

SAMMAMISH HILLS

A CONDOMINIUM - PHASE III

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

LEGAL DESCRIPTIONS

PHASE III

LOT D OF KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L96L0159, RECORDED UNDER 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 NO. 9702201140, AS AMENDED UNDER RECORDING NO. 9703200399, 9711210603 AND 20000215001088.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEAL.

DECLARANT

1-90 PHASE TWO LIMITED PARTNERSHIP
A WASHINGTON LIMITED PARTNERSHIP
AS TO LOT D.

BY DERUS DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, MANAGING GENERAL PARTNER.

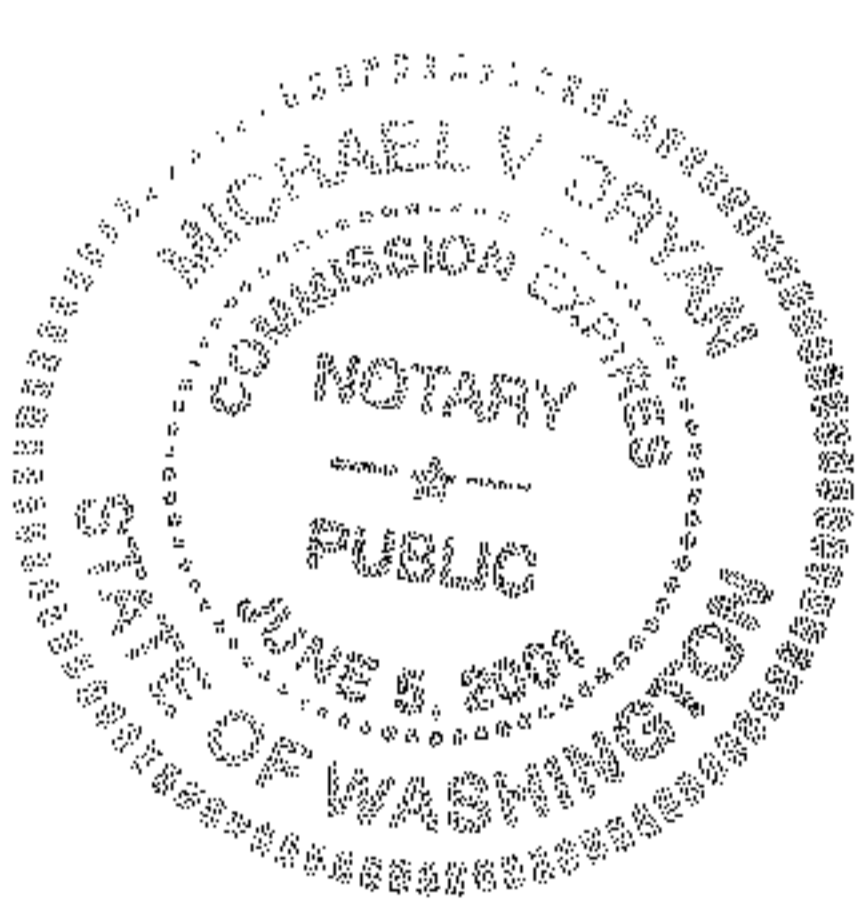
Steven J. Derus
STEVEN J. DERUS, PRESIDENT

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.

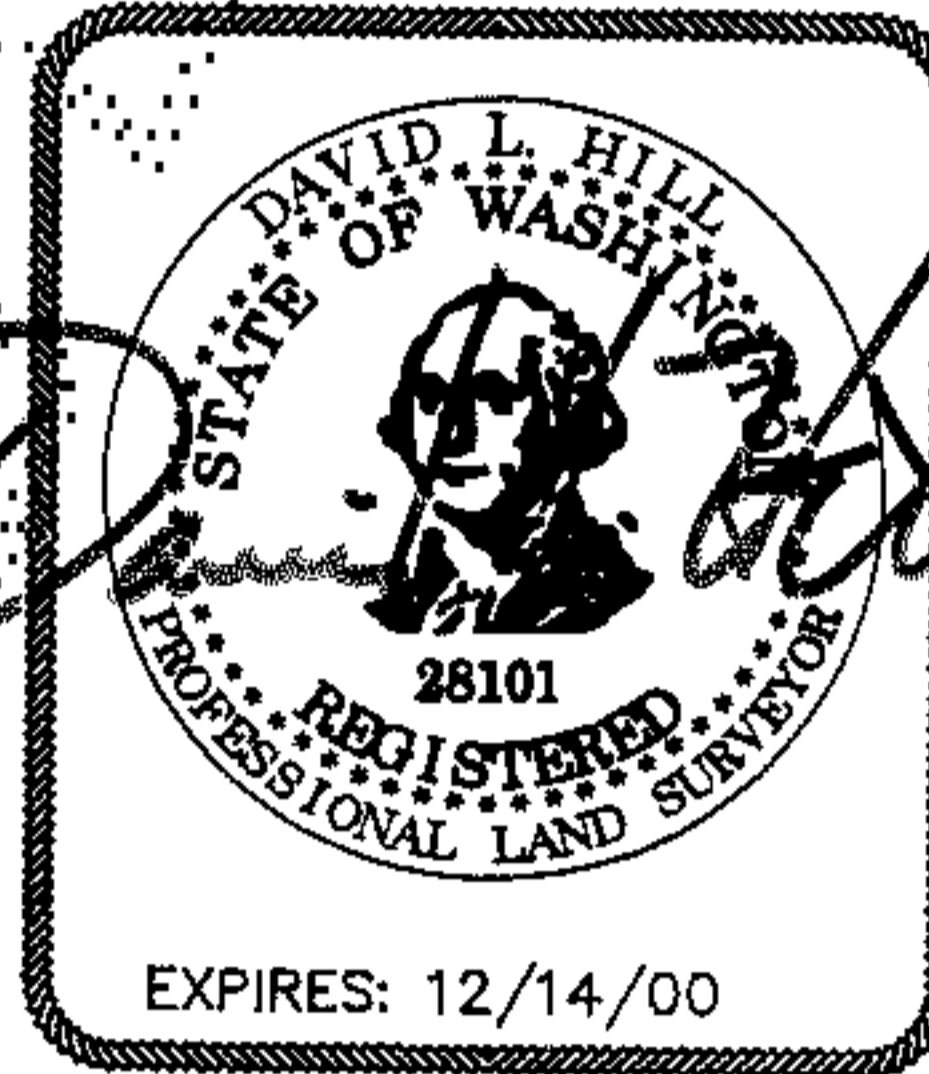
DATED: Feb 11, 2000



Michael V. Bryan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT KEYMANO
MY COMMISSION EXPIRES JUNE 5, 01

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT (SURVEY MAP AND PLANS) FOR SAMMAMISH HILLS, A CONDOMINIUM, PHASE III 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 64.34.232 IS SUPPLIED.



David L. Hill
DAVID L. HILL
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28101
2-11-00

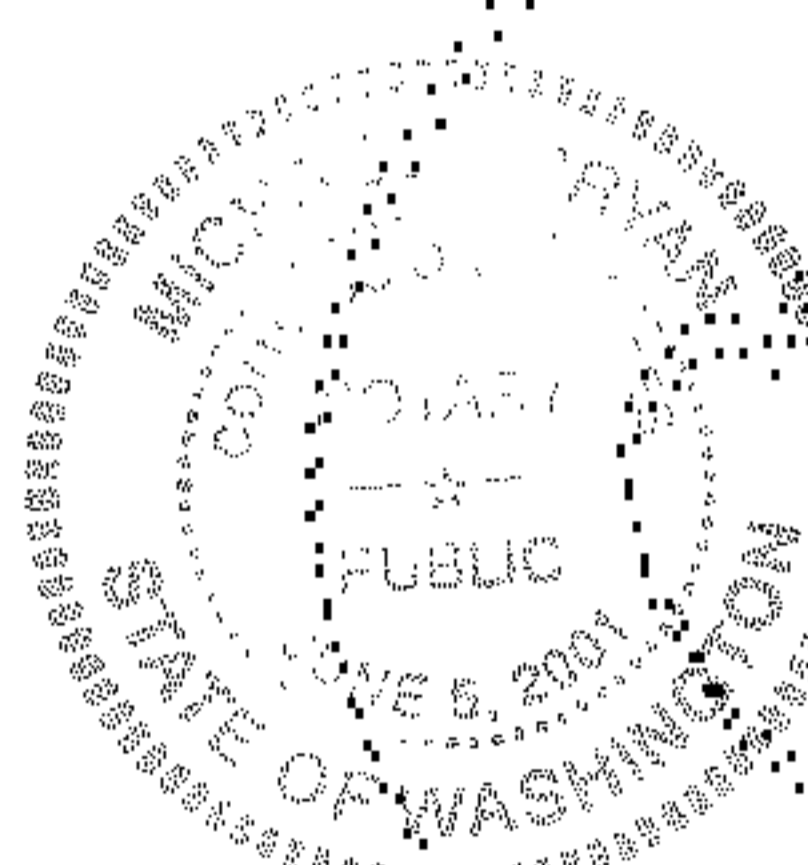
LAND SURVEYOR'S VERIFICATION

STATE OF WASHINGTON)
COUNTY OF KING) 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 2-11-00
DAVID L. HILL

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF Feb 2000.



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 15th DAY OF February 2000; COPY RECEIVED OF THIS DOCUMENT AND OF THE DECLARATION.

DEPARTMENT OF ASSESSMENTS:

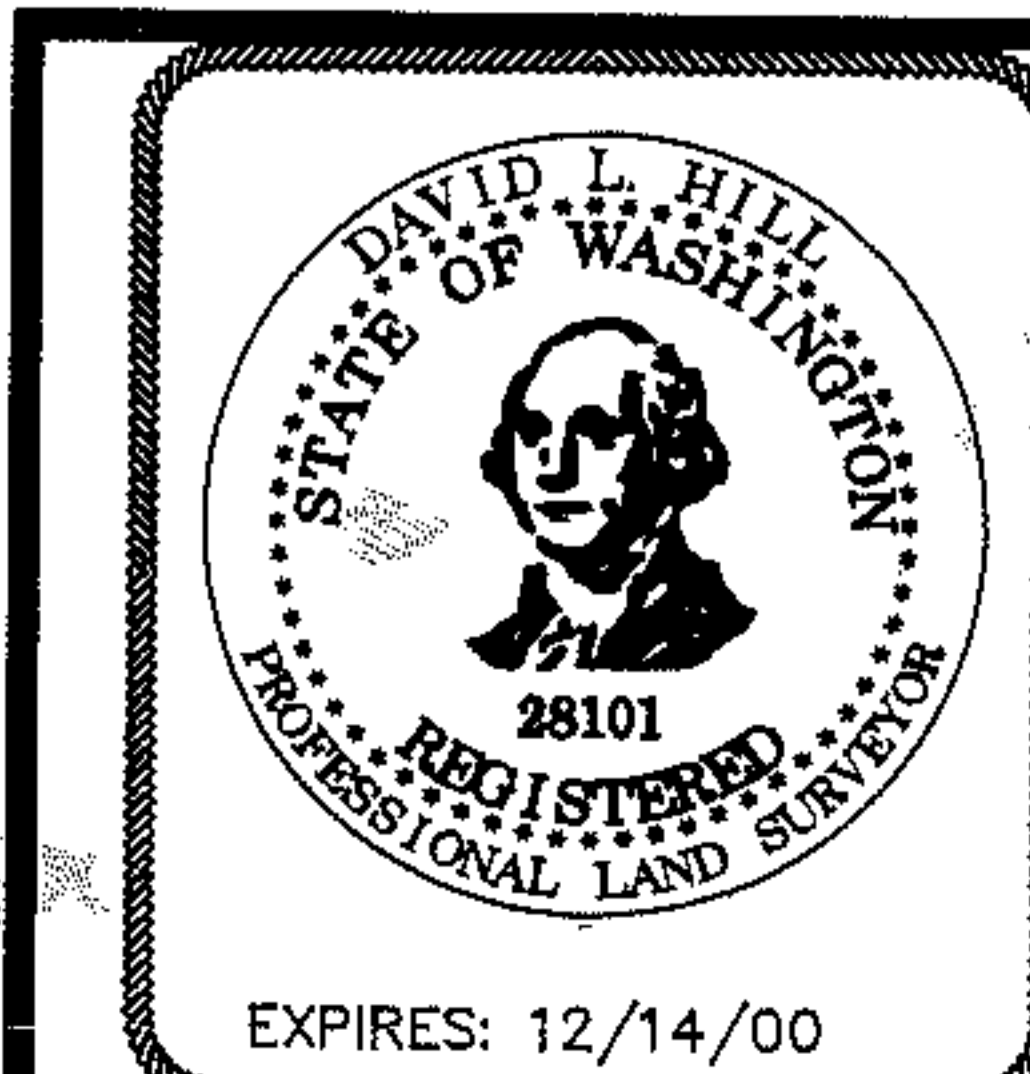
BY: Scott Woble ASSESSOR
BY: Debra Clark DEPUTY ASSESSOR

RECORDING CERTIFICATE 20000215001087

FILED FOR RECORD AT THE REQUEST OF GARY ACKERMAN THIS 15 DAY OF Feb 2000, AT 15:40 AND RECORDED IN VOLUME 141 OF CONDOMINIUMS, PAGES 92 THROUGH AND INCLUDING 97 RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS

BY: Walt Washington
MANAGER/SUPERVISOR



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

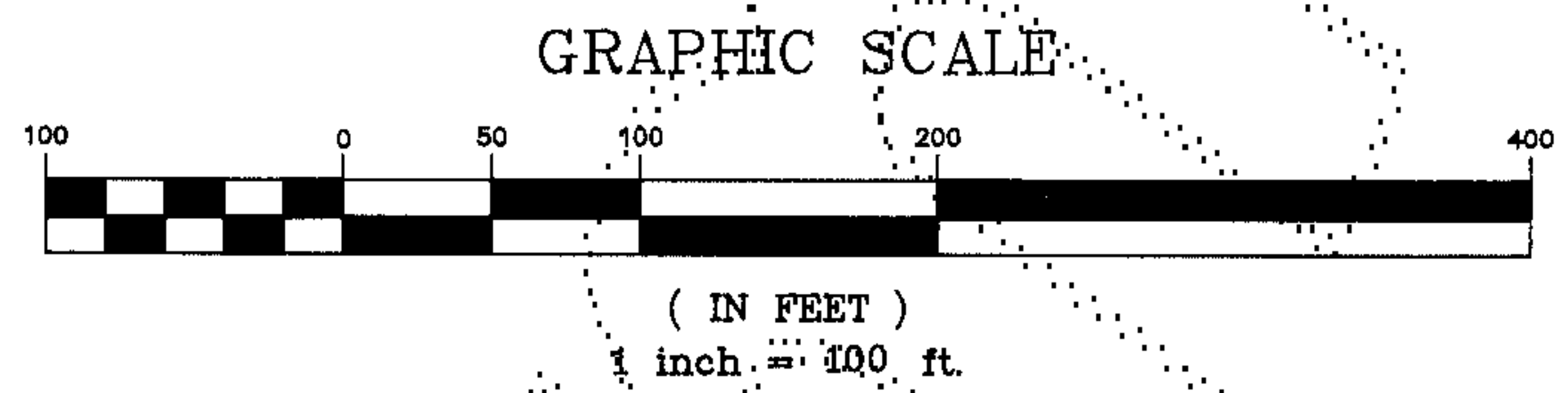
SAMMAMISH HILLS

A CONDOMINIUM - PHASE III

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

BASIS OF BEARING
FROM W. 1/4 COR.
TO S. 1/4 COR.
3754.50' (MEAS)
3754.41' (KCAS)

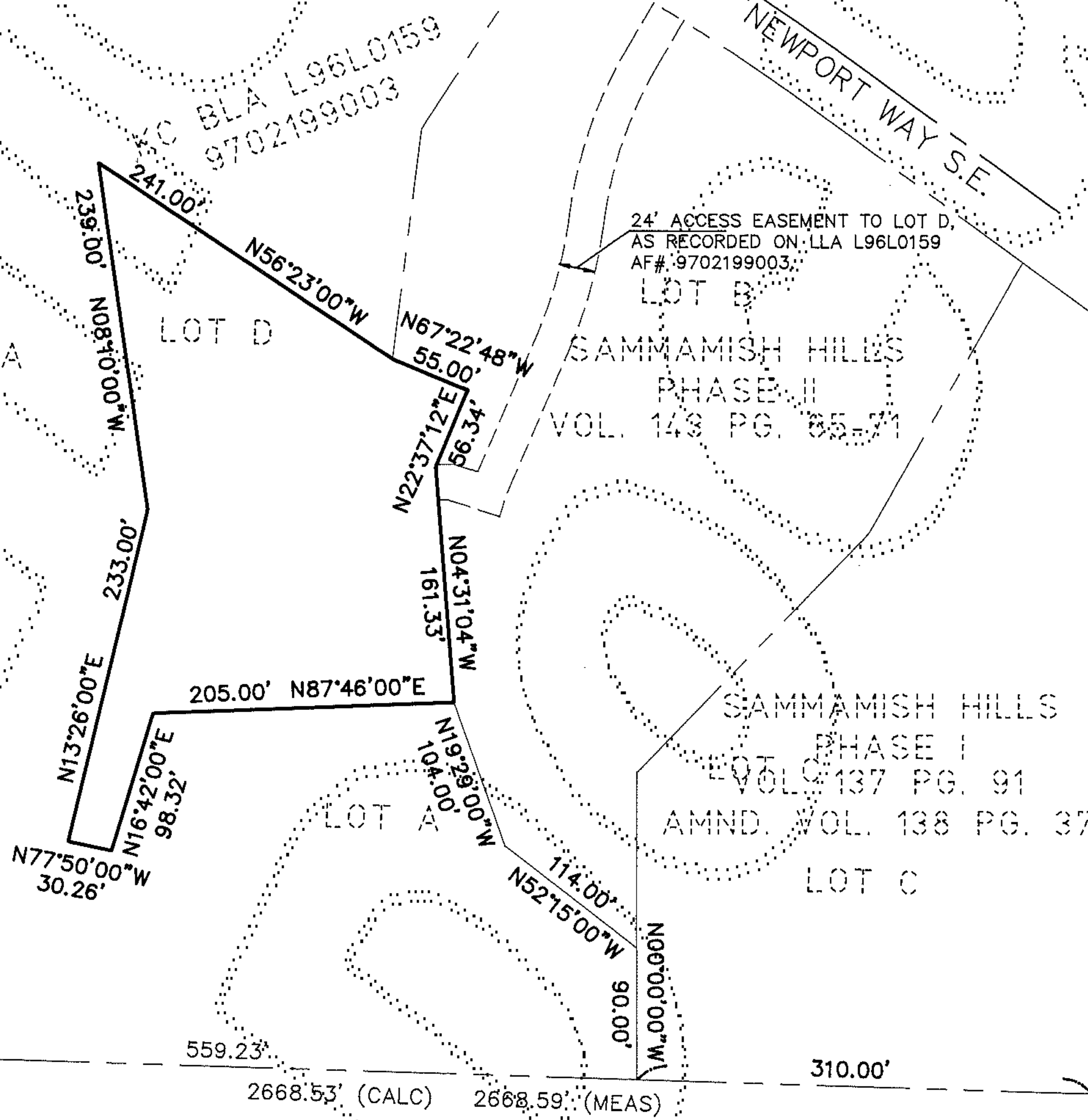


HORIZONTAL BASIS OF BEARING
KCAS
WEST 1/4 CORNER TO SOUTH 1/4 CORNER

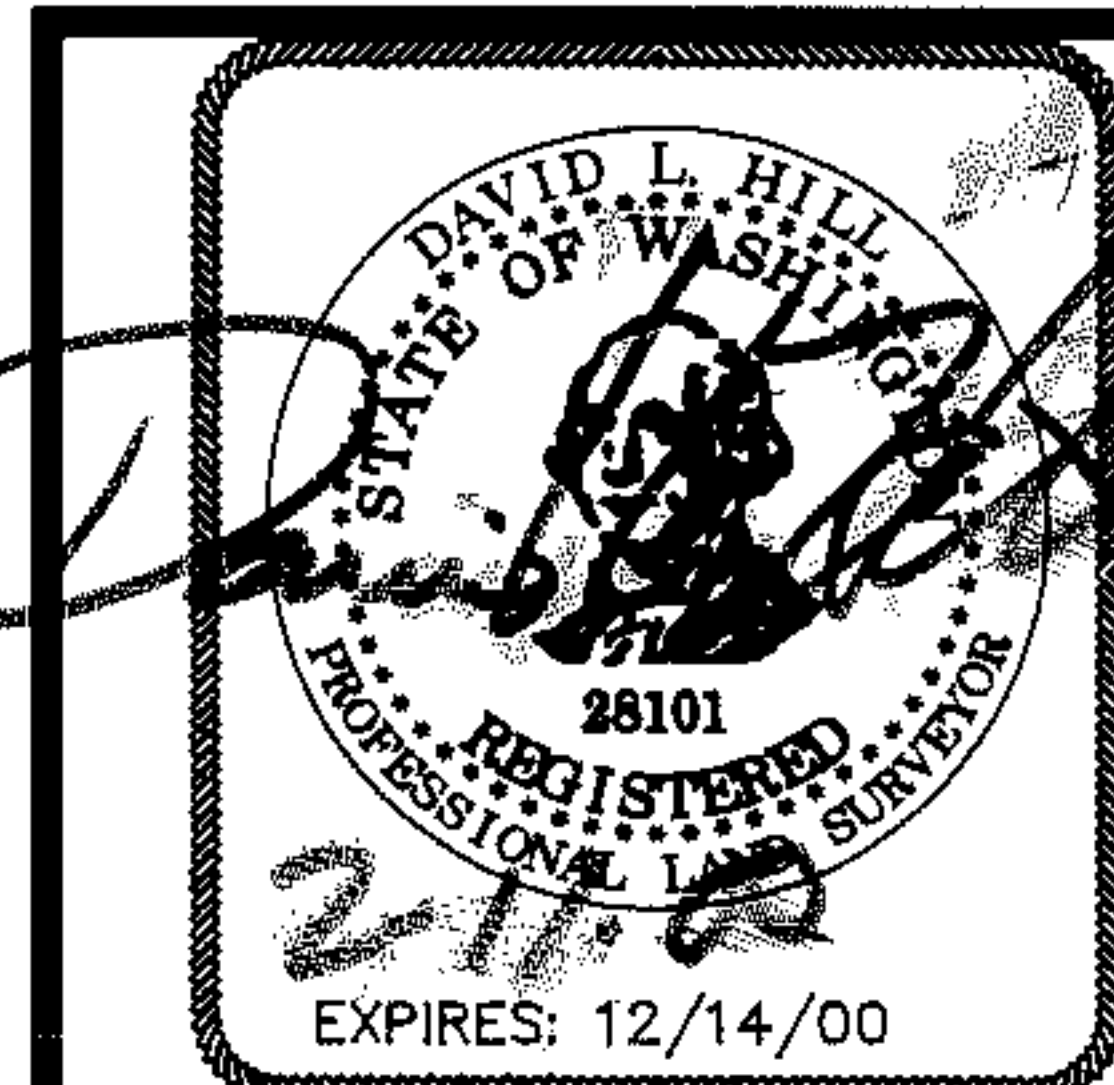
VERTICAL DATUM
KCAS
BENCHMARK: INVERT OF EX. SANITARY SEWER
MANHOLE ALONG NORTH MARGIN OF NEWPORT
WAY SOUTHEAST AS SHOWN
ELEV=311.48

R. 5 E.
R. 6 E.
N 01°03'11" E
2611.36' (MEAS)
2611.30' (RECORD)

13 18
24 19
1089.63'
N 88°18'25" W



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

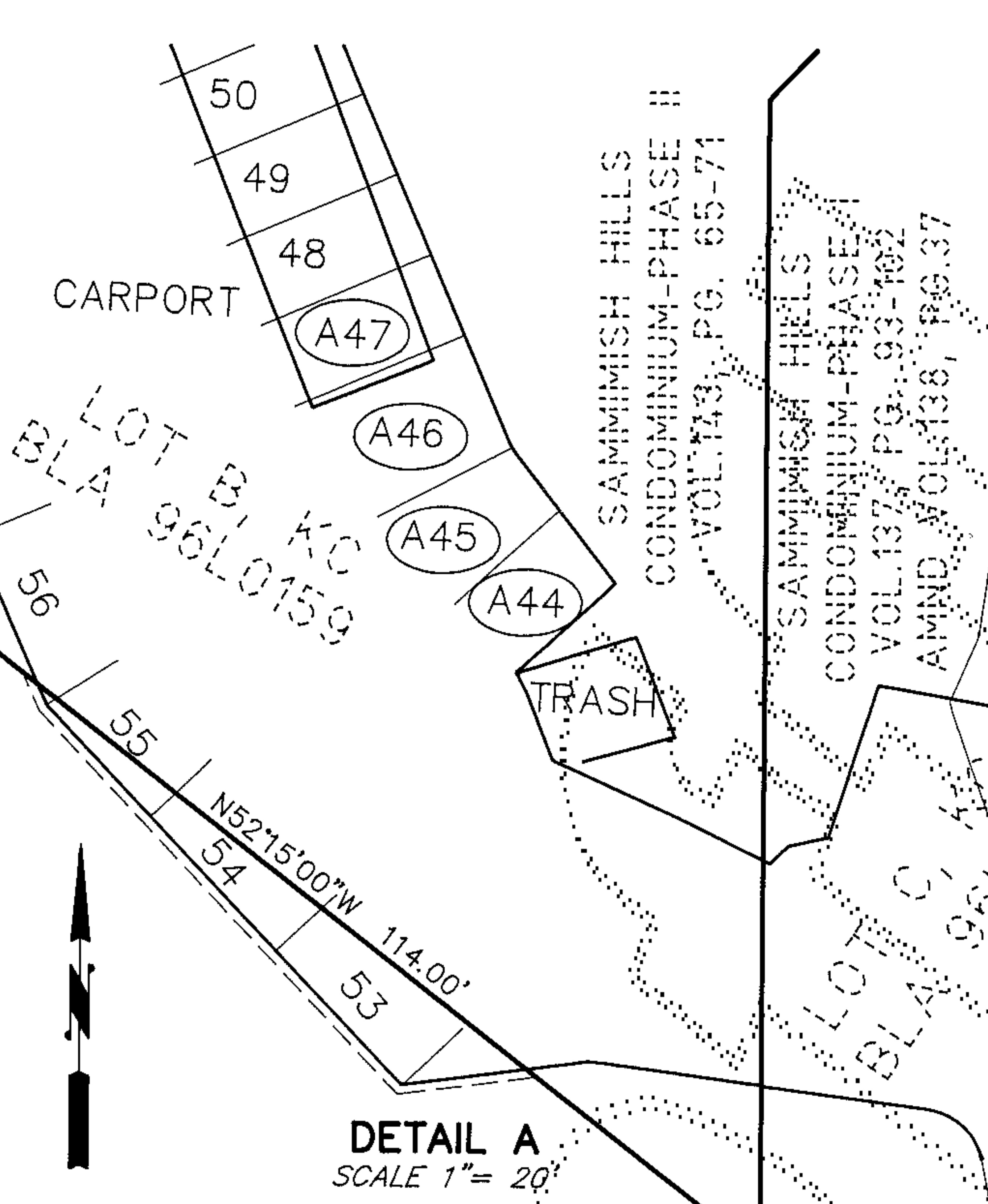
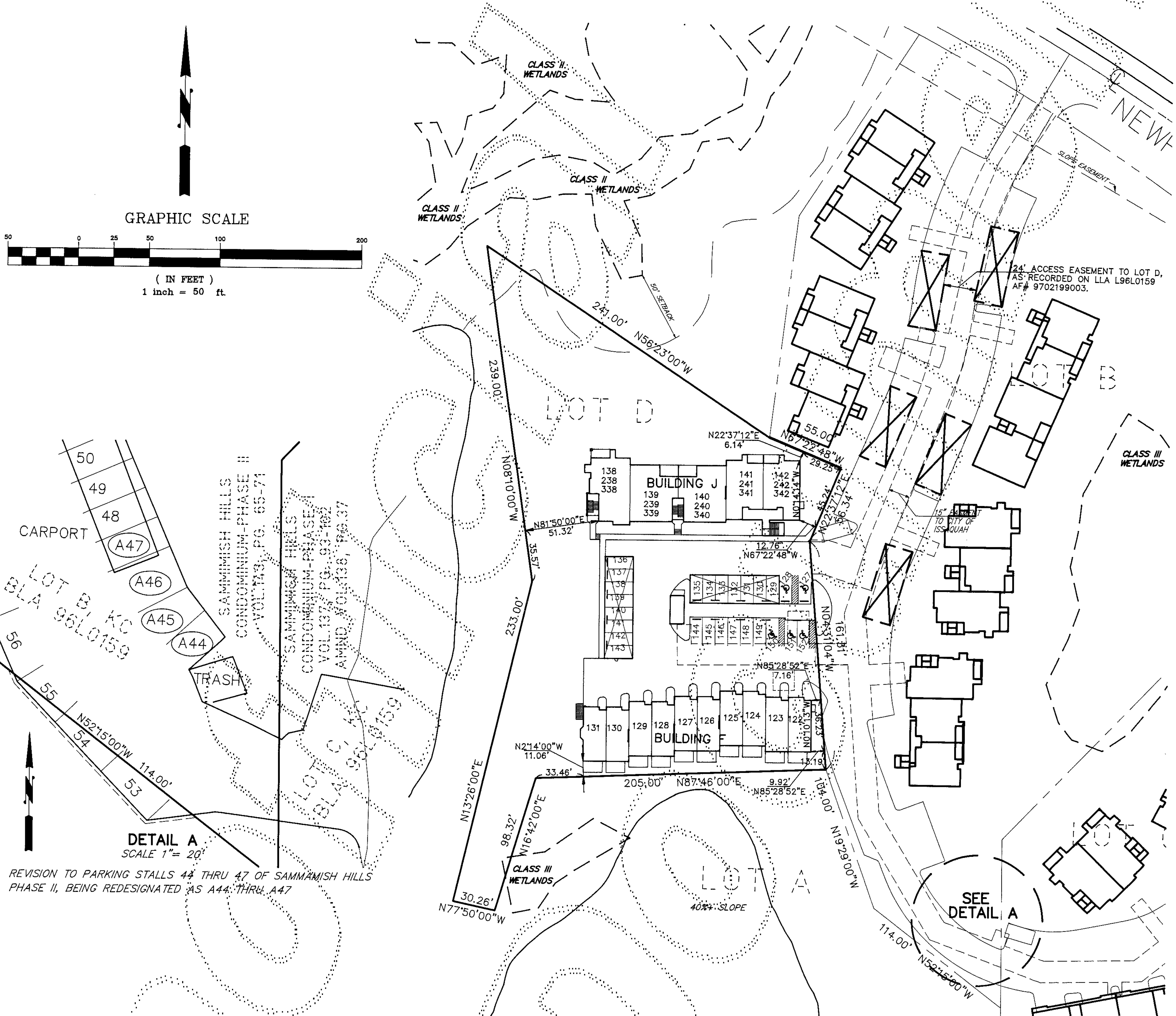
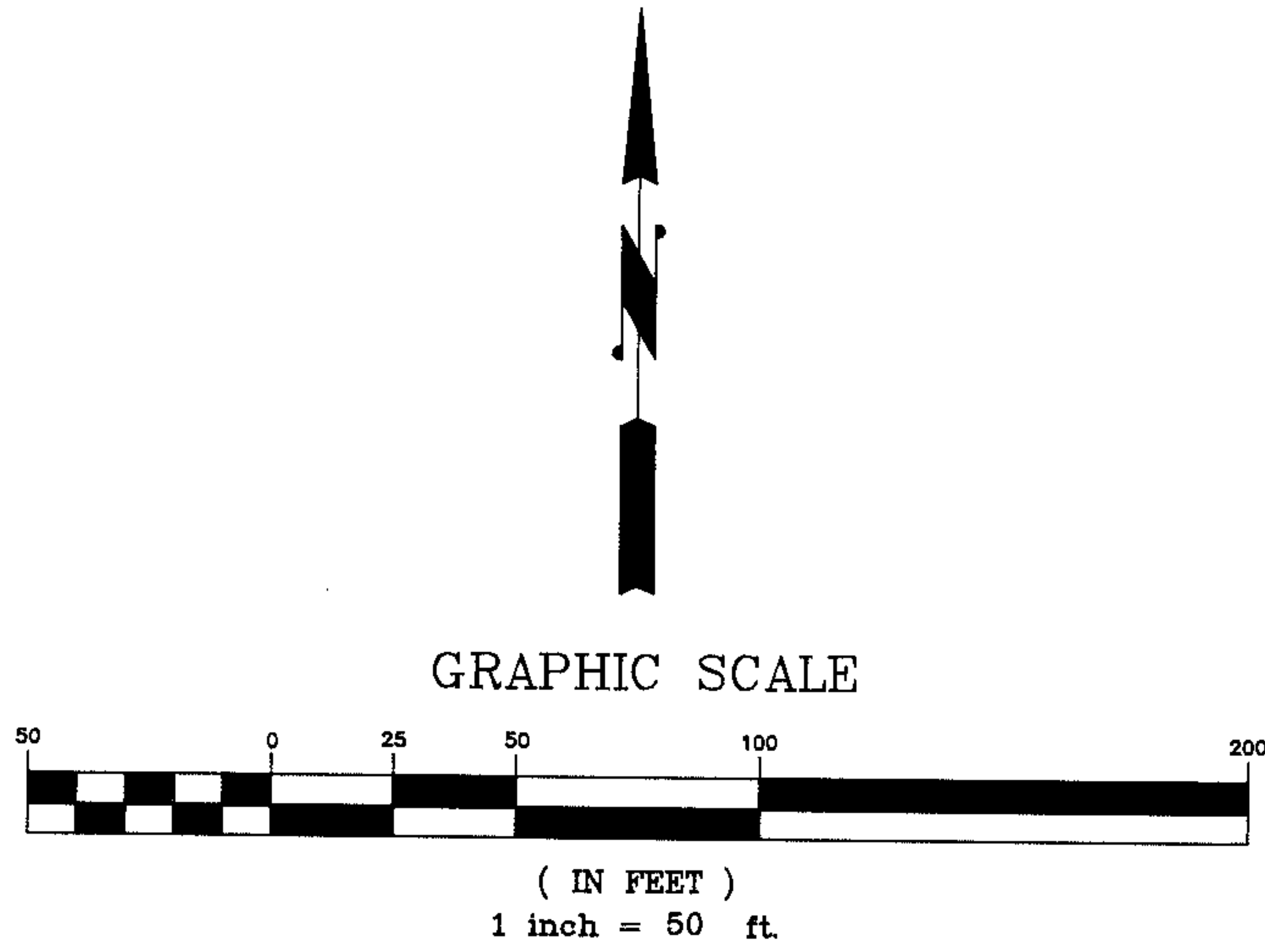


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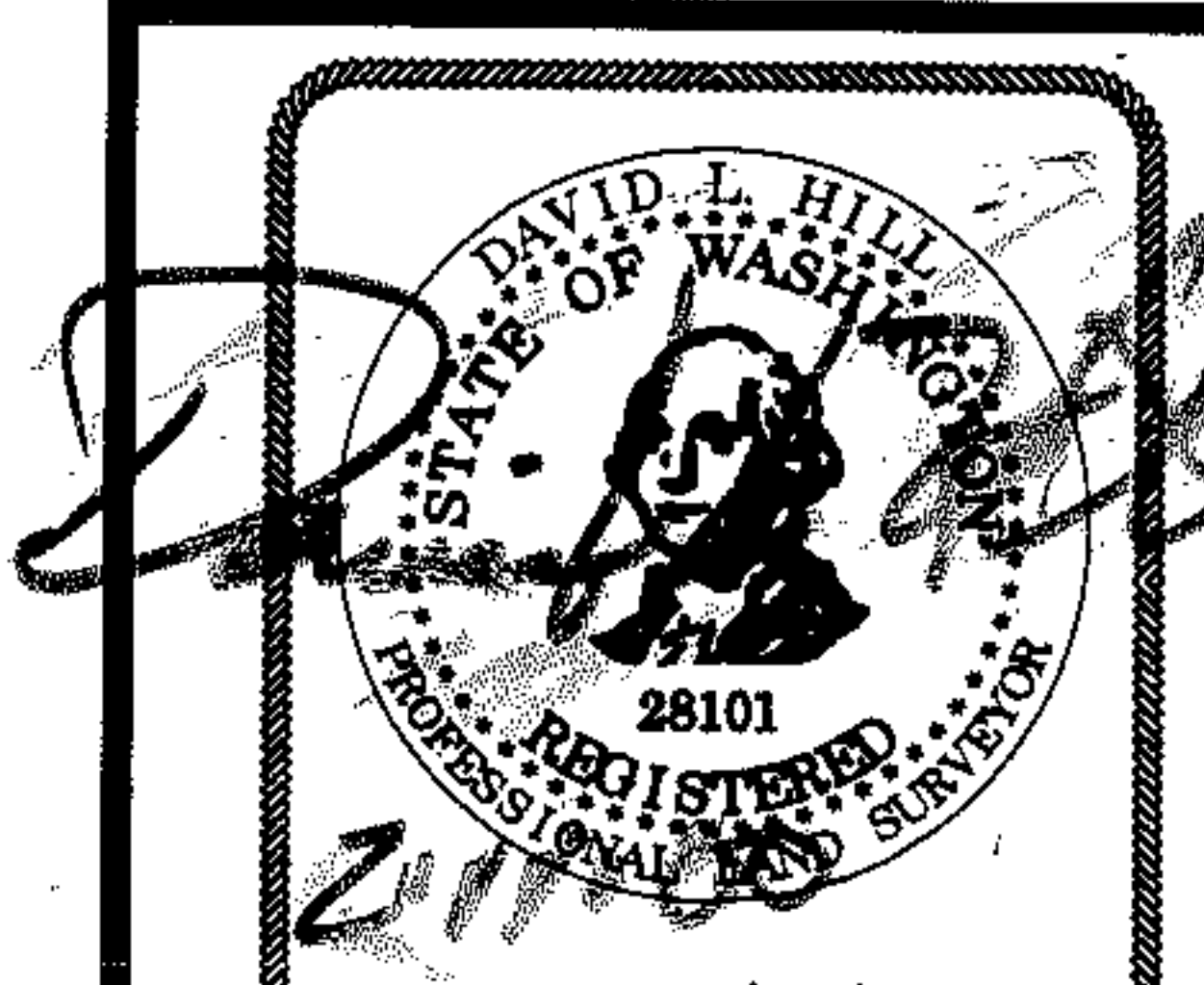
SE 1/4 SW 1/4 SECTION 18, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON



REVISION TO PARKING STALLS 44 THRU 47 OF SAMMAMISH HILLS PHASE II, BEING REDESIGNATED AS A44 THRU A47

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 FEET 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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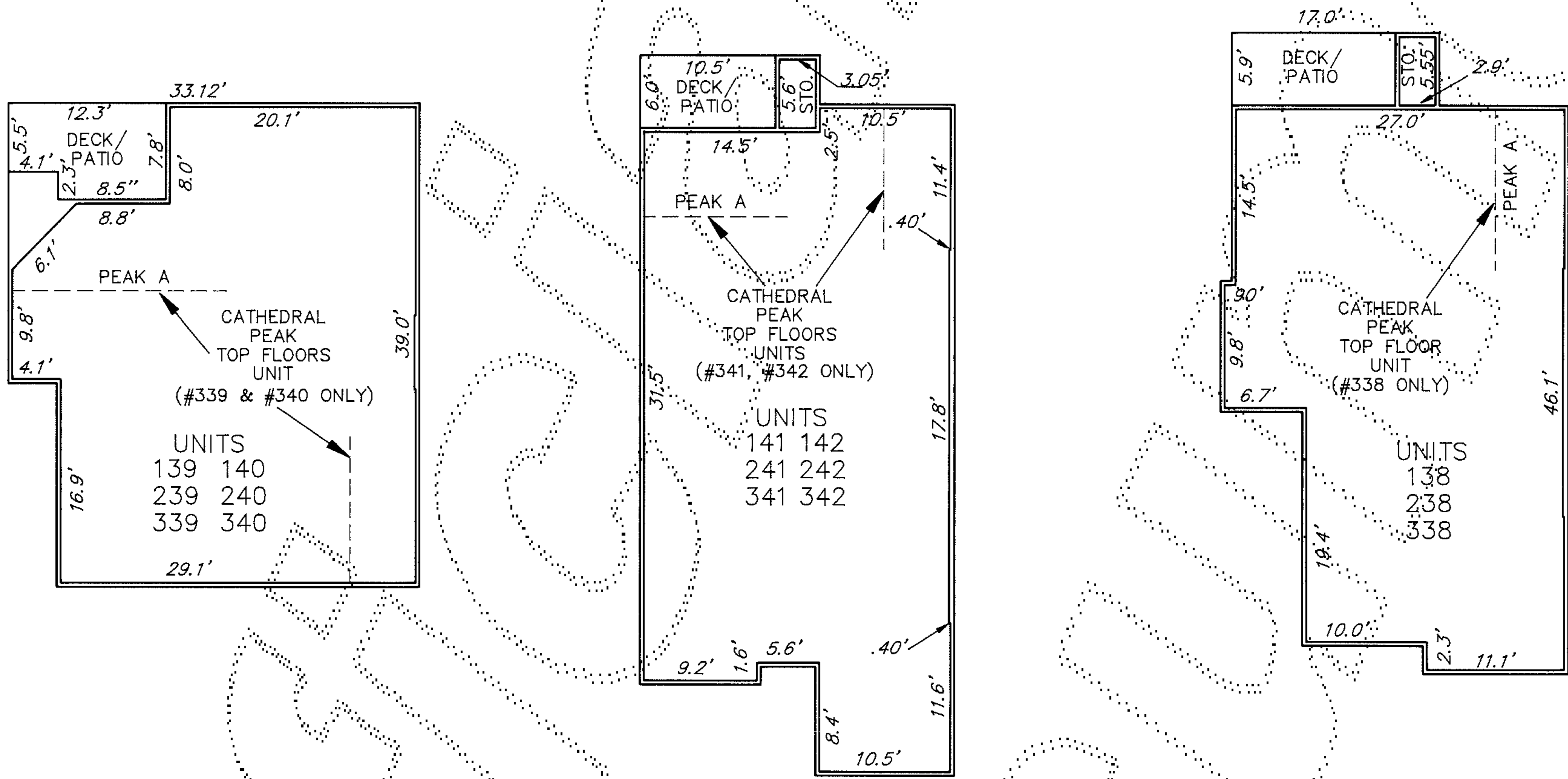
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PAGE 84

SAMMAMISH HILLS

A CONDOMINIUM - PHASE III

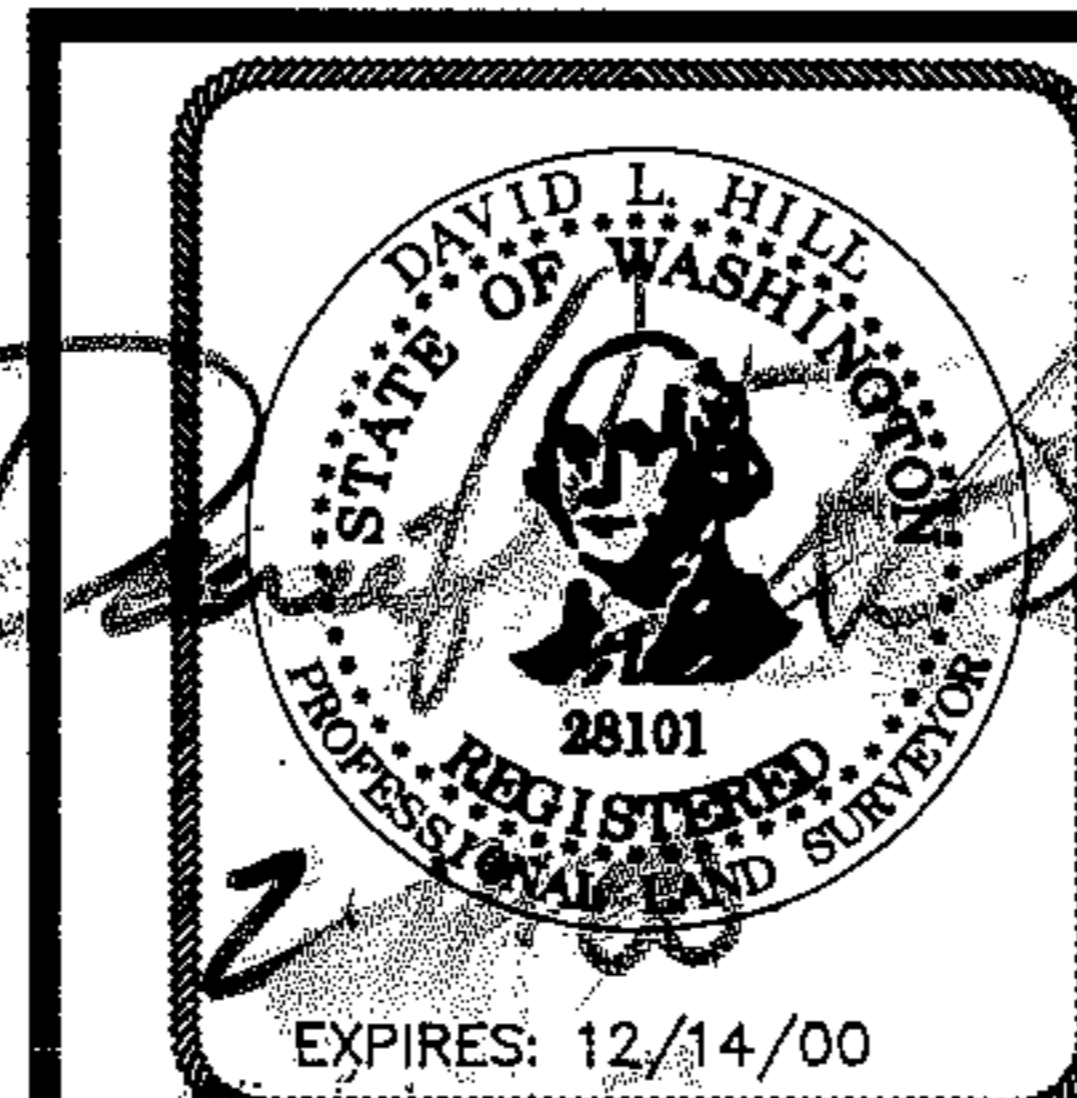
SE 1/4 SW 1/4 SECTION 18, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON

BUILDING J
UNIT DIMENSIONS
SCALE: 1" = 10'



UNIT DATA

BLDG.	UNIT #	LIVING SQ.FT.	STORAGE SQ.FT.	DECK/PATIO SQ.FT.	FLOOR ELEV.	CEILING ELEV.	CATHEDRAL PEAK ELEV. "A"	CATHEDRAL PEAK ELEV "B"
J	138	1064	16	80	349.61	357.57		
J	238	1064	16	80	358.65	366.58		
J	338	1064	16	80	367.62	375.56	377.88	
J	139	1112	NA	88	349.61	357.60		
J	239	1112	NA	88	358.65	366.60		
J	339	1112	NA	88	367.62	375.62	377.37	377.79
J	140	1112	NA	88	349.61	357.61		
J	240	1112	NA	88	358.65	366.63		
J	340	1112	NA	88	367.62	375.60	377.37	377.80
J	141	876	17	63	346.61	354.61		
J	241	876	17	63	355.71	363.68		
J	341	876	17	63	364.75	372.70	374.35	374.89
J	142	876	17	63	346.61	354.61		
J	242	876	17	63	355.71	363.68		
J	342	876	17	63	364.75	372.74	374.37	374.85

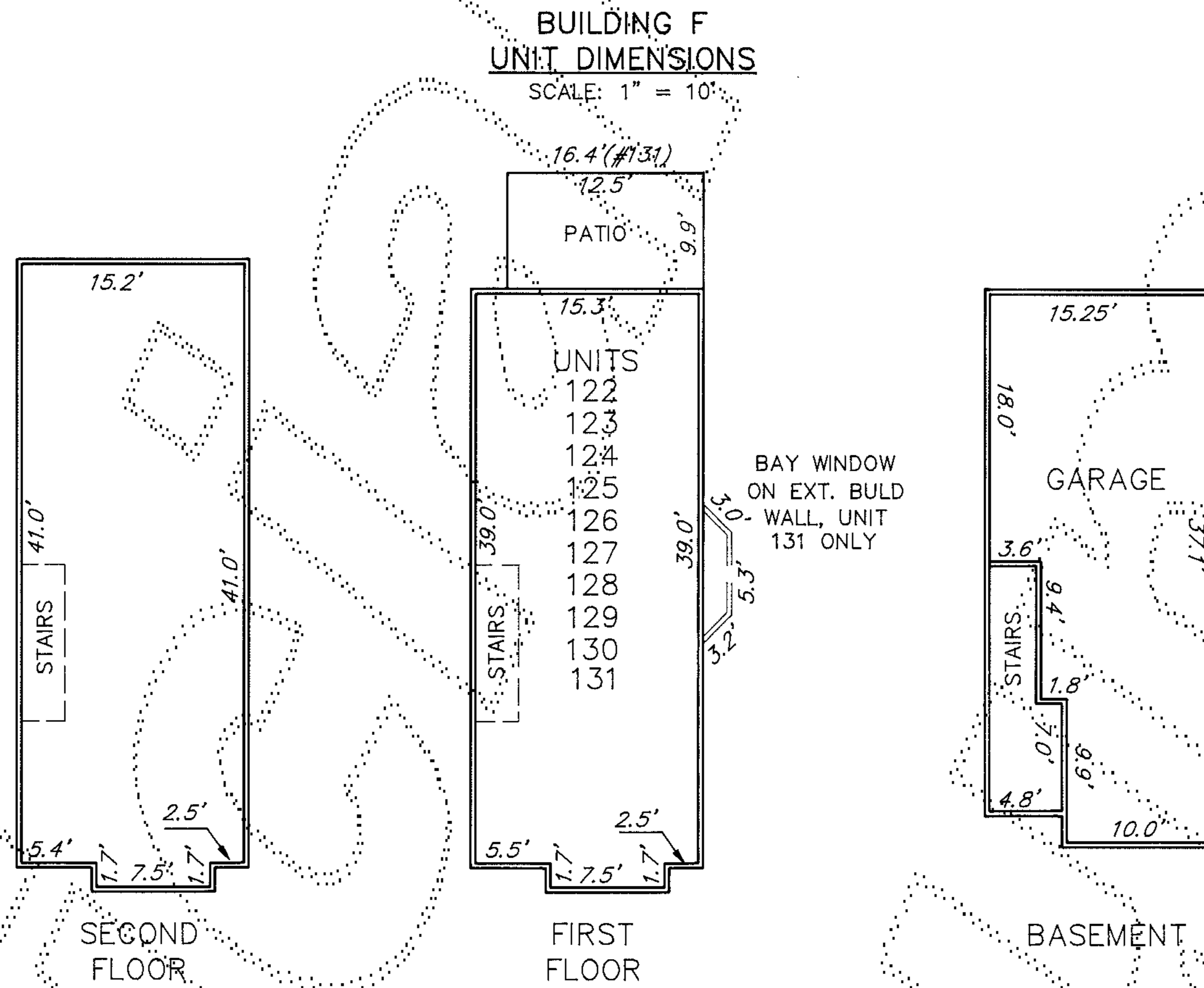


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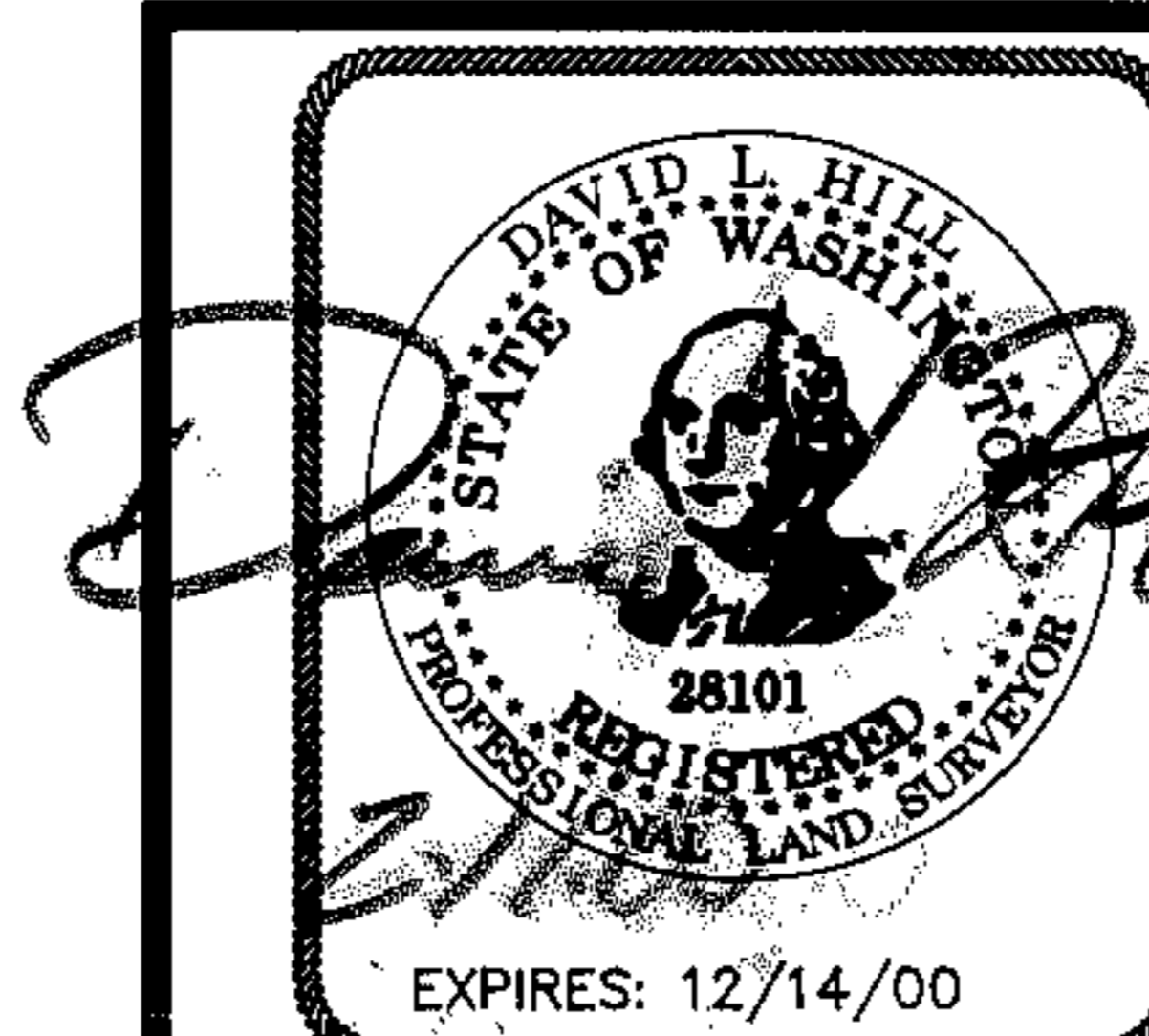
A CONDOMINIUM - PHASE III

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KING COUNTY, WASHINGTON



UNIT DATA

BLDG.	UNIT #	LIVING SQ.FT.	GARAGE SQ. FT.	DECK/PATIO SQ.FT.	BASEMENT FLOOR ELEV.	BASEMENT CEILING ELEV.	FIRST FLOOR ELEV.	FIRST FLOOR CEILING ELEV.	SECOND FLOOR ELEV.	SECOND FLOOR CEILING ELEV.
F	122	1276	483	122	359.88	369.24	370.28	379.12	380.16	387.76
F	123	1276	483	122	359.88	369.24	370.28	379.12	380.16	387.76
F	124	1276	483	122	359.88	369.24	370.28	379.12	380.16	387.73
F	125	1276	483	122	359.88	369.24	370.28	379.12	380.16	387.76
F	126	1276	483	122	361.83	371.19	372.30	381.14	382.15	389.75
F	127	1276	483	122	361.83	371.19	372.30	381.14	382.15	389.75
F	128	1276	483	122	363.92	373.28	374.32	383.16	384.18	391.78
F	129	1276	483	122	363.92	373.28	374.32	383.16	384.18	391.78
F	130	1276	483	122	365.94	375.30	376.30	385.14	386.17	393.77
F	131	1290	483	160	365.94	375.30	376.30	385.14	386.17	393.77



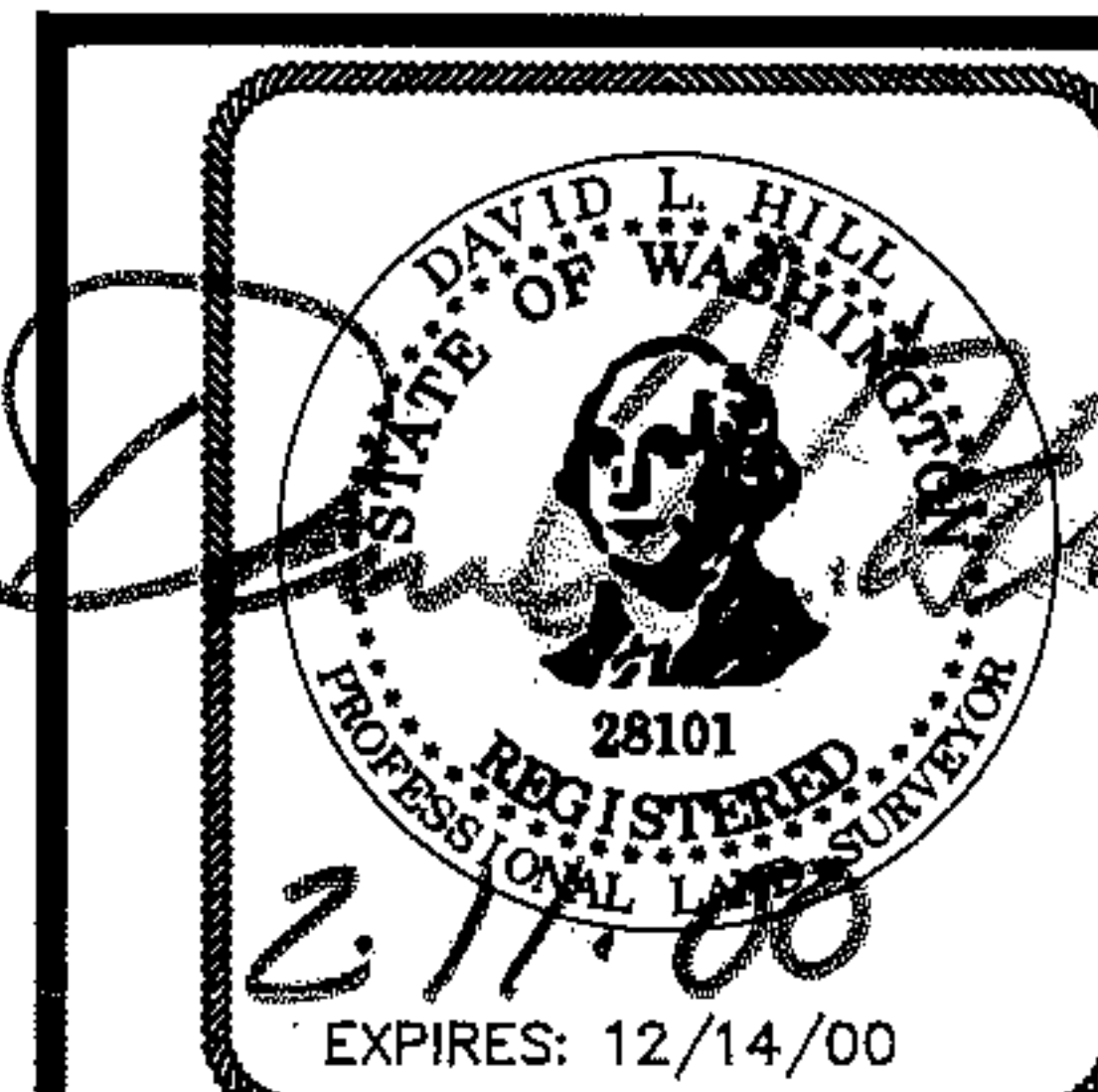
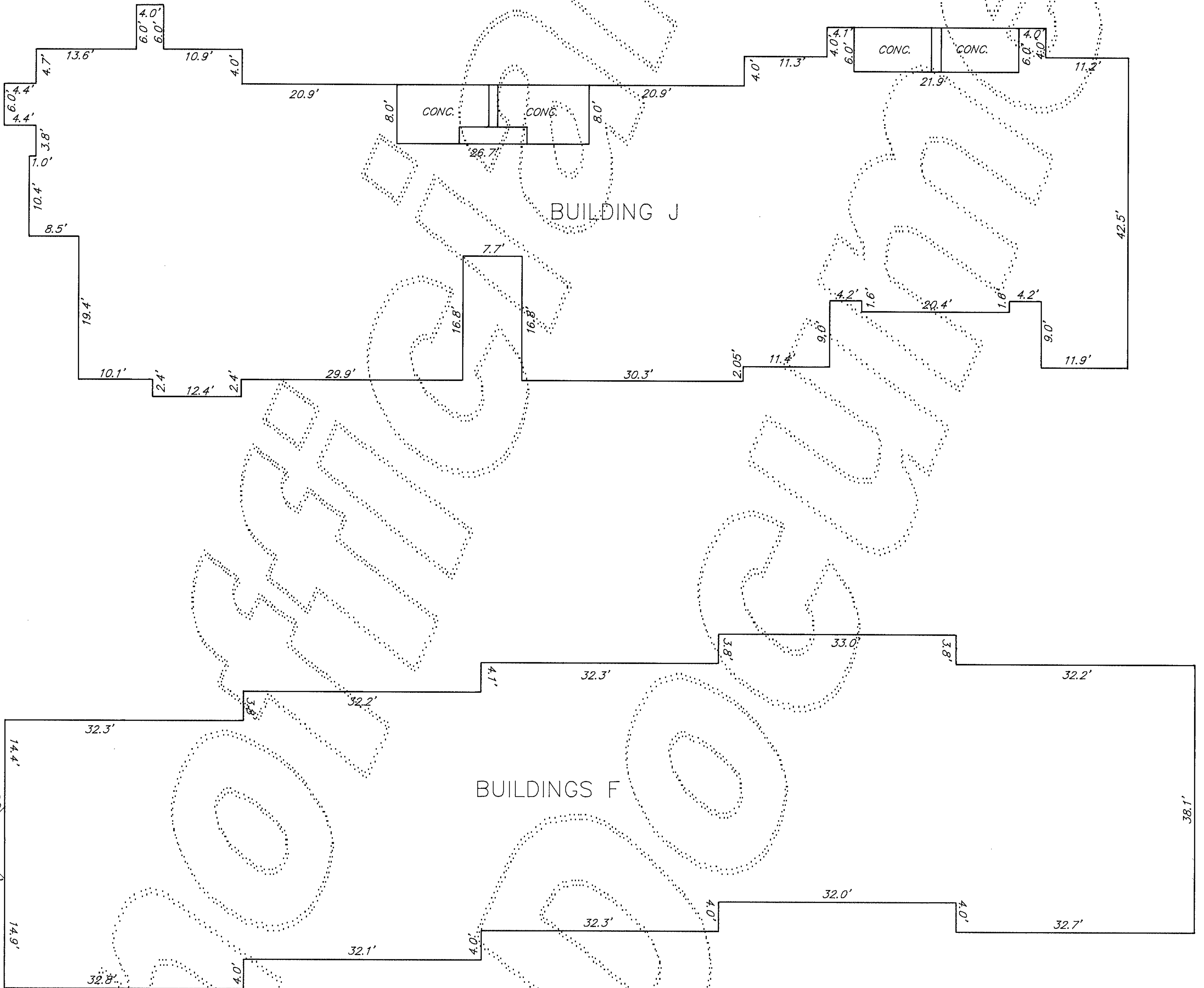
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SAMMAMISH HILLS

A CONDOMINIUM - PHASE III

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EXTERIOR BUILDING DIMENSIONS
SCALE: 1" = 10'



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