

ISSAQUAH BUSINESS CENTER

NW 1/4 NW 1/4 SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

NEW LOT A OF CITY OF ISSAQUAH LOT LINE
ADJUSTMENT NO. LLA 95-01, RECORDED UNDER RECORDING NUMBER
9506239001.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, AS OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC ALL ROADS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THE FACE OF THIS PLAT THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON; AND DEDICATE TO THE CITY OF ISSAQUAH FREE AND CLEAR OF ALL ENCUMBRANCES, EXCEPT AS SHOWN HEREON; AND DEDICATE ALL EASEMENTS FOR PUBLIC UTILITIES IN FAVOR OF THE CITY OF ISSAQUAH AND GRANT TO THE CITY OF ISSAQUAH AUTHORITY TO ASSIGN LAST SAID EASEMENTS TO OTHER UTILITIES AT ITS DISCRETION.

NOTE: NO NEW ROADS OR UTILITIES WERE BUILT FOR THIS PLAT.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

DECLARANTS

TCEP II PROPERTIES LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, SUCCESSOR BY MERGER TO CWO/TCEP II JOINT VENTURE #1, A TEXAS JOINT VENTURE

By: [Signature] By: TCEP II Holdings, L.L.C., a Texas limited liability company, its General Partner
ITS: [Signature] By: Trammell Crow Equity Partners II Ltd., a Texas limited partnership, a Member

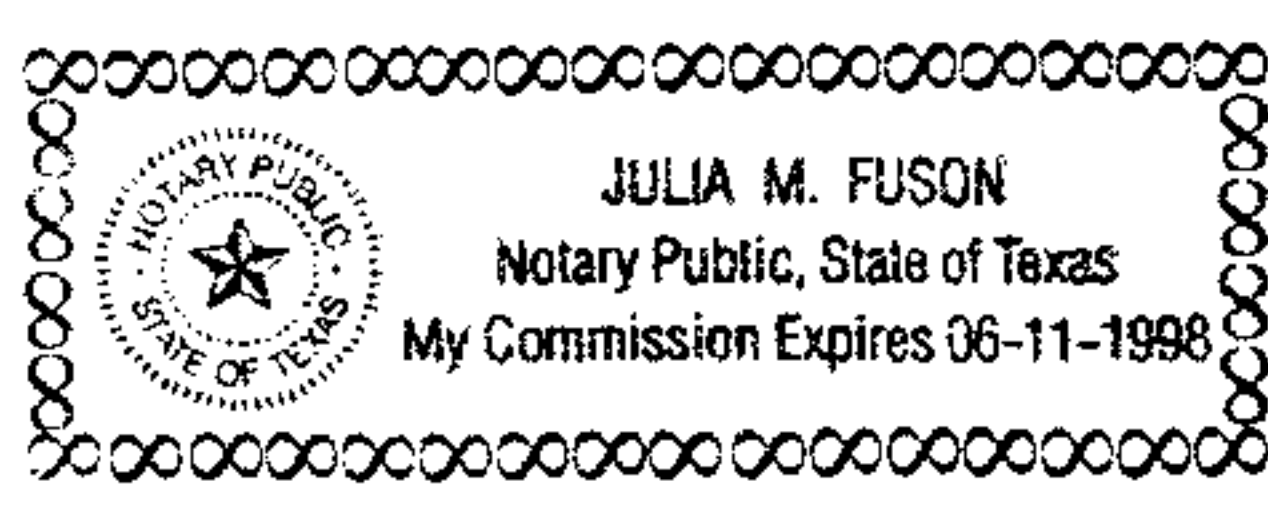
FLEET NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS LENDER ONLY
By: Deborah T. Fox
ITS: S.V.P.
By: Trammell Crow Ventures #2 Ltd., a Texas limited partnership, its General Partner
By: Trammell Crow Ventures #3 Ltd., a Texas limited partnership, its General Partner

ACKNOWLEDGEMENT

STATE OF WASHINGTON TEXAS
COUNTY OF DALLAS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEBORAH T. FOX IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF TCEP II PROPERTIES LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, SUCCESSOR BY MERGER TO CWO/TCEP II JOINT VENTURE #1, A TEXAS JOINT VENTURE TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: SEPT. 24, 1996



[Signature]
SIGNATURE
[Signature]
TITLE
MY APPOINTMENT EXPIRES 6-11-98

STATE OF ~~WASHINGTON~~ RHODE ISLAND
COUNTY OF PROVIDENCE

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEBORAH T. FOX IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT OF FLEET NATIONAL BANK, A NATIONAL BANKING ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: SEPT. 27, 1996

Jean Della Vecchia, Notary Public
My Commission Expires November 3, 1997

[Signature]
SIGNATURE
[Signature]
TITLE
MY APPOINTMENT EXPIRES 11/3/97

APPROVALS

EXAMINED AND APPROVED THIS 30th DAY OF SEPT. 1996

[Signature]
DIRECTOR OF PUBLIC WORKS
CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 30th DAY OF SEPT. 1996

[Signature]
PLANNING DIRECTOR
CITY OF ISSAQUAH

EXAMINED AND APPROVED THIS 26 DAY OF SEPT. 1996

[Signature]
HEARING EXAMINER

EXAMINED AND APPROVED THIS 1st DAY OF Oct 1996

[Signature] ATTEST: [Signature]
MAYOR, CITY OF ISSAQUAH CITY CLERK

EXAMINED AND APPROVED THIS 3rd DAY OF Oct 1996

[Signature] DEPUTY KING COUNTY ASSESSOR
NW 1/4 28-29-06 282406-9362

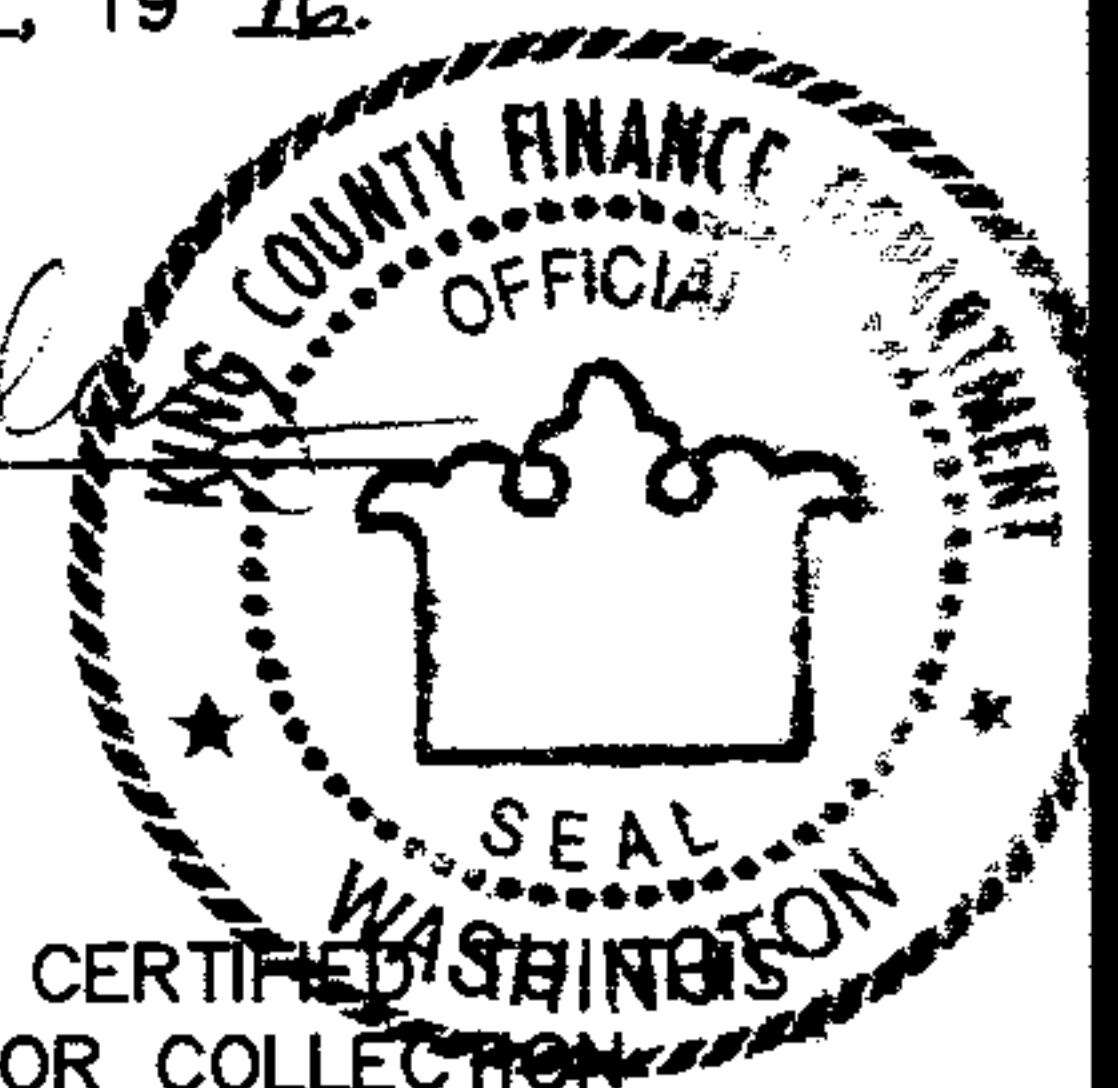
FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL THIS 3rd DAY OF October 1996

FINANCE DIVISION

[Signature]
MANAGER, KING COUNTY FINANCE DIVISION

[Signature]
DEPUTY



TREASURER'S CERTIFICATE

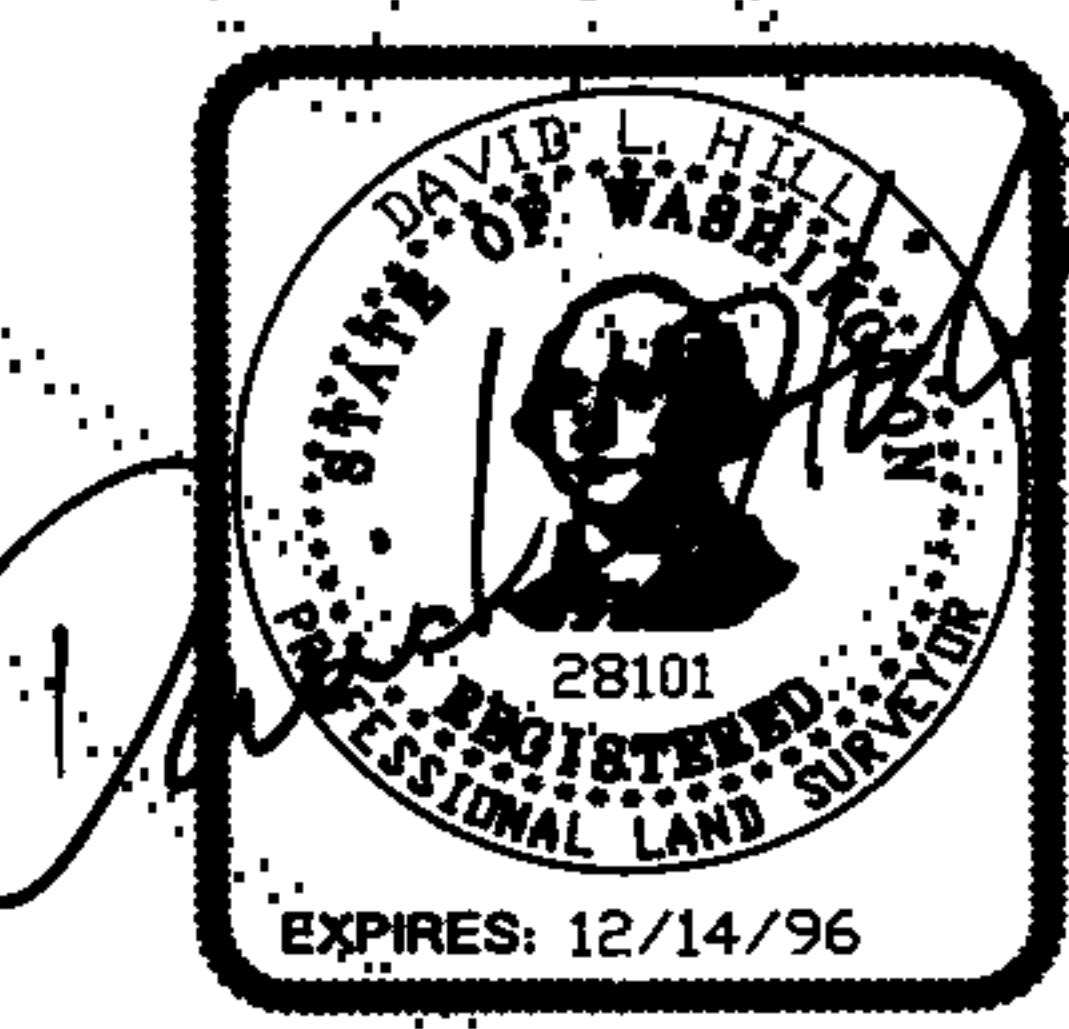
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED AND DEDICATED AS STREETS, EASEMENTS, TRACTS, OR FOR OTHER PUBLIC USES, ARE PAID IN FULL EXCEPT FOR SPECIAL ASSESSMENTS FOR LID 21. THE CITY IS CURRENTLY BILLING FOR PAYMENT OF THE LID ASSESSMENT. THIS LID PAYMENT, HOWEVER DOES NOT PREVENT THE RECORDING OF THIS FINAL PLAT MAP.

DATED THIS 2nd DAY OF October, 1996

[Signature]
FINANCE DIRECTOR, CITY OF ISSAQUAH

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF ISSAQUAH BUSINESS CENTER IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE PLATTING REGULATIONS.



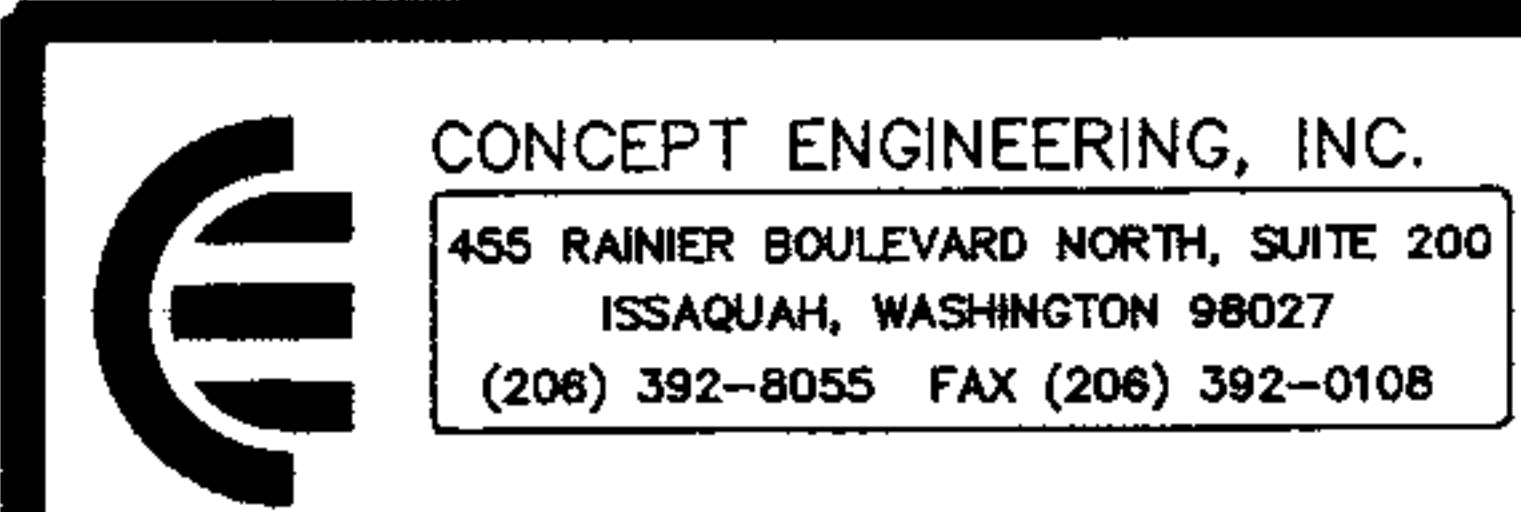
[Signature] 9-23-96
DAVID L. HILL
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28101

RECORDING CERTIFICATE

9610030885
FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY COUNCIL THIS 3rd DAY OF Oct, 1996, AT 17 MINUTES PAST 2:00, AND RECORDED IN VOLUME 177 OF PLATS, PAGES 17-22 RECORDS OF KING COUNTY, WASHINGTON.

[Signature]
MANAGER
DIVISION OF RECORDS AND ELECTIONS

[Signature]
SUPERINTENDENT OF RECORDS



DATE: 9-23-96
JOB NO. 96105PLT

VOLUME
177
PAGE
77

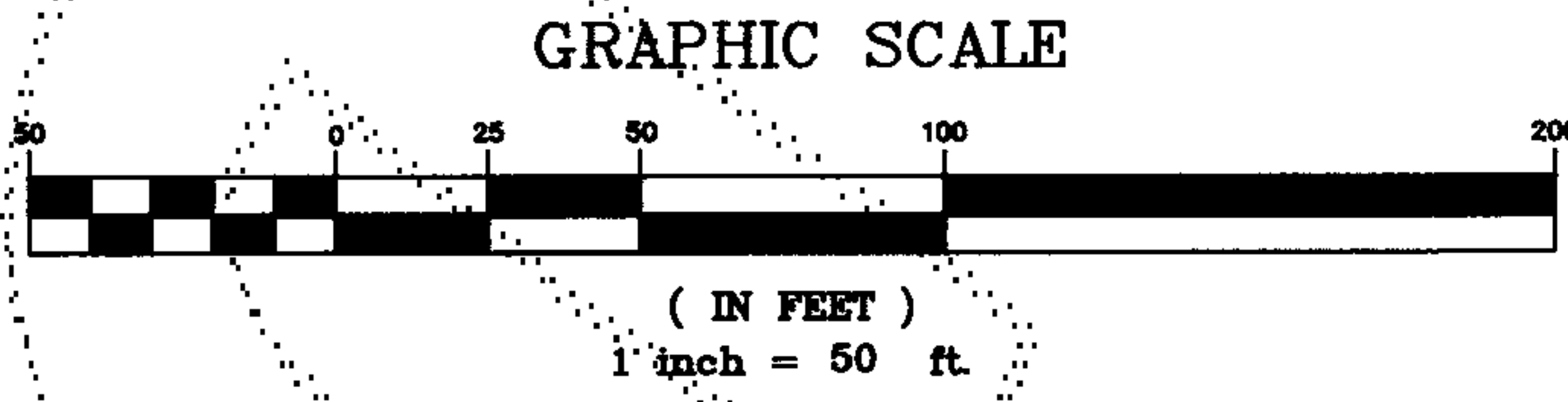
54, 39
54, 05
96003-0885

ISSAQUAH BUSINESS CENTER

NW 1/4 NW 1/4 SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

Found 2" Iron Pipe
in Mon. in Case
(2-6-91)
Revisited this survey

Found 1 1/4" aluminum Cap
on 3/4" Rebar Set in Conc.
LS 11691 (2-6-91)
Revisited this survey



NEW LOT 4
ISS LLA 95-01

MAPLE ST.

N 88°18'15" W 2637.14'

Found Mon. in Case
w/ Brass Disc
4.0' North of
Found Mon. in Case
w/ Brass Disc
Held for Maple St.

Found Mon. in Case
Held

662.60' (MEAS. & CITY)
658.60' (SP 93-02 FROM
SEC. COR. TO NLY MON.
AT MAPLE ST.)

10' ROW DEDICATION
K.C. REC. #8611101024

11' SIDEWALK EASEMENT
REC. NO. 9408041528

N 01°39'22" E
11.33'

PER REC. NO. 9408041525

N 88°20'10" W (CITY RECORD DWG)
N 88°20'05" W (RECORD #9408041525)
N 88°19'51" W 714.99' (MEAS)

N 88°20'10" W (RECORD #9408041525)
N 88°20'05" W (MEAS)
17.03'

N 01°39'55" E
1.50'

N 88°20'10" W (RECORD #9408041525)

10' GAS ESM'T
REC. NO.
9507141179
10' POWER ESM'T
ALONG SOUTH MARGIN OF
MAPLE ST.
REC. #9407280509

15' SEWER ESM'T
REC. NO.
9507141179

NEW LOT 3
ISS LLA 95-01

LOT 1

69,968 sq.ft.
1.61 acres
475.83'

N 88°20'05" W

DRIVEWAY EASEMENT
REC. NO. 9507141179

N 88°20'05" W 185.77'

12th AVE. N.W.

N 01°39'22" E (BASIS OF BEARING SP 93-02) 2634.52'
654.66' (MEAS) 659.54' (CITY RECORD DWG)

N 01°39'22" E 425.79'

15' WATER
ESM'T
REC. NO.
8711120437

LOT 2

209,644 sq.ft.
4.81 acres

EASEMENT DESCRIPTION
SUBDIVISIONAL TIE

EASEMENT DESCRIPTION
BEARING AND DISTANCE TIE
KING COUNTY SUPERIOR
COURT CAUSE NO. 115812
DRAINAGE DITCH NO. 4
SUBDIVISIONAL TIE AND
BEARING AND DISTANCE TIE
CONFLICT

10' POWER ESM'T
REC. #8701300916

15' WATER ESM'T
REC. NO.
8711120437

SLOPE & UTILITY
EASEMENT PER
SP 78-07

NEWPORT WAY N.W.
N 63°23'02" E (SP 93-02) 371.07'
N 63°20'15" E (MEAS) 518.29' (MEAS)
N 63°23'02" E 518.93' (SP 93-02)
N 63°27'54" E 518.83' (CITY RECORD DWG)

Found Mon. in Case
Held for Newport Way SE

15' WATER ESM'T
REC. #8711120437

10' POWER ESM'T
REC. #8701300916

$\Delta = 1357'25"$
 $R = 758.45'$ $L = 184.75'$

$\Delta = 1207'25"$
 $R = 768.45'$ $L = 162.60'$

Found Mon. in Case
Held

TAX LOT 171

Found Rebar/Cap
LS 19643

TRACT B
ISS SP 75-1
7509120584

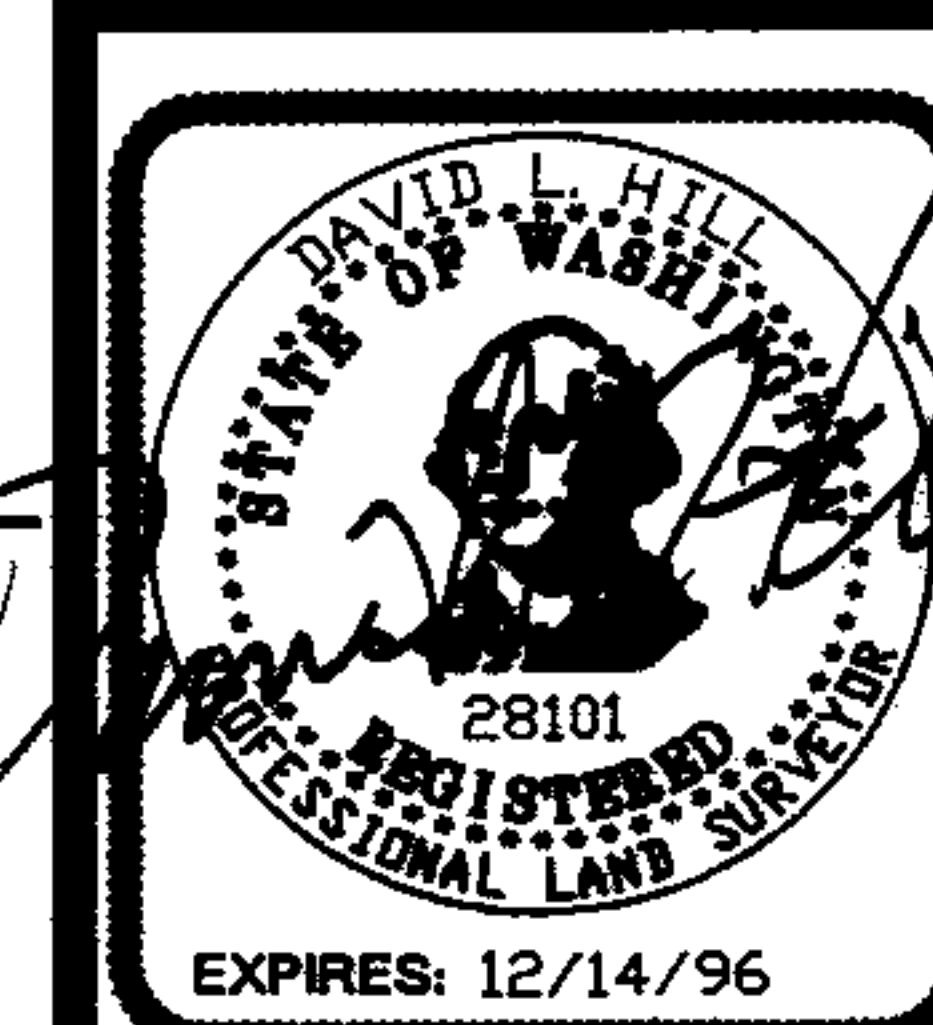
(MEAS) (SP 93-02) (CITY RECORD DWG)
 $\Delta = 28'19'31"$ $\Delta = 28'19'31"$ $\Delta = 27'24'18"$
 $R = 808.45'$ $R = 818.60'$ $R = 816.10'$
 $L = 399.67'$ $L = 391.95'$ $L = 390.35'$
 $T = 204.01'$ $T = 206.57'$ $T = 198.98'$

Found 3" Brass Disc
LS 11691
Stamped: 1/16 (Held)

Found Brass Mon.
0.1' W. & 1.1' S.
Found Mon. in Case
w/ Brass Disc
0.7' E. & 1.0' S.

Found Mon. in Case
6.9' E. & 1.7' N. P.C.
Found 3 1/2" Brass Cap
Stamped 1/4 Cor.
by Eastside Consultants
(2-12-96)

20' ROW DEDICATION
K.C. REC. #8611101024



CONCEPT ENGINEERING, INC.
455 RAINIER BOULEVARD NORTH, SUITE 200
ISSAQUAH, WASHINGTON 98027
(206) 392-8055 FAX (206) 392-0108

DATE: 9-23-96
JOB NO. 96105PLT

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