

**PUBLIC OFFERING STATEMENT
WANDERMERE ESTATES**

This Offering Statement is submitted pursuant to RCW 58.19.055.

I. DISCLAIMER

A purchaser may not rely on any representation or express warranty unless it is contained in this public offering statement or is made in writing signed by the Developer or by a person identified in this public offering statement as Developer's agent. The Developer is the person who owns the Development and is selling and/or conveying its Lots.

II. INDEPENDENT COUNSEL RECOMMENDED

This Public Offering Statement is only a summary of some of the significant aspects of purchasing an interest in this Development. The Development documents are complex, contain other important information and create binding legal obligations. You should consider seeking the assistance of legal counsel.

III. PURCHASER'S RIGHT TO CANCEL

Unless a purchaser is given the public offering statement more than two days before execution of a contract for the purchase of a Lot, the purchaser, before conveyance, shall have the right to cancel the contract within two days after first receiving the public offering statement and, if necessary to have two days to review the public offering statement and cancel the contract, to extend the closing date for conveyance to a date not more than two days after first receiving the public offering statement. The purchaser shall have no right to cancel the contract upon receipt of an amendment unless the purchaser would have that right under generally applicable legal principles.

If a purchaser elects to cancel a contract pursuant to this section, the purchaser may do so by hand delivering notice thereof to the Developer or by mailing notice thereof by prepaid United States mail to the Developer or to his or her agent for service of process. Cancellation is without penalty, and all payments made by the purchaser before cancellation shall be refunded promptly.

The owner's address is:

Wandermere Estates, LLC
608 E. Holland Avenue
Spokane, Washington 99218

IV. LOCATION AND DEVELOPER

The Wandermere Estates Development is in Spokane Washington, ½ mile north of the Wandermere Road exit off State Highway 395.

1220 W. Railroad Avenue
Spokane, WA 99204

The Developer is the Wandermere Estates, LLC.

V. OVERVIEW

The Wandermere Estates is a 55 and older development consisting of 190 Lots in 3 phases with access and parking.

Each Lot will have access and rights to use the common amenities constructed for this Development. Those common amenities include roads, landscaped areas, walking paths, cart paths, entry signs, security gates, water features, entry lighting, drainage areas and facilities watering facilities, signage for roads, perimeter walls, fencing and retaining walls. The location of said amenities is viewable at the Development.

The Development Declaration of Covenants, Conditions, Restrictions and Reservation of Easements will have been recorded before any Lots have been sold.

VI. DOCUMENTS AND PRO-FORMA TITLE INSURANCE POLICY

This public offering statement will include copies of the following documents:

Exhibit "A" - The Declaration and Covenants, Conditions, Restrictions and Reservations for Wandermere Estates, Housing for People 55 Years of Age and Older (the ADeclaration@);

Exhibit "B" - Plat map for the Development;

Exhibit "C" - The Articles of Incorporation of the Wandermere Estates Owners Association (the AArticles@);

Exhibit "D" - Wandermere Estates Bylaws (the ABylaws@);

Exhibit "E" - Rules or Regulations of the Wandermere Estates Owners Association;

Exhibit "F" - Proposed budget for owner=s association;