

SAMMAMISH HILLS

A CONDOMINIUM - PHASE II

SE 1/4 SW 1/4 SECTION 18, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON

LEGAL DESCRIPTIONS

PHASE II
LOT B OF KING COUNTY LOT LINE ADJUSTMENT NUMBER L96L0159 RECORDED UNDER KING COUNTY RECORDING NUMBER 9702199003.

FUTURE PHASES
LOT D OF KING COUNTY LOT LINE ADJUSTMENT NUMBER L96L0159 RECORDED UNDER KING COUNTY RECORDING NUMBER 9702199003.

DEDICATION

I, THE UNDERSIGNED, OWNER OF THE PROPERTY HEREBY DECLARE AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES, AND CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

THIS CONDOMINIUM OR ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION FILED UNDER KING COUNTY RECORDING NUMBER 9711210603

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEAL.

DECLARANT

I-90 PHASE TWO LIMITED PARTNERSHIP
A WASHINGTON LIMITED PARTNERSHIP
AS TO PARCEL B

Steven J. Derus
STEVEN J. DERUS
MANAGING GENERAL PARTNER

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF KING)SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVEN J. DERUS SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED AS THE PRESIDENT OF DERUS DEVELOPMENT COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

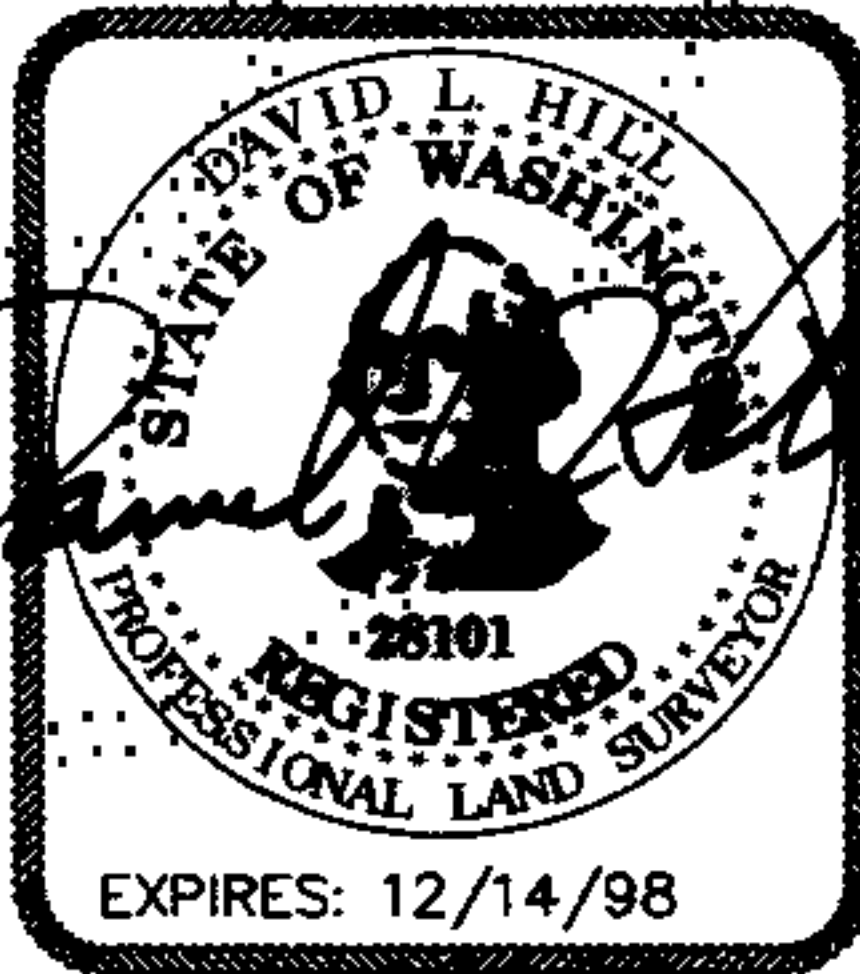
DATED: Nov. 19, 1997

Gary Ackerman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT: Seattle
MY COMMISSION EXPIRES Aug 1, 1999



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT (SURVEY MAP AND PLANS) FOR SAMMAMISH HILLS, A CONDOMINIUM, PHASE II IS BASED UPON AN ACTUAL SURVEY OF THE HEREIN DESCRIBED, CORRECTLY SHOWS THE COURSES AND DISTANCES, AND IN SO FAR AS THE BOUNDARIES OF THE LAND AND UNITS ARE CONCERNED, ACCURATELY DEPICTS THE LOCATIONS AND DIMENSIONS OF THE UNITS AS BUILT AND THAT ALL INFORMATION REQUIRED BY RCW 64.34.3232 IS SUPPLIED.



David L. Hill
DAVID L. HILL
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28101

11.18.97

LAND SURVEYOR'S VERIFICATION

COUNTY OF KING)
STATE OF WASHINGTON)SS

I, DAVID L. HILL BEING FIRST DULY SWORN UPON OATH, STATE THAT I AM THE REGISTERED LAND SURVEYOR SIGNING THE ABOVE SURVEYOR'S CERTIFICATE; THAT I HAVE EXAMINED THESE PLANS AND MAP AND BELIEVE THE CERTIFICATE TO BE A TRUE STATEMENT.

David L. Hill 11.18.97
DAVID L. HILL

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF Nov 1997



Michael V. Bryan
MICHAEL V. BRYAN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: June 5, 2001

APPROVAL

EXAMINED AND APPROVED THIS 20 DAY OF November 1997; COPY RECEIVED OF THIS DOCUMENT AND OF THE DECLARATION.

DEPARTMENT OF ASSESSMENTS:

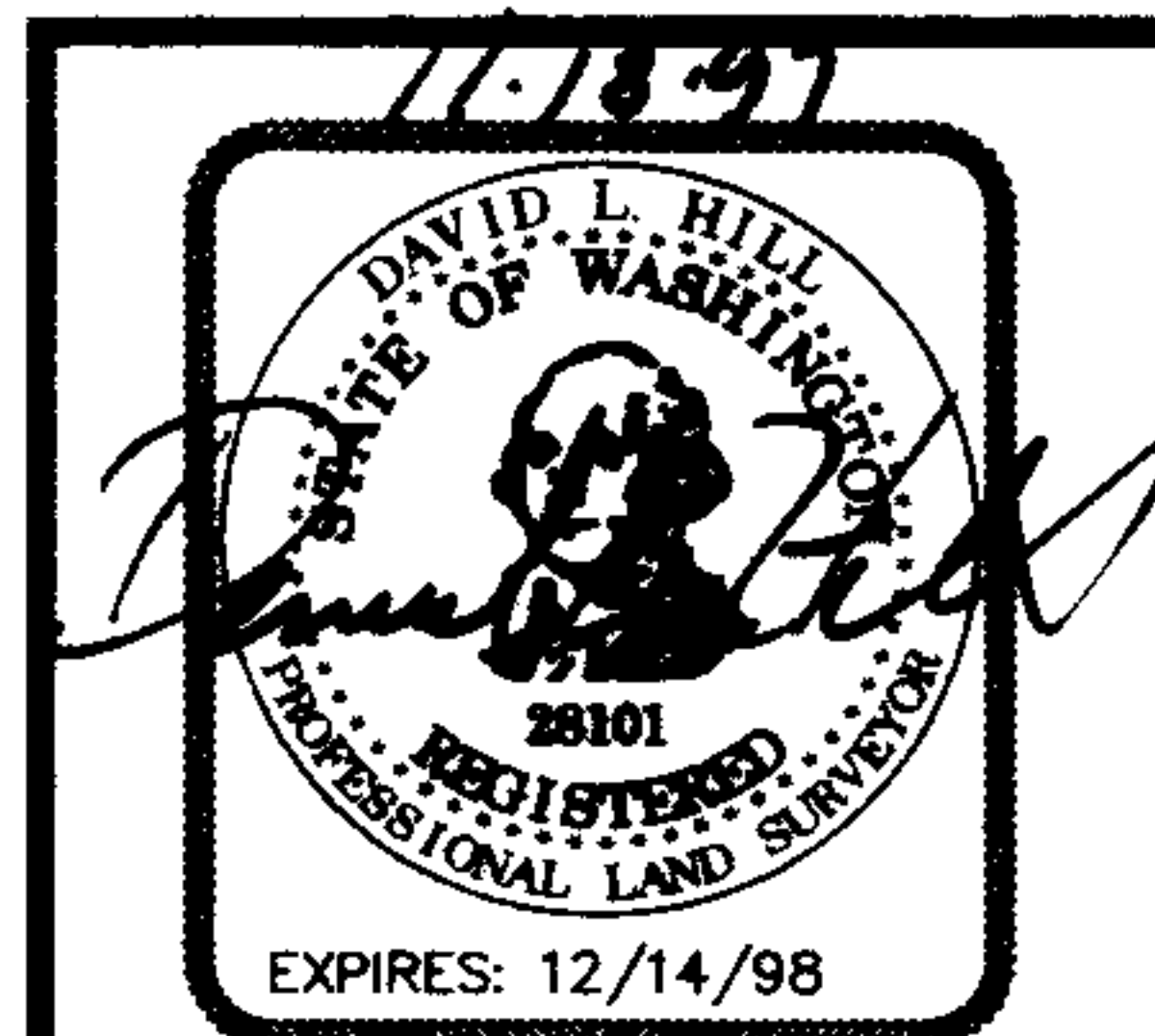
BY: Scott Noble ASSESSOR BY: Heber Clark DEPUTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF GARY ACKERMAN THIS 21 DAY OF Nov 1997 AT 2:04 AND RECORDED IN VOLUME 143 OF CONDOMINIUMS, PAGES 65 THROUGH AND INCLUDING 71 RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS

BY: LW Wood
MANAGER/SUPERVISOR



CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North, Suite 200
Issaquah, Washington 98027
(206) 392-8055

SAMMAMISH HILLS

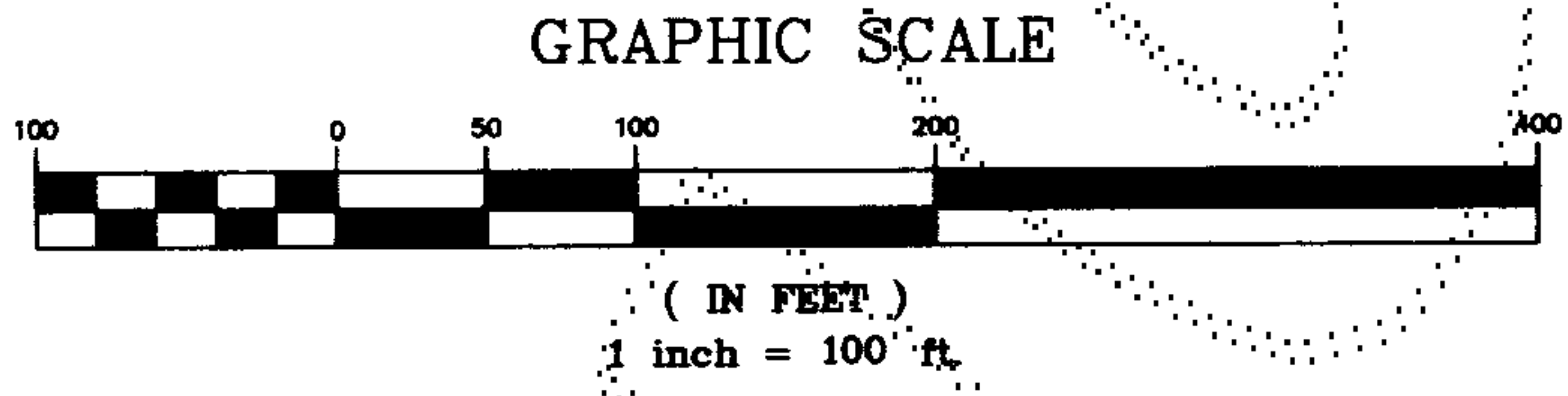
A CONDOMINIUM - PHASE II

SE 1/4 SW 1/4 SECTION 18, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON

FOUND 4"x4" CONC MON.
W/ 1 1/2" BRASS DISK
VISITED 1-31-97

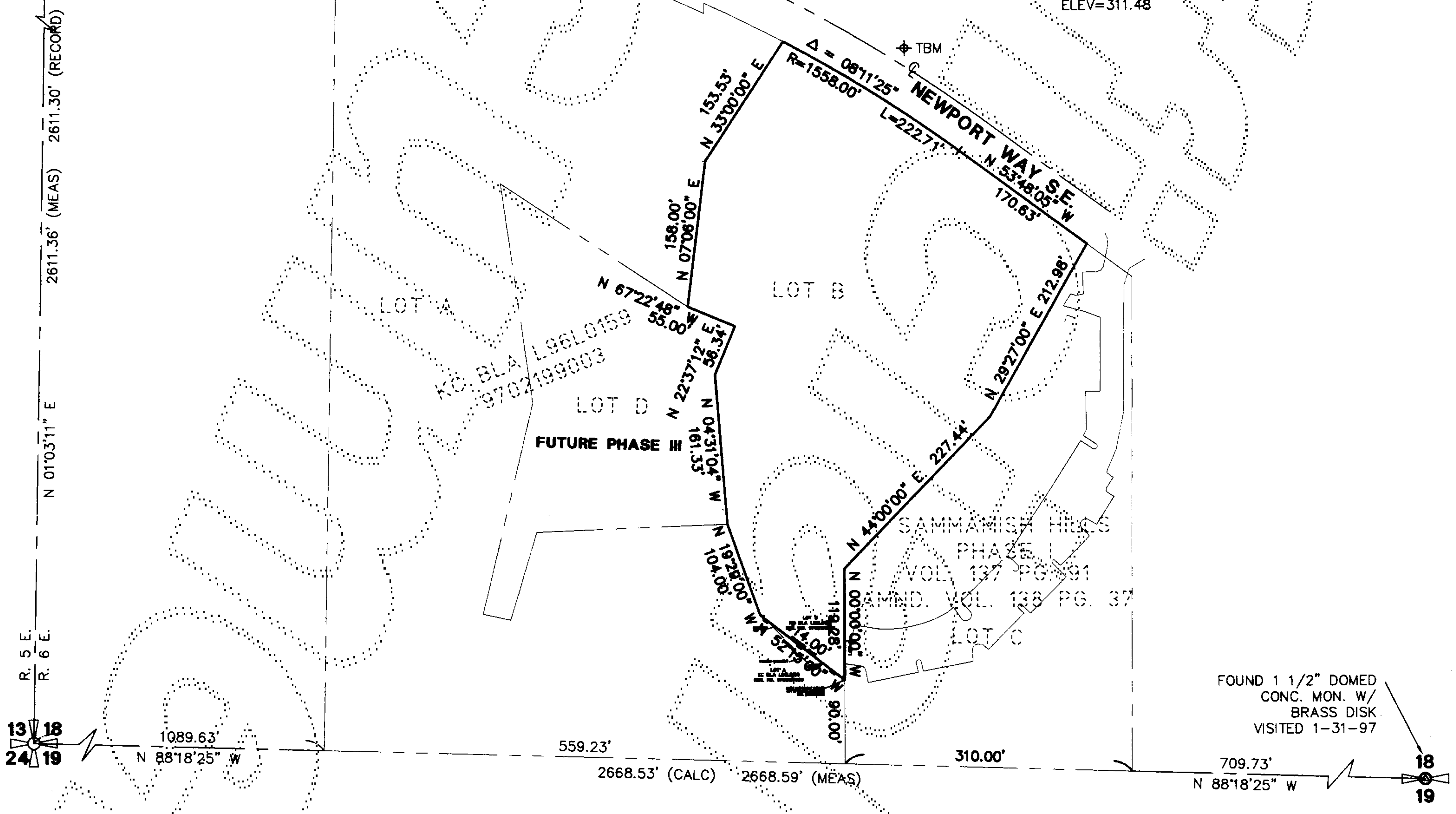
13 18

BASIS OF BEARING
TO S. 1/4 COR.
N 44°14'28" W
3754.50' (MEAS)
3754.41' (KCAS)

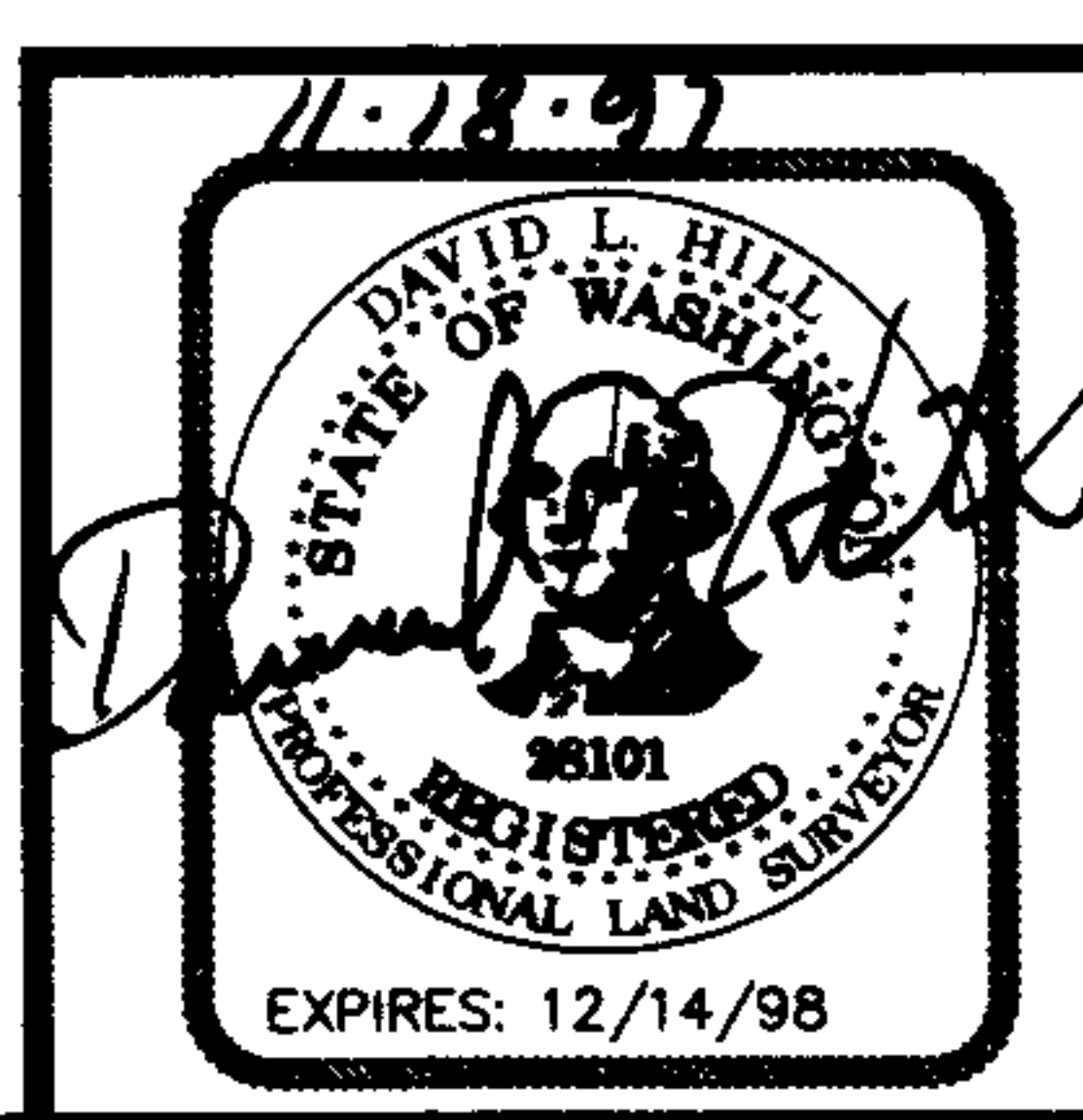


HORIZONTAL BASIS OF BEARING
KCAS
WEST 1/4 CORNER TO SOUTH 1/4 CORNER

VERTICAL DATUM
KCAS
BENCHMARK: INVERT. OF EX. SANITARY SEWER
MANHOLE, ALONG NORTH MARGIN OF NEWPORT
WAY SOUTHEAST AS SHOWN
ELEV=311.48



FOUND 1 1/2" DOMED
CONC. MON. W/
BRASS DISK
VISITED 1-31-97

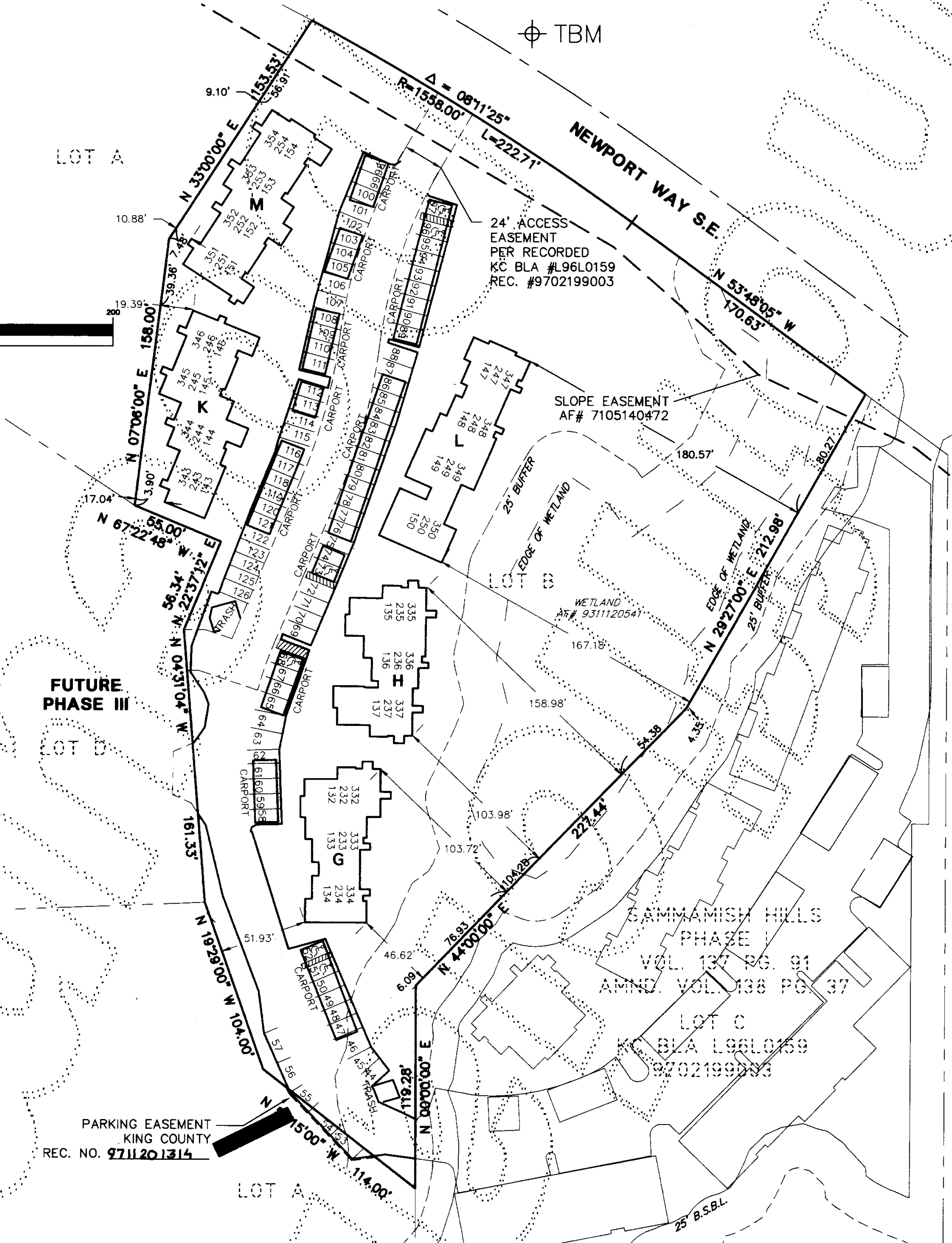
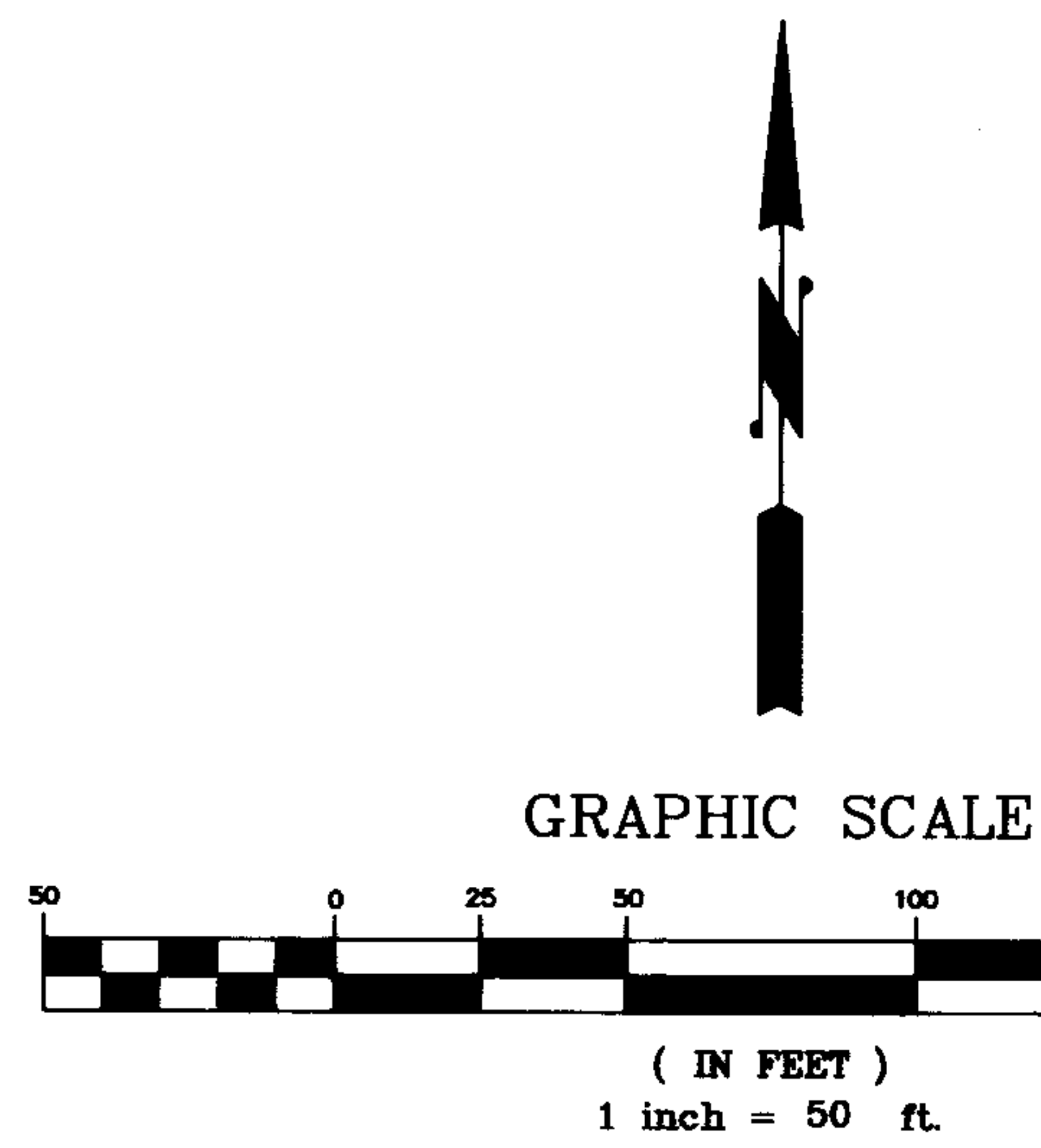


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KING COUNTY, WASHINGTON



1. BUILDING TIES ARE MEASURED TO OUTSIDE FOUNDATION CORNER AND MEASURED AT RIGHT ANGLES TO PROPERTY LINES EXCEPT AS SHOWN.

2. FOUNDATION DIMENSIONS ARE MEASURED ON OUTSIDE FACE OF FOUNDATION.

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

4. PARTY WALLS ARE 0.8 FOOT THICK; EXTERIOR WALLS ARE 0.4 FOOT THICK

5. DIMENSIONS ON UNIT FLOOR PLANS ARE TO INTERIOR SURFACE OF PERIMETER WALL OF UNIT.

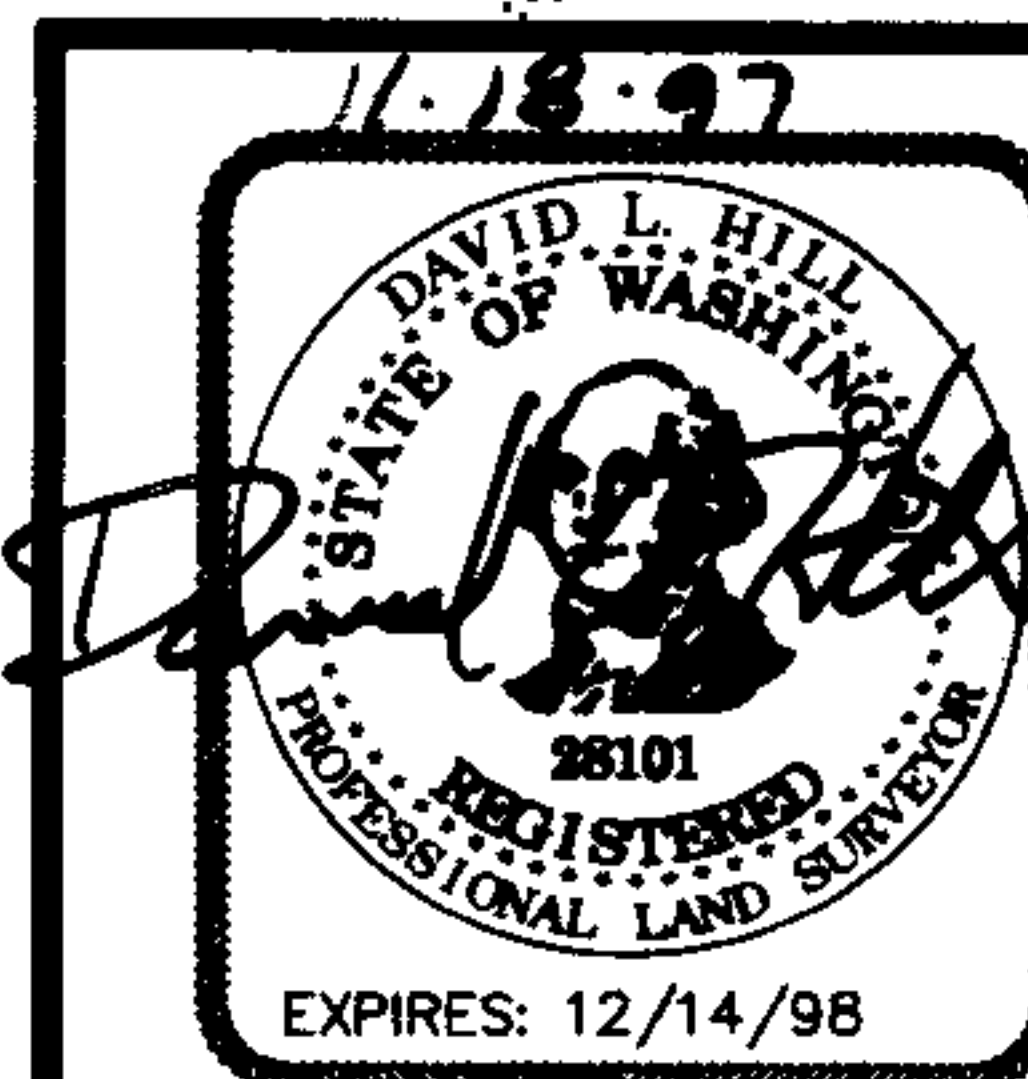
6. REFERENCE FLOOR ELEVATION IS OF FINISH FLOOR. ALL CEILING HEIGHTS IN FLOOR PLANS ARE MEASURED FROM REFERENCE FLOOR ELEVATIONS.

9. THE UNIT BOUNDARIES AND SQUARE FOOTAGES ARE DETERMINED BY ACTUAL CONSTRUCTION AND SUPERCEDES ALL OTHER DATA SHOWN HEREON OR RECORDED.

7. ALL PATIOS, DECKS, FIREPLACE FLUES, CHIMNEYS AND OTHER APPARATUS ASSOCIATED WITH FIREPLACES AND WHICH ARE NOT WITHIN A UNIT BOUNDARY AND EXTERIOR WALKWAYS ARE LIMITED COMMON ELEMENTS. PLANS ARE MEASURED FROM REFERENCE FLOOR ELEVATIONS.

8. DIMENSIONS ON UNIT FLOOR PLANS HAVE BEEN AVERAGED AND ARE PLUS OR MINUS APPROXIMATELY 0.2' OF A FOOT.

10. THE ARCHITECTURAL AND CIVIL PLANS WERE APPROVED FOR CONSTRUCTION BY KING COUNTY AND IT IS ASSUMED THAT THE IMPROVEMENTS BUILT ON THE SITE CONFORM TO ALL APPLICABLE ZONING, SENSITIVE AREA AND BUILDING CODES.



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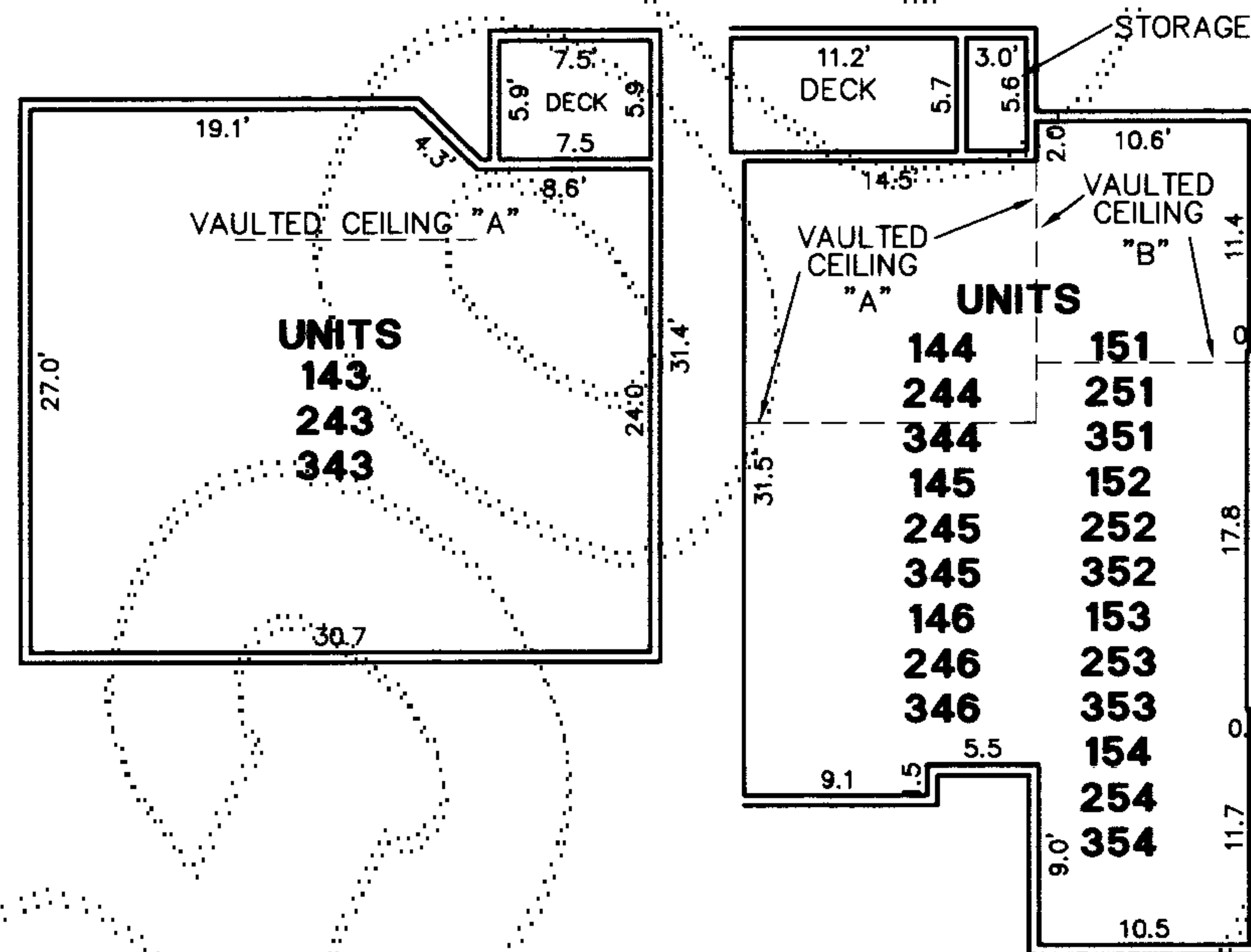
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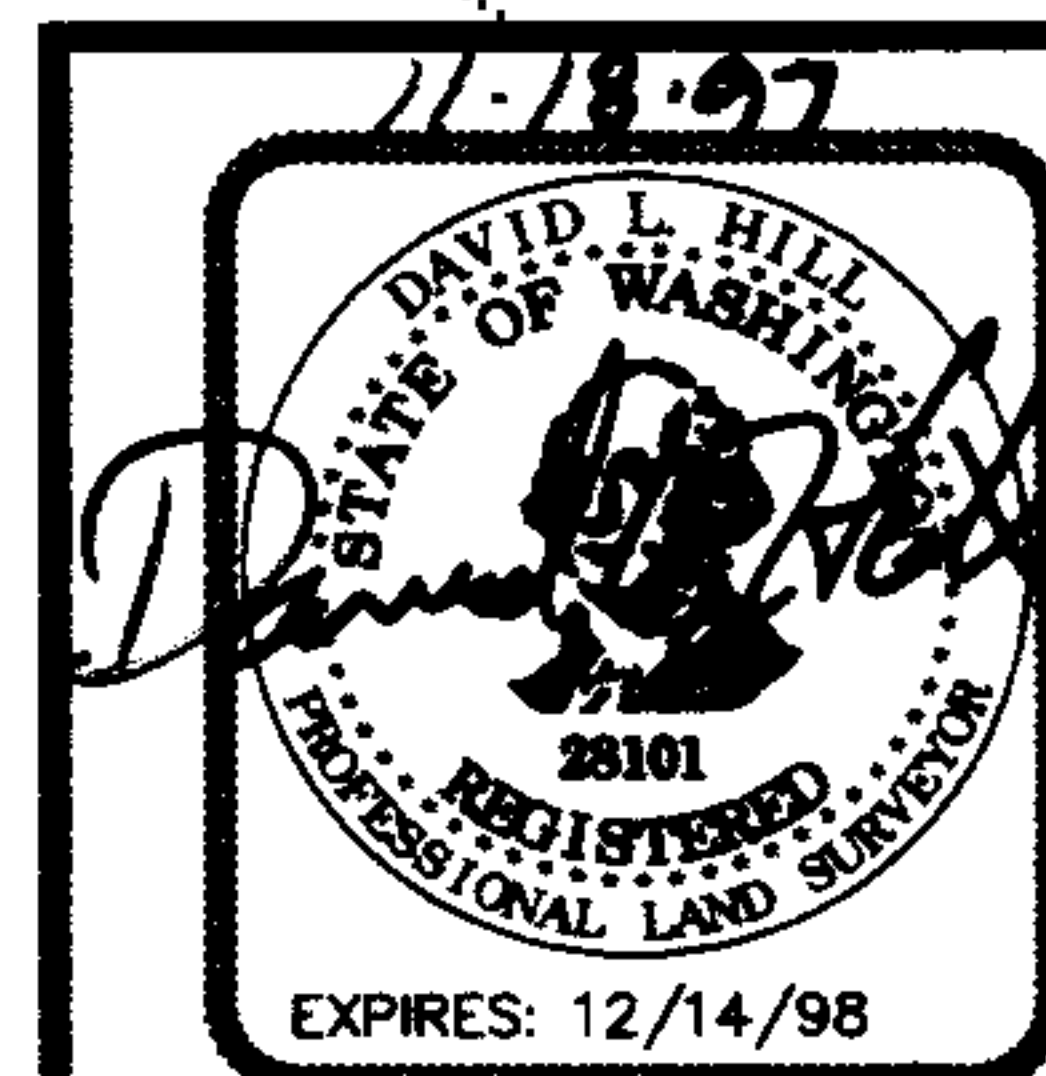
UNIT DIMENSIONS

SCALE: 1" = 10'



UNIT DATA

BLDG.	UNIT #	LIVING SQ.FT.	STORAGE SQ.FT.	DECK/PATIO SQ.FT.	FLOOR ELEV.	CEILING ELEV.	VAULTED CLNG. ELEV. "A"	VAULTED CLNG. ELEV. "B"
K	143	799	-	44	337.59	345.59	-	-
K	243	799	-	44	346.60	354.56	-	-
K	343	799	-	44	355.58	363.54	365.19	-
K	144	879	17	63	337.60	345.56	-	-
K	244	879	17	63	346.59	354.57	-	-
K	344	879	17	63	355.59	363.55	365.26	365.72
K	145	879	17	63	332.06	340.02	-	-
K	245	879	17	63	341.04	349.03	-	-
K	345	879	17	63	350.04	357.99	359.73	360.24
K	146	879	17	63	332.03	340.01	-	-
K	246	879	17	63	341.02	349.00	-	-
K	346	879	17	63	350.03	357.99	359.72	360.23
M	151	879	17	63	328.33	336.30	-	-
M	251	879	17	63	337.35	345.31	-	-
M	351	879	17	63	346.35	354.32	356.05	356.61
M	152	879	17	63	328.34	336.31	-	-
M	252	879	17	63	337.37	345.33	-	-
M	352	879	17	63	346.38	354.35	356.08	356.63
M	153	879	17	63	326.34	334.34	-	-
M	253	879	17	63	335.37	343.33	-	-
M	353	879	17	63	344.38	352.35	354.05	354.64
M	154	879	17	63	326.32	334.29	-	-
M	254	879	17	63	335.36	343.33	-	-
M	354	879	17	63	344.38	352.34	354.03	354.60



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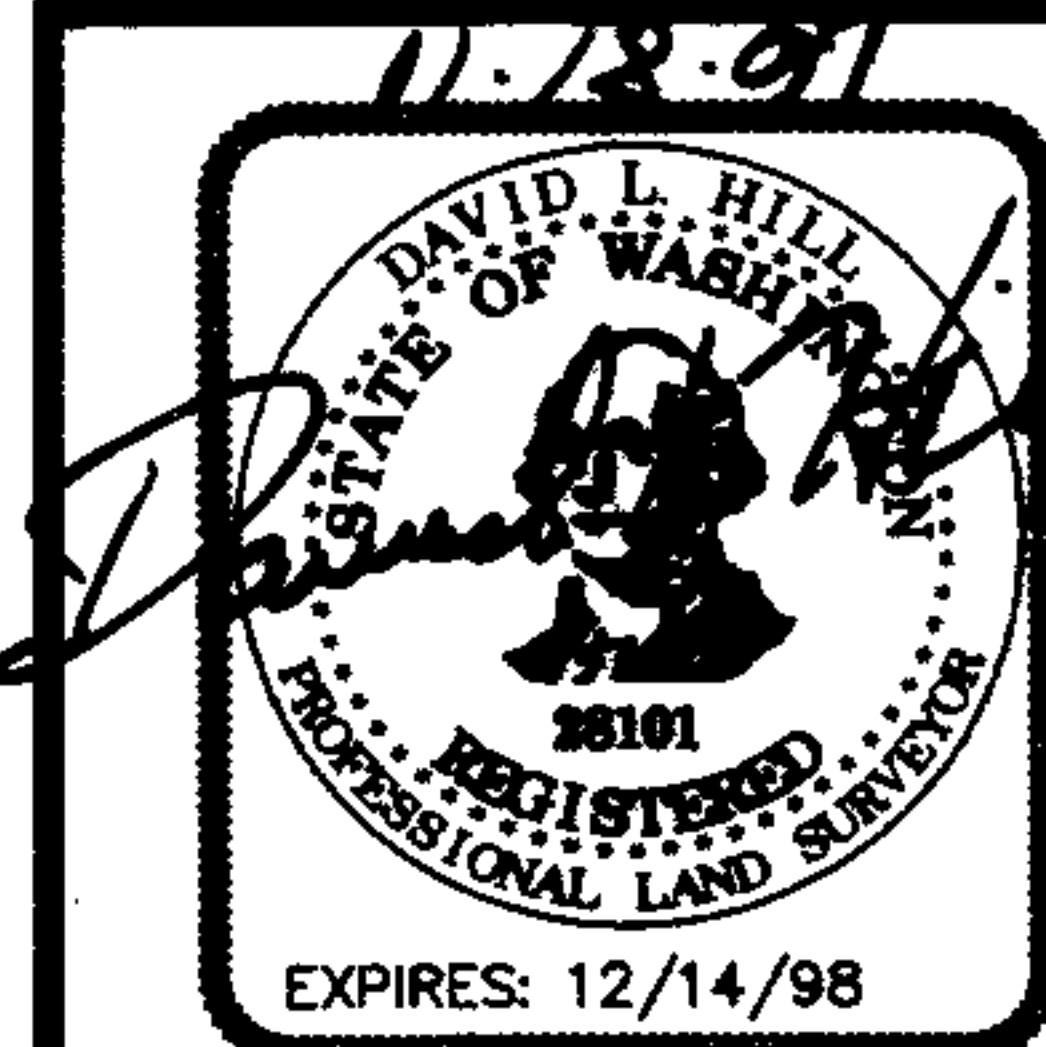
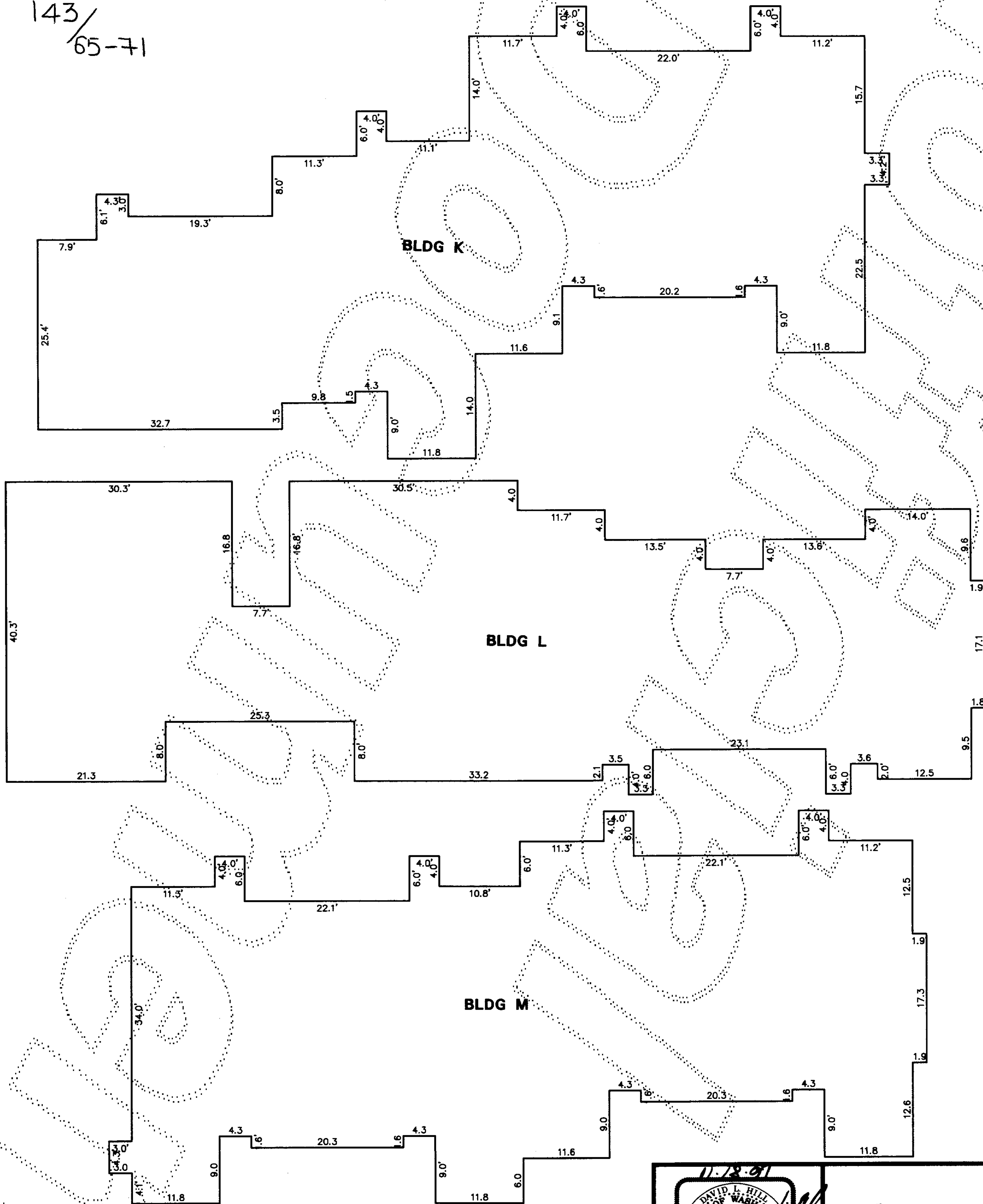
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EXTERIOR BUILDING DIMENSIONS

SCALE: 1" = 10'

9711210602

143/
65-71



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