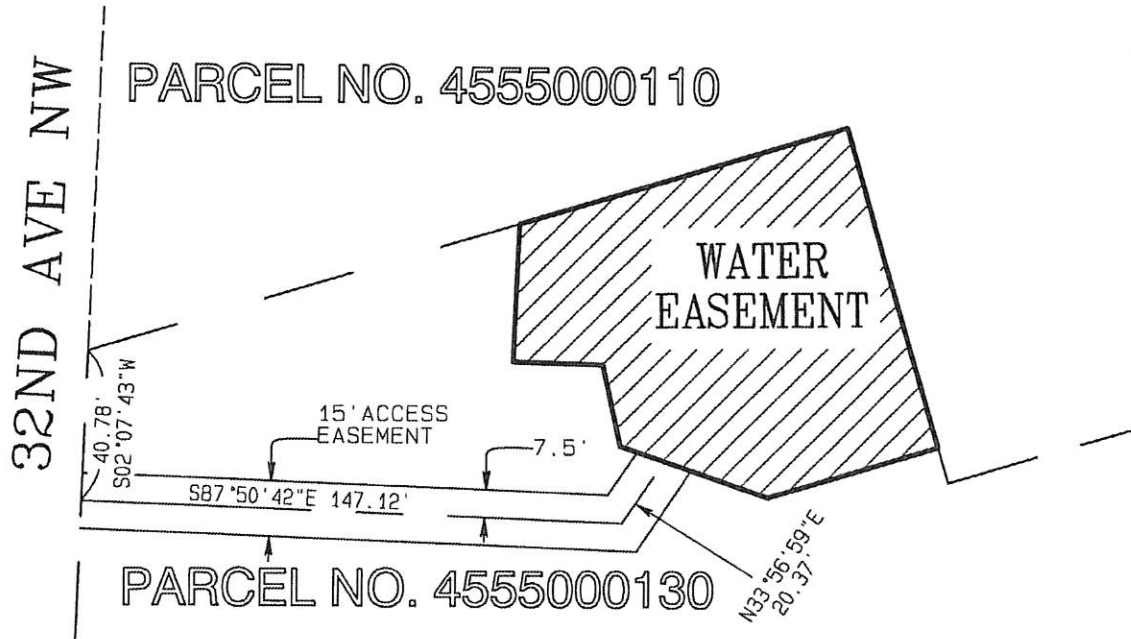
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EXHIBIT "C"
WATER &
ACCESS EASEMENT



SCALE: 1"=50'

CONTOUR

ENGINEERING • LLC
CIVIL ENGINEERS~SURVEYORS~LAND PLANNERS
4706 97th Street NW, Suite 100 Gig Harbor, WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

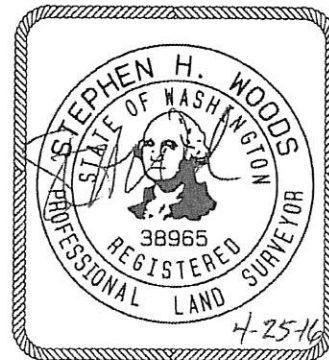
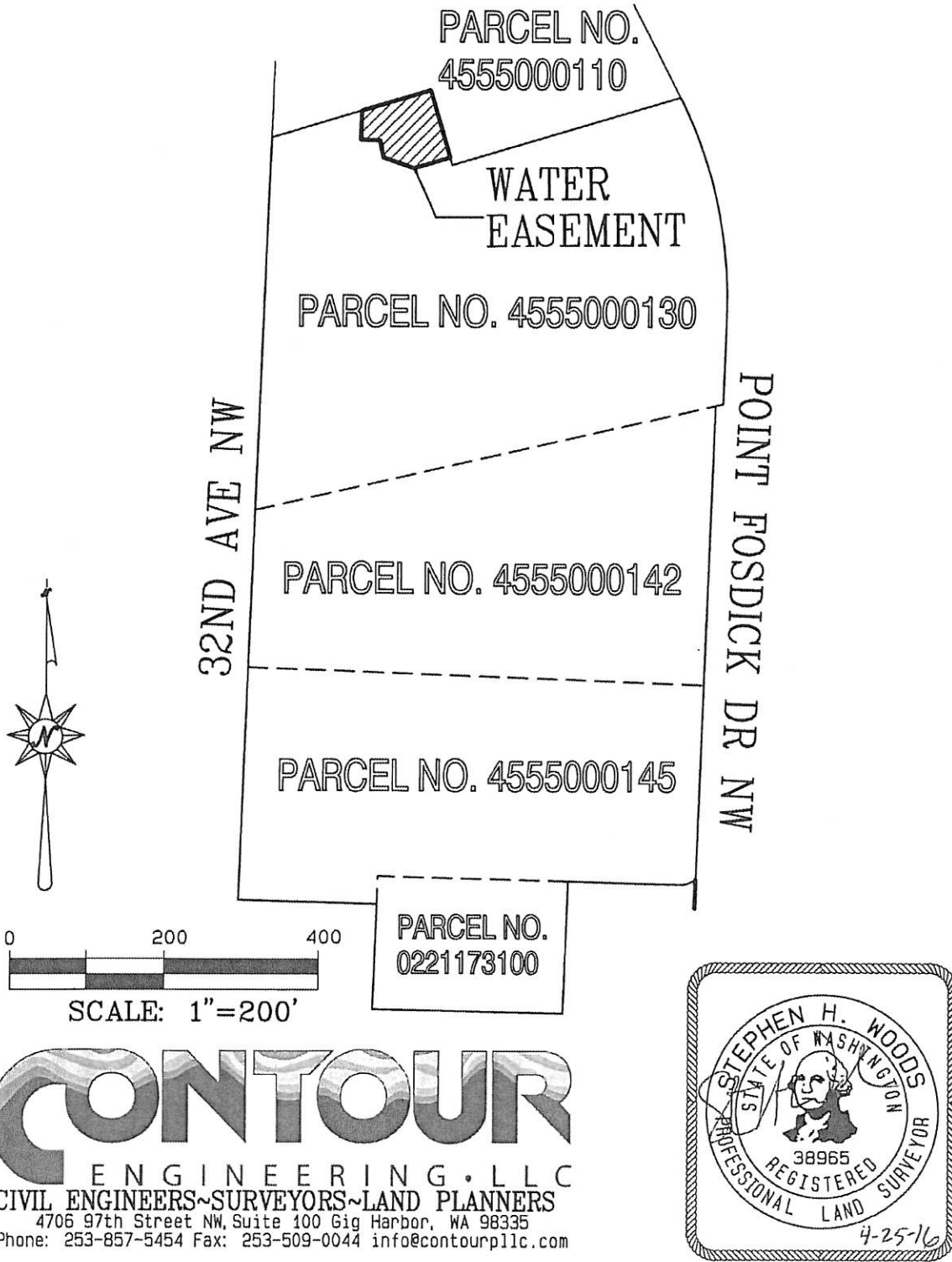


EXHIBIT "D"
SITE EXHIBIT AREA



CONTOUR
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