

LEGAL DESCRIPTION

LOTS 4, 5 AND 6, BLOCK 5, HERBERT S. UPPER'S SECOND ADDITION TO ISSAQUAH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 21 OF PLATS, PAGE 4, IN KING COUNTY, WASHINGTON.

PHASE 1

BEGINNING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL, SAID POINT BEING ALSO THE INTERSECTION OF THE NORTH MARGIN OF NW HOLLY ST., AS NOW ESTABLISHED, WITH THE EAST MARGIN OF 7TH AVE. NW, AS NOW ESTABLISHED; THENCE NORTH 02°03'48" EAST, ALONG SAID EAST MARGIN AND ALONG THE WEST LINE THEREOF, A DISTANCE OF 350.01 FEET; THENCE SOUTH 87°58'37" EAST, A DISTANCE OF 81.48 FEET; THENCE SOUTH 02°01'23" WEST, A DISTANCE OF 49.75 FEET; THENCE SOUTH 43°20'02" EAST, A DISTANCE OF 52.01 FEET TO AN ANGLE POINT IN THE EAST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 02°03'37" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 262.97 FEET TO THE SOUTHEAST CORNER THEREOF, SAID POINT BEING ALSO ON SAID NORTH MARGIN; THENCE NORTH 88°19'59" WEST, ALONG THE SOUTH LINE THEREOF AND ALONG SAID MARGIN, A DISTANCE OF 118.57 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DEDICATES THE REAL PROPERTY DESCRIBED IN THIS SURVEY MAP AND THESE PLANS FOR CONDOMINIUM PURPOSES. THE DRIVES, WALKS, STREETS, GROUNDS AND OTHER AREAS DESCRIBED HEREIN ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE UNIT OWNERS, AS PART OF THE COMMON ELEMENTS, TO THE EXTENT AND IN THE MANNER SET FORTH IN THE DECLARATION. THE UNDERSIGNED, OWNER OF THE PROPERTY HEREBY CERTIFIES THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED. THE SURVEY MAP AND THESE PLANS OR ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION FILED THE 1st DAY OF June, 1998, RECORDS OF KING COUNTY, WASHINGTON, UNDER RECORDING NO. 98/2072209. IN WITNESS THEREOF WE HAVE SET OUR HAND AND SEAL.

DECLARANT: FOUNDATION DEVELOPMENT CORPORATION
A WASHINGTON CORPORATION

BY: Barry F. Owen
BARRY F. OWEN
PRESIDENT

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
COUNTY OF KING) S.S.

THIS IS TO CERTIFY THAT ON THIS 2nd DAY OF DECEMBER, 1998, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BARRY F. OWEN, TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PRESIDENT OF FOUNDATION DEVELOPMENT CORPORATION, A WASHINGTON CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.



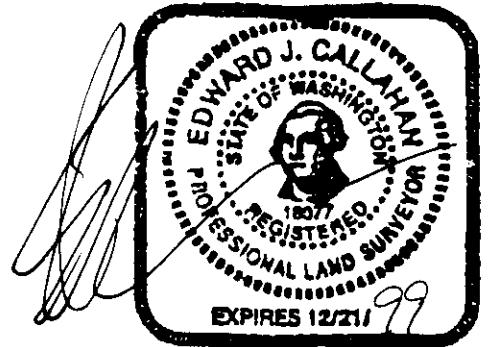
NOTARIES NAME: STEVE ROVIK
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING AT
SEATTLE

MY APPOINTMENT EXPIRES Dec. 1, 2000.

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS FOR BRIDGEWATER PLACE CONDOMINIUM ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT THE COURSES AND DISTANCES ARE SHOWN ACCURATELY THEREON AND THAT THESE PLANS ACCURATELY DEPICT THE LOCATION AND DIMENSIONS OF THE UNITS AS SUBSTANTIALLY COMPLETE. THESE PLANS ARE PER THE BASIC REQUIREMENTS PURSUANT TO RCW 64.34.032.

Edward J. Callahan
EDWARD J. CALLAHAN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 18077



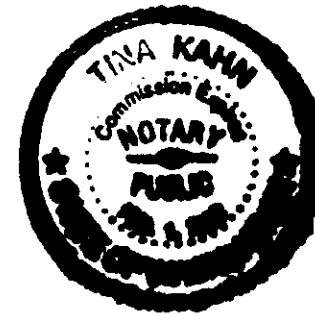
LAND SURVEYOR'S VERIFICATION

STATE OF WASHINGTON)
COUNTY OF KING) S.S.

EDWARD J. CALLAHAN BEING FIRST ON OATH, DULY SWORN STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE. THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

Edward J. Callahan
EDWARD J. CALLAHAN
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 18077

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 22nd DAY OF October, 1998.



Tina Kahn
NOTARY'S NAME:
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING AT
Mercer Island, WA
MY APPOINTMENT EXPIRES 12/10/00

RECORDING CERTIFICATE 98/2072209

FILED FOR RECORD AT THE REQUEST OF Foundation Development Corp
THIS 2nd DAY OF Dec, 1998, AT 36 MINUTES
PAST 2:00 O'CLOCK AND RECORDED IN VOLUME 152 OF
CONDOMINIUMS, PAGES 1 TO 5 RECORDS OF KING, COUNTY, WASHINGTON.

Val Wood

APPROVAL

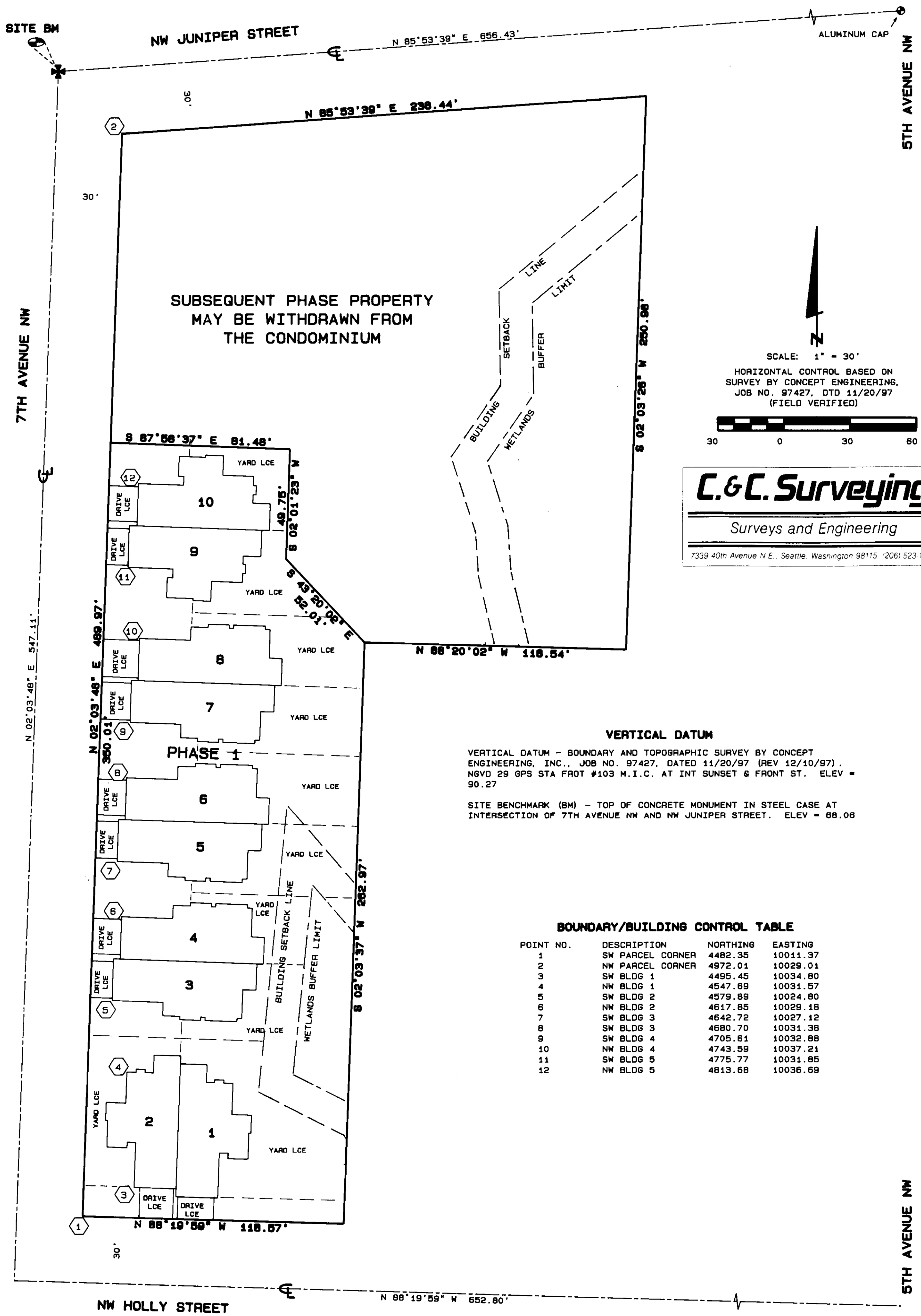
EXAMINED AND APPROVED THIS 7th DAY OF Dec, 1998.

S. Noble
KING COUNTY ASSESSOR

Dianne Murdock
DEPUTY KING COUNTY ASSESSOR

BRIDGEWATER PLACE CONDOMINIUM
SW 1/4, NE 1/4, SEC. 28, TWN. 24N, RGE. 6E, W.M.
ISSAQUAH, WASHINGTON

SHT 2 OF 5



C. & C. Surveying
Surveys and Engineering
7339 40th Avenue N.E., Seattle, Washington 98115 (206) 523-1654

VERTICAL DATUM

VERTICAL DATUM - BOUNDARY AND TOPOGRAPHIC SURVEY BY CONCEPT ENGINEERING, INC., JOB NO. 97427, DATED 11/20/97 (REV 12/10/97). NGVD 29 GPS STA FROT #103 M.I.C. AT INT SUNSET & FRONT ST. ELEV = 90.27

SITE BENCHMARK (BM) - TOP OF CONCRETE MONUMENT IN STEEL CASE AT INTERSECTION OF 7TH AVENUE NW AND NW JUNIPER STREET. ELEV = 68.06

BOUNDARY/BUILDING CONTROL TABLE

POINT NO.	DESCRIPTION	NORTHING	EASTING
1	SW PARCEL CORNER	4482.35	10011.37
2	NW PARCEL CORNER	4972.01	10029.01
3	SW BLDG 1	4495.45	10034.80
4	NW BLDG 1	4547.69	10031.57
5	SW BLDG 2	4579.89	10024.80
6	NW BLDG 2	4617.85	10029.18
7	SW BLDG 3	4642.72	10027.12
8	SW BLDG 3	4680.70	10031.38
9	SW BLDG 4	4705.61	10032.88
10	NW BLDG 4	4743.59	10037.21
11	SW BLDG 5	4775.77	10031.85
12	NW BLDG 5	4813.68	10036.69

BRIDGEWATER PLACE CONDOMINIUM
SW 1/4, NE 1/4, SEC. 28, TWN. 24N, RGE. 6E, W.M.
ISSAQUAH, WASHINGTON

SHT 3 OF 5

UNIT	TYPE	LEVEL	AREA	FLOOR/CEILING
1	A	Main	916.48	70.88/*
680 NW HOLLY ST.		Garage	428.78	69.98/79.88
		Upper	588.26	80.70/88.80
2	A	Main	916.48	70.88/*
684 NW HOLLY ST.		Garage	428.78	69.98/79.88
		Upper	588.26	80.70/88.80
3	B	Main	964.16	71.05/*
704 7TH AVE NW		Garage	415.63	70.18/80.05
		Upper	804.78	80.87/88.97
4	B	Main	964.16	71.05/*
706 7TH AVE NW		Garage	415.63	70.18/80.05
		Upper	804.78	80.87/88.97
5	B	Main	964.16	71.23/*
708 7TH AVE NW		Garage	415.63	70.32/80.23
		Upper	804.78	81.05/89.15
6	B	Main	964.16	71.23/*
710 7TH AVE NW		Garage	415.63	70.32/80.23
		Upper	804.78	81.05/89.15
7	B	Main	964.16	70.96/*
712 7TH AVE NW		Garage	415.63	70.08/79.96
		Upper	804.78	80.78/88.88
8	B	Main	964.16	70.96/*
714 7TH AVE NW		Garage	415.63	70.08/79.96
		Upper	804.78	80.78/88.88
9	A	Main	916.48	70.96/*
716 7TH AVE NW		Garage	428.78	70.08/79.96
		Upper	588.26	80.78/88.88
10	A	Main	916.48	70.96/*
718 7TH AVE NW		Garage	428.78	70.08/79.96
		Upper	588.26	80.78/88.88

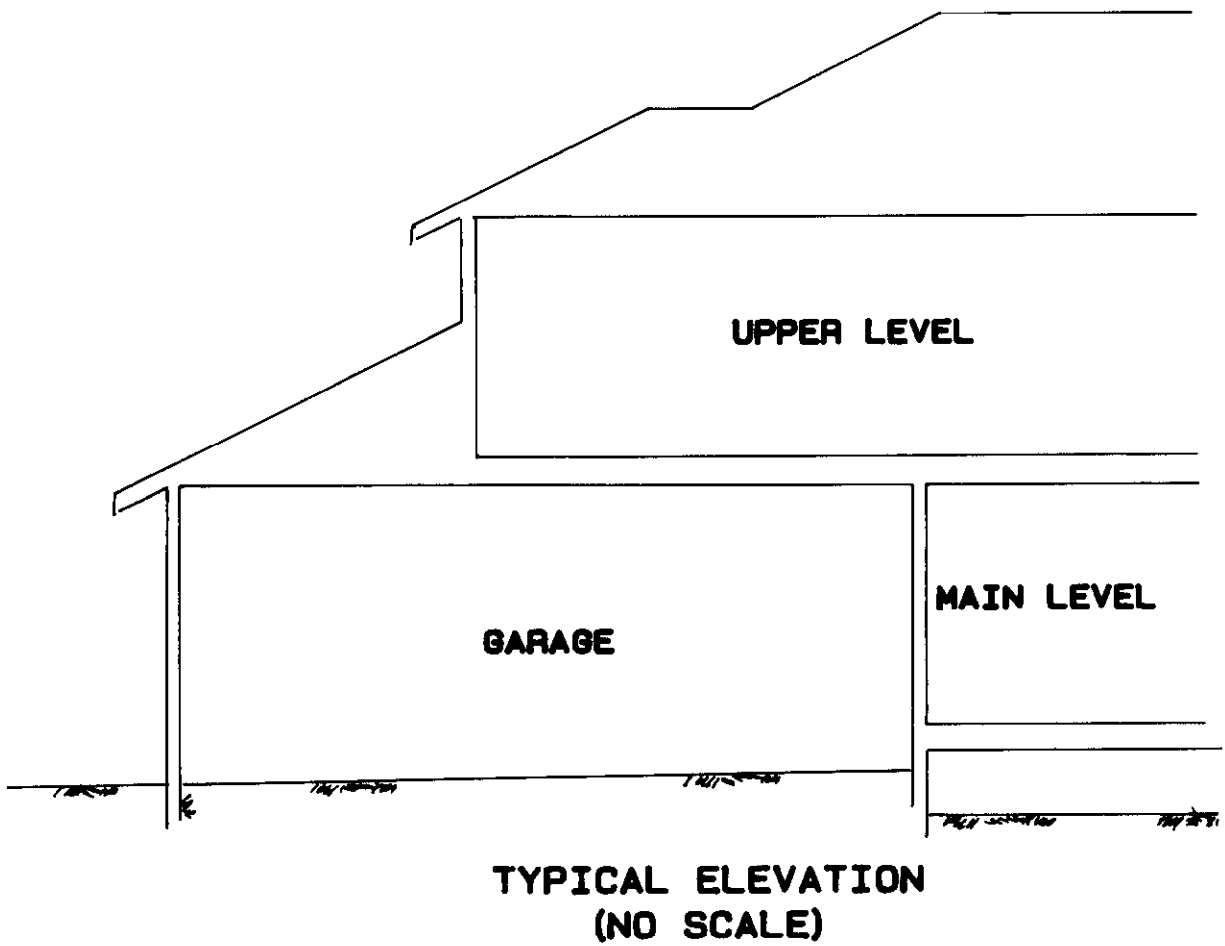
* FOR ELEVATIONS OF RIDGES AND VAULTS, SEE FLOOR PLANS
(NUMBERS PRECEDED BY "+" INDICATES MEASURE UP FROM FLOOR TO
UNDERSIDE OF CEILING)

NOTE: THE ABOVE DATA IS BASED ON INFORMATION AVAILABLE AS OF
THE DATE OF DECLARANT'S EXECUTION HEREOF; IS SUBJECT TO
CHANGE WITHOUT FURTHER NOTICE; AND DOES NOT CONSTITUTE
COVENANTS, CONDITIONS, RESTRICTIONS, WARRANTIES OR GUARANTEES
CONCERNING USE, DESIGN VALUE OR OTHERWISE.

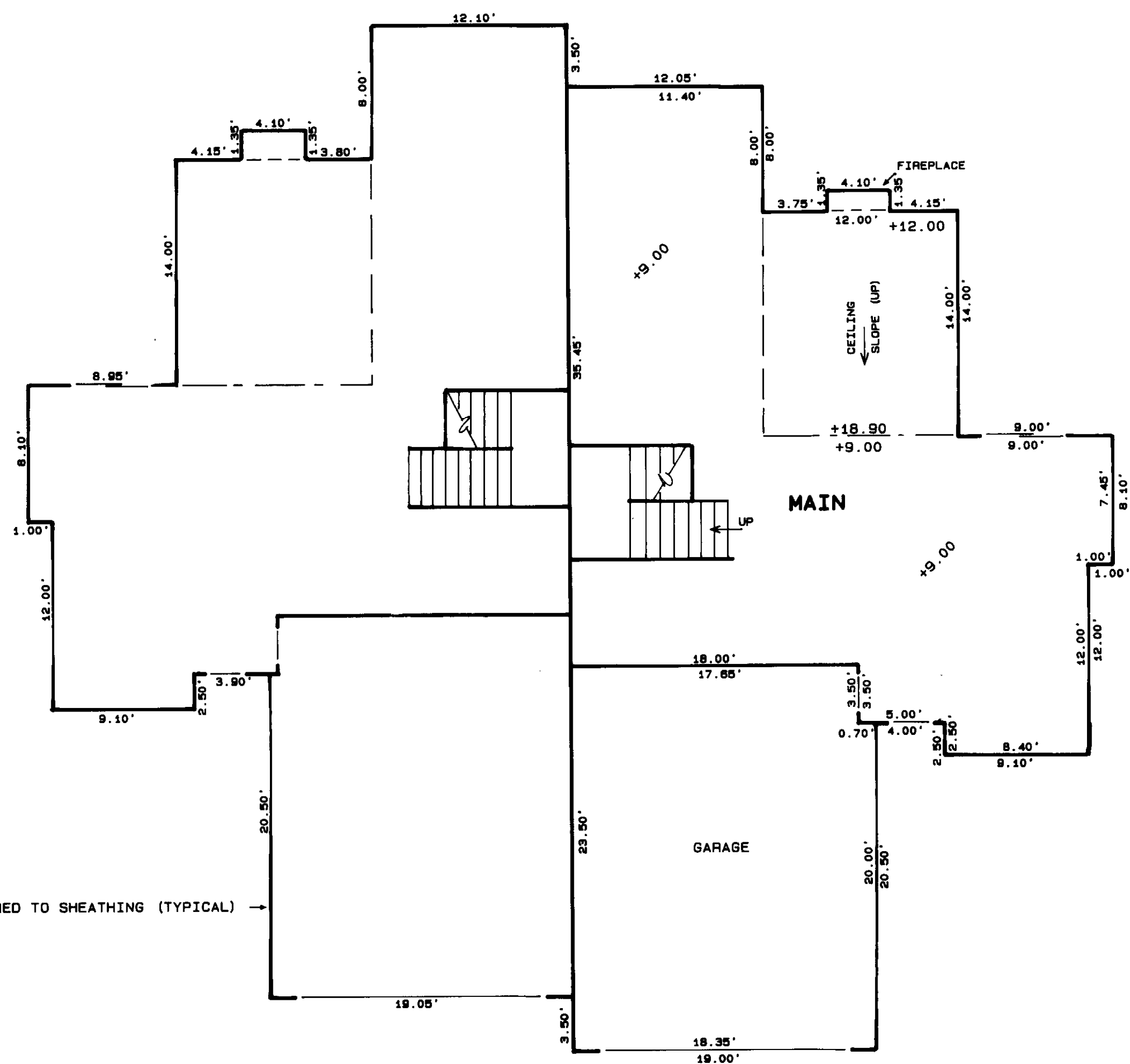
ALL LAND DESCRIBED HEREIN IS SUBJECT TO DEVELOPMENT RIGHTS
SET FORTH IN THE DECLARATION.

NOTES:

1. ALL UNIT DIMENSIONS ARE TO THE SURFACES OF THE WALL STUDS
& ARE SHOWN TO THE NEAREST 0.05 FEET.
2. ALL FLOOR ELEVATIONS ARE ON THE TOP SURFACES OF FLOOR &
ALL CEILING ELEVATIONS ARE TO THE UNDER SIDE OF THE CEILING
JOISTS. ALL ELEVATIONS ARE SHOWN WITHIN 0.05 FEET.
3. UNIT NUMBERS ARE SHOWN THUS: 4
4. PATIOS, DECKS DRIVES AND PRIVATE YARDS (AS GENERALLY
DEPICTED HEREIN) ARE LIMITED COMMON ELEMENT (L.C.E.) AREA IN
FRONT OF GARAGE OR OTHER PARKING IS A LIMITED COMMON ELEMENT
FOR UNIT TO WHICH GARAGE OR PARKING IS ALLOCATED. NO VEHICLE
MAY BE PARKED OUTSIDE THE BOUNDARY OF THE LIMITED COMMON
ELEMENT.
5. TOTAL UNIT AREA IS IN SQ. FEET INCLUDING SEPARATION WALLS
AND REPRESENTS LIVING SURFACES.

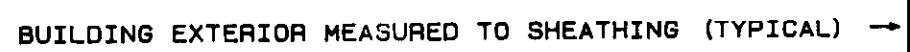


SHT 4 OF 5



BUILDING EXTERIOR DIMENSIONS FOR UNITS 1 / 2 & 9 / 10
FLOOR PLAN FOR UNIT TYPE 'A'
(NO SCALE)

SHT 5 OF 5



153 05