

SAMMAMISH POINTE PHASE 2, A CONDOMINIUM

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE NORTHEASTERLY MARGIN OF SAID NEWPORT-ISSAQUAH ROAD, Lying Northeasterly of the Margin of Newport-Issaquah Road, Also Known as State Road No. 2, Also Known as Southeast Newport Way, Described as Follows:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE NORTHEASTERLY MARGIN OF SAID NEWPORT-ISSAQUAH ROAD;
THENCE SOUTHERLY ALONG SAID NORTHEASTERLY MARGIN ALONG A CURVE CONCAVE TO THE SOUTHWEST, THE RADIAL POINT OF WHICH BEARS SOUTH 55°06'18" WEST, 984.26 FEET, THROUGH A CENTRAL ANGLE OF 09°53'12" AN ARC DISTANCE OF 169.84 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID NORTHEASTERLY MARGIN AND BEARING NORTH 62°18'00" EAST A DISTANCE OF 95.70 FEET;
THENCE SOUTH 28°14'44" EAST, 24.22 FEET; THENCE SOUTH 47°10'00" EAST, 35.27 FEET;
THENCE SOUTH 73°29'24" EAST, 18.32 FEET; THENCE NORTH 88°04'22" EAST, 82.80 FEET;
THENCE NORTH 88°34'00" EAST, 18.47 FEET; THENCE NORTH 49°23'16" EAST, 29.49 FEET;
THENCE NORTH 29°37'30" EAST, 37.21 FEET; THENCE NORTH 03°35'08" EAST, 89.40 FEET;
THENCE NORTH 25°06'12" WEST, 43.36 FEET; THENCE NORTH 15°08'14" WEST, 10.61 FEET;
THENCE NORTH 09°43'05" WEST, 77.00 FEET; THENCE NORTH 02°33'12" EAST, 44.32 FEET;
THENCE NORTH 14°04'43" EAST, 102.61 FEET; THENCE NORTH 77°19'15" WEST, 112.73 FEET;
THENCE NORTH 29°14'07" EAST, 33.27 FEET; THENCE NORTH 08°06'21" EAST, 48.89 FEET;
THENCE NORTH 37°18'18" EAST, 12.29 FEET; THENCE SOUTH 89°06'44" EAST, 208.30 FEET;
THENCE SOUTH 38°42'01" EAST, 43.96 FEET; THENCE SOUTH 11°04'24" EAST, 34.09 FEET;
THENCE SOUTH 17°10'31" WEST, 24.77 FEET; THENCE SOUTH 29°20'58" WEST, 49.90 FEET;
THENCE SOUTH 00°57'49" WEST, 3.16 FEET; THENCE SOUTH 60°14'16" WEST, 53.41 FEET;
THENCE SOUTH 16°47'48" WEST, 65.14 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 56°10'59", AN ARC DISTANCE OF 39.22 FEET TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 74°15'21", AN ARC DISTANCE OF 77.76 FEET TO A POINT OF REVERSE CURVATURE;
THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 81°18'23", AN ARC DISTANCE OF 35.48 FEET;
THENCE SOUTH 46°26'13" EAST, 5.40 FEET TO A POINT OF CURVATURE;
THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 49°10'00" AND AN ARC LENGTH OF 21.45 FEET;
THENCE SOUTH 02°43'47" WEST, 112.51 FEET;
THENCE SOUTH 31°02'31" WEST, 108.48 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 53°03'31" AND AN ARC LENGTH OF 23.15 FEET;
THENCE SOUTH 84°06'02" WEST, 5.92 FEET TO A POINT OF CURVATURE;
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 36°56'14" AND AN ARC LENGTH OF 16.12 FEET;
THENCE SOUTH 47°09'48" WEST, 41.03 FEET; THENCE NORTH 65°04'18" WEST, 20.09 FEET;
THENCE NORTH 43°13'31" WEST, 17.69 FEET; THENCE NORTH 65°56'14" WEST, 53.34 FEET;
THENCE SOUTH 68°41'42" WEST, 25.92 FEET; THENCE NORTH 64°02'28" WEST, 33.68 FEET;
THENCE NORTH 69°40'12" WEST, 91.11 FEET TO THE NORTHEASTERLY MARGIN OF SAID NEWPORT-ISSAQUAH ROAD;
THENCE NORTH 24°04'49" WEST ALONG SAID NORTHEASTERLY MARGIN OF SAID NEWPORT-ISSAQUAH ROAD, 36.82 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG SAID MARGIN AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 984.26 FEET, THROUGH A CENTRAL ANGLE OF 00°55'29" AN ARC DISTANCE OF 15.88 FEET TO THE TRUE POINT OF BEGINNING.

BEING A PORTION OF ADJUSTED PARCEL 2 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 95-04, AS RECORDED UNDER RECORDING NUMBER 9604309004.

(ALSO KNOWN AS PHASE II OF SAMMAMISH POINTE BINDING SITE PLAN, ACCORDING TO THE PLAN FILED IN VOLUME 135 OF CONDOMINIUMS, PAGES 66 THROUGH 68, IN KING COUNTY, WASHINGTON)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DEDICATE 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. WE, THE UNDERSIGNED OWNERS OF THE PROPERTY, HEREBY CERTIFY 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 10th DAY OF MARCH, 1997, RECORDS OF KING COUNTY, WASHINGTON UNDER RECORDING NO. 9703101201.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEAL.

SAMMAMISH POINTE, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON NORTHWEST COMPANY, A WASHINGTON GENERAL PARTNERSHIP
ITS: MANAGER

BY: BRENTVIEW, INC., A WASHINGTON CORPORATION
ITS: MANAGING PARTNER

Eric H.G. Wells
BY: Eric H.G. Wells
ITS: Authorized Agent

ACKNOWLEDGEMENTS

STATE OF WASHINGTON }
COUNTY OF KING } S.S.

ON THIS 6th DAY OF March, A.D., 1997, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Eric H.G. Wells TO ME KNOWN TO BE THE Authorized Agent OF BRENTVIEW, INC., THE MANAGING PARTNER OF POLYGON NORTHWEST COMPANY, THE MANAGER OF SAMMAMISH POINTE, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT (S)HE IS AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES IN THIS INSTRUMENT.

Vicki M. Soule
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bethell
PRINTED NAME OF NOTARY PUBLIC Vicki M. Soule
MY COMMISSION EXPIRES 8/29/98

LEGAL DESCRIPTION (SUBSEQUENT PHASES)

ADJUSTED PARCEL 4 OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. 95-04, RECORDED UNDER RECORDING NO. 9604309004.

LAND SURVEYORS' CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS FOR SAMMAMISH POINTE PHASE 2, A 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 UNIT AS-BUILT. THESE PLANS ARE PER THE BASIC REQUIREMENTS PURSUANT TO RCW 64.34.262. AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

Dennis J. Salty
DENNIS J. SALTYS, PLS 27328

LAND SURVEYORS' VERIFICATION

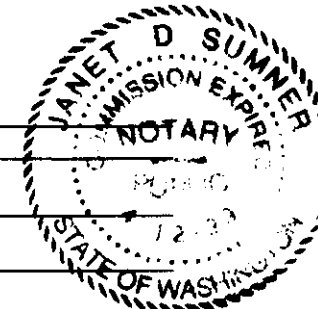
STATE OF WASHINGTON }
COUNTY OF KING } S.S.

DENNIS J. SALTYS, 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.

Dennis J. Salty
DENNIS J. SALTYS, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 27328

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 6th DAY OF March, 1997.

Janet D. Sumner
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT King County
PRINTED NAME OF NOTARY, PUBLIC Janet D. Sumner
MY COMMISSION EXPIRES 4-12-99



APPROVAL

EXAMINED AND APPROVED THIS 10th DAY OF March, 1997.

Scott Noble
KING COUNTY ASSESSOR
SW4 20-24-06

Bonnie Clark
DEPUTY KING COUNTY ASSESSOR
202406-9026 TE

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Sammamish Pointe THIS 10th DAY OF MARCH, 1997 AT 17 MINUTES PAST 9:00 O'CLOCK AND RECORDED IN VOLUME 135 OF CONDOMINIUMS, PAGES 66 TO 68, RECORDS OF KING COUNTY, WASHINGTON.

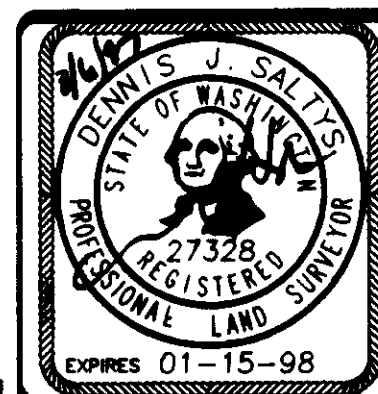
DEPARTMENT OF RECORDS AND ELECTIONS

D. J. Salty
MANAGER

Carla Clark
SUPERINTENDANT OF RECORDS

RECORDING NUMBER 9703101201

JOB NO. 5335



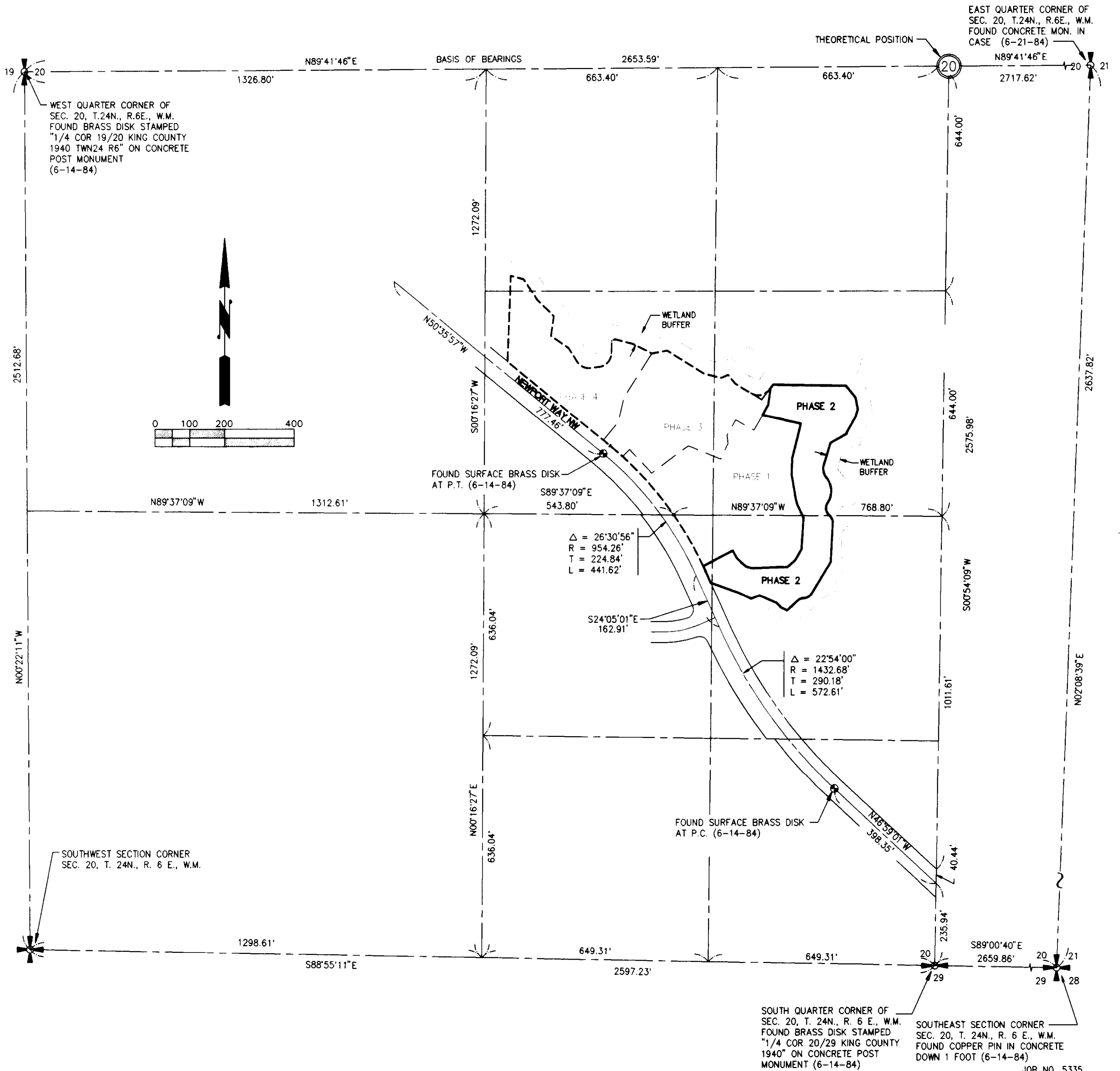
Barghausen Consulting Engineers, Inc.
Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA. 98032
Telephone: (206) 251-6222 Fax: (206) 251-8782

NE 1/4 & SE 1/4 OF SW 1/4, SEC. 20-24N-6E

SHEET 1 OF 8

SAMMAMISH POINTE PHASE 2, A CONDOMINIUM

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



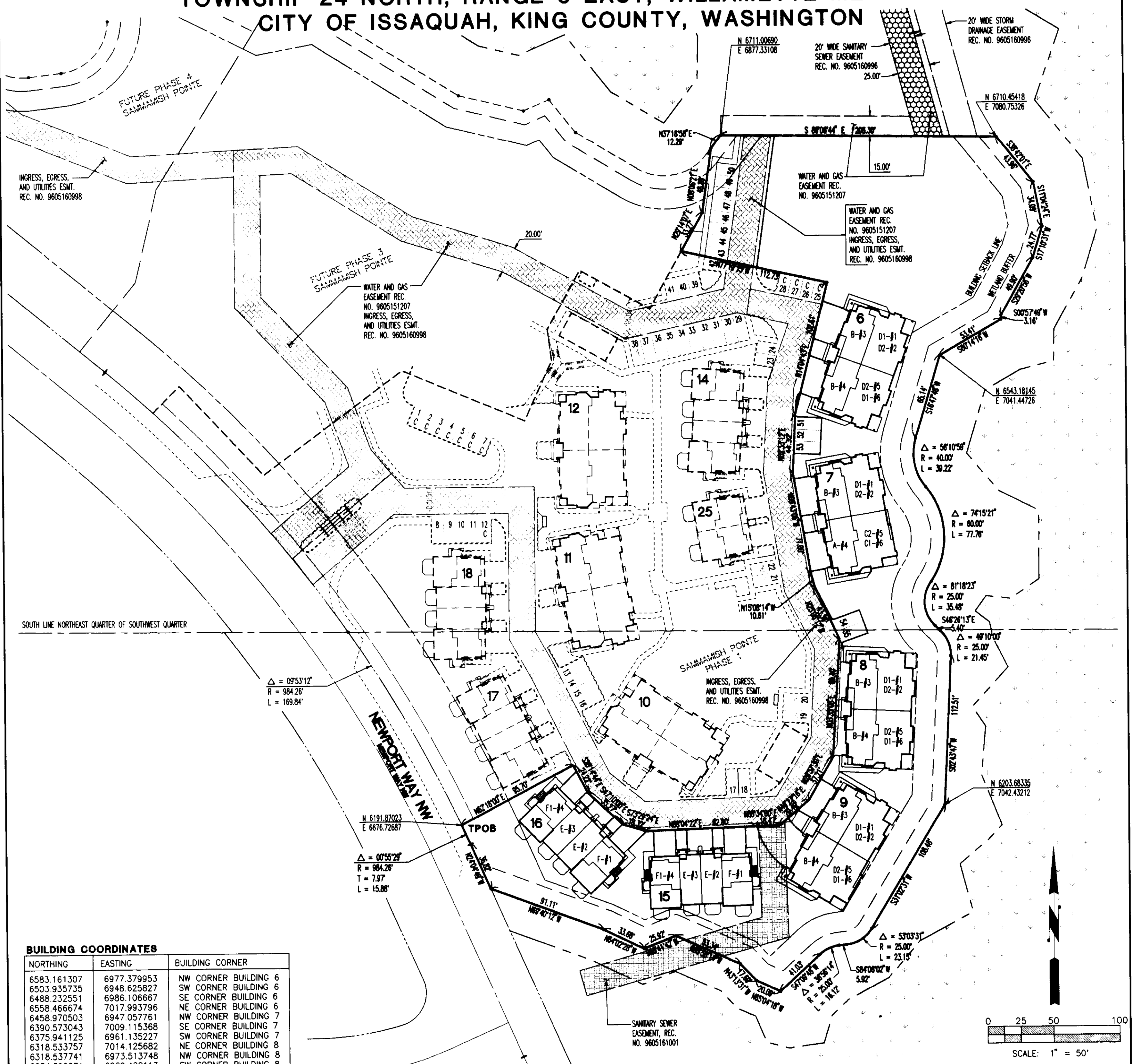
CONTROL SKETCH



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SHEET 2 OF 8

SAMMAMISH POINTE PHASE 2, A CONDOMINIUM

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



BUILDING COORDINATES		
NORTHING	EASTING	BUILDING CORNER
6583.161307	6977.379953	NW CORNER BUILDING 6
6503.935735	6948.625827	SW CORNER BUILDING 6
6488.232551	6986.106667	SE CORNER BUILDING 6
6558.466674	7017.993796	NE CORNER BUILDING 6
6458.970503	6947.057761	NW CORNER BUILDING 7
6390.573043	7009.115368	SE CORNER BUILDING 7
6375.941125	6961.135227	SW CORNER BUILDING 7
6318.533757	7014.125682	NE CORNER BUILDING 8
6318.537741	6973.513748	NW CORNER BUILDING 8
6234.392071	6969.402113	SW CORNER BUILDING 8
6220.019924	6965.362068	NW CORNER BUILDING 9
6200.665991	7001.278188	NE CORNER BUILDING 9
6127.635822	6967.844993	SE CORNER BUILDING 9
6147.861723	6922.055730	SW CORNER BUILDING 9
6168.403453	6894.021874	NE CORNER BUILDING 15
6166.344767	6819.993843	NW CORNER BUILDING 15
6126.805279	6819.146386	SW CORNER BUILDING 15
6129.070872	6897.286072	SE CORNER BUILDING 15
6167.196158	6801.090194	NE CORNER BUILDING 16
6138.487600	6774.020812	SE CORNER BUILDING 16
6194.673144	6719.704418	NW CORNER BUILDING 16

BOUNDARY, EASEMENTS, BUILDING COORDINATES



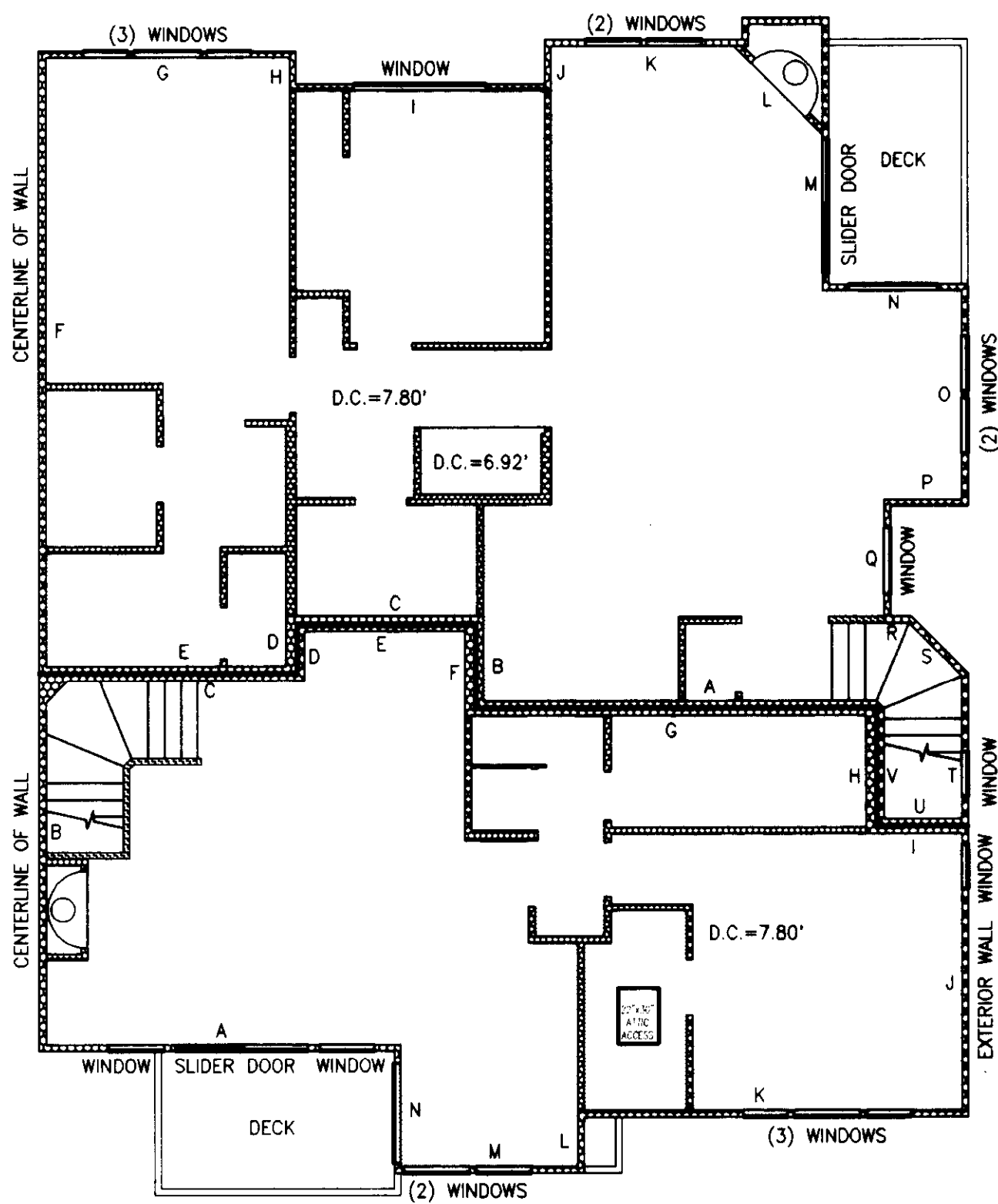
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SHEET 3 OF 8

**A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20,
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON**

UNIT TYPE C2 SECOND FLOOR PLAN
1" = 8'

BUILDING 7, UNIT 5
BUILDING 9, UNIT 5

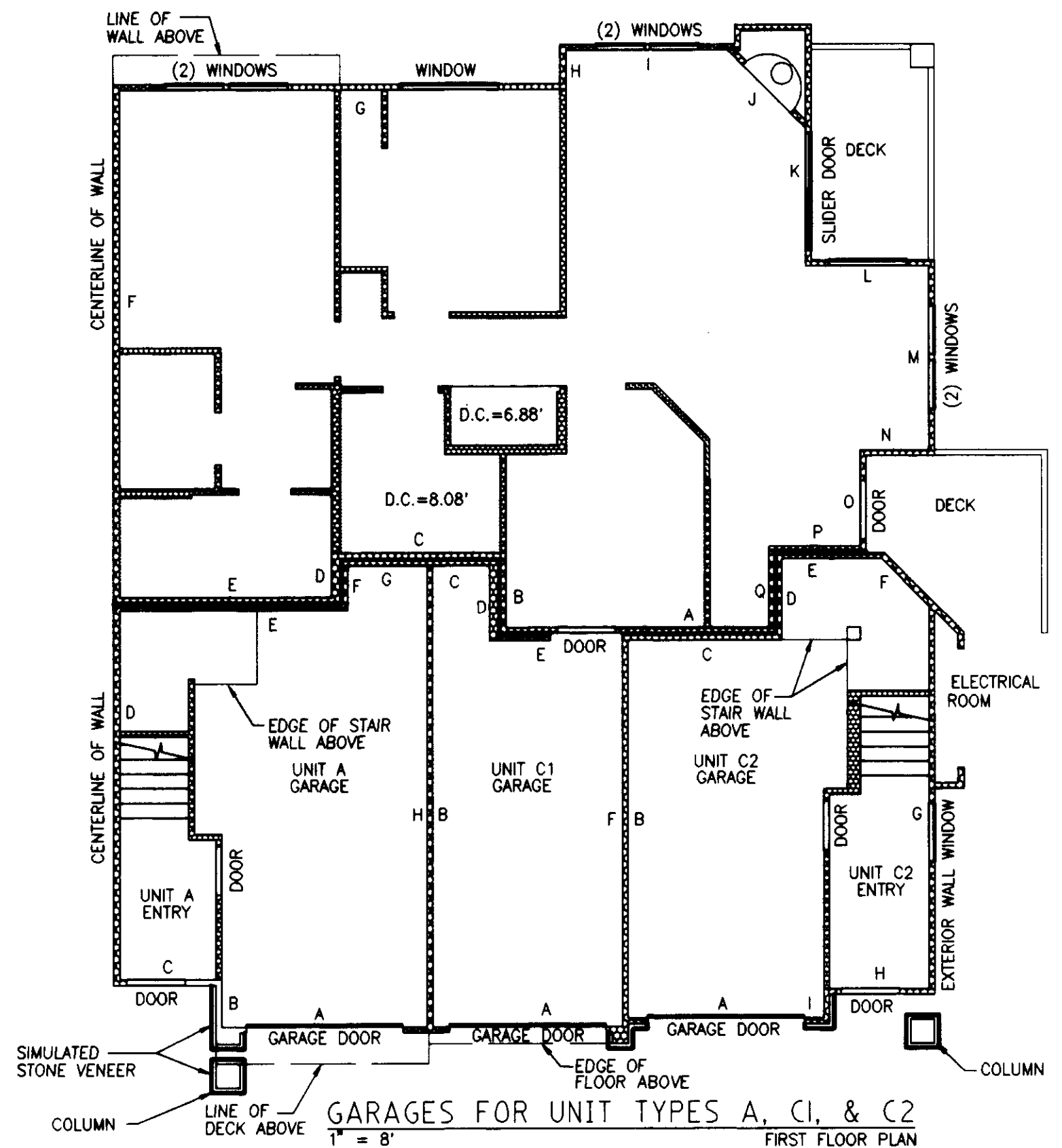


UNIT TYPE A SECOND FLOOR PLAN
1" = 8'

BUILDING 7, UNIT 4
BUILDING 9, UNIT 4

UNIT TYPE C1 FIRST FLOOR PLAN
1" = 8'

BUILDING 7, UNIT 6
BUILDING 9, UNIT 6



UNIT TYPE A
BUILDING 7, UNIT 4
BUILDING 9, UNIT 4

UNIT TYPES CI
BUILDING 7, UNIT 6
BUILDING 9, UNIT 6

UNIT TYPE C2
BUILDING 7, UNIT 5
BUILDING 9, UNIT 5

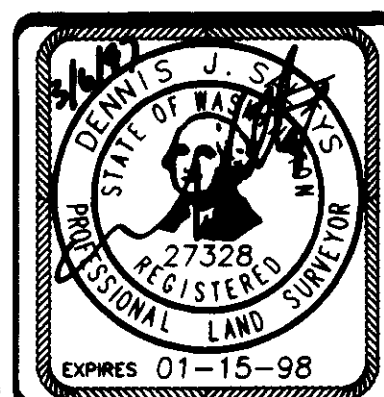
D.C. = DROPPED CEILING

NOTES:

1. UNLESS OTHERWISE NOTED OR SHOWN HEREON, DIMENSIONS ARE ON THE INNER FACE OF THE OUTER WALLS OF THE UNIT. INNER WALLS ARE SHOWN FOR LAYOUT PURPOSES ONLY.
2. UNIT LAYOUT IS FROM PLANS BY MILBRANDT ARCHITECTS, SHEETS U-1 THROUGH U-18, WITH REVISION DATE OF 4-26-96.

SEE SHEET 8 FOR UNIT DIMENSIONS AND CEILING HEIGHTS. DROPPED
CEILING HEIGHTS ARE SHOWN ON UNIT LAYOUT SHEETS 4 THROUGH 7.

JOB NO. 5335



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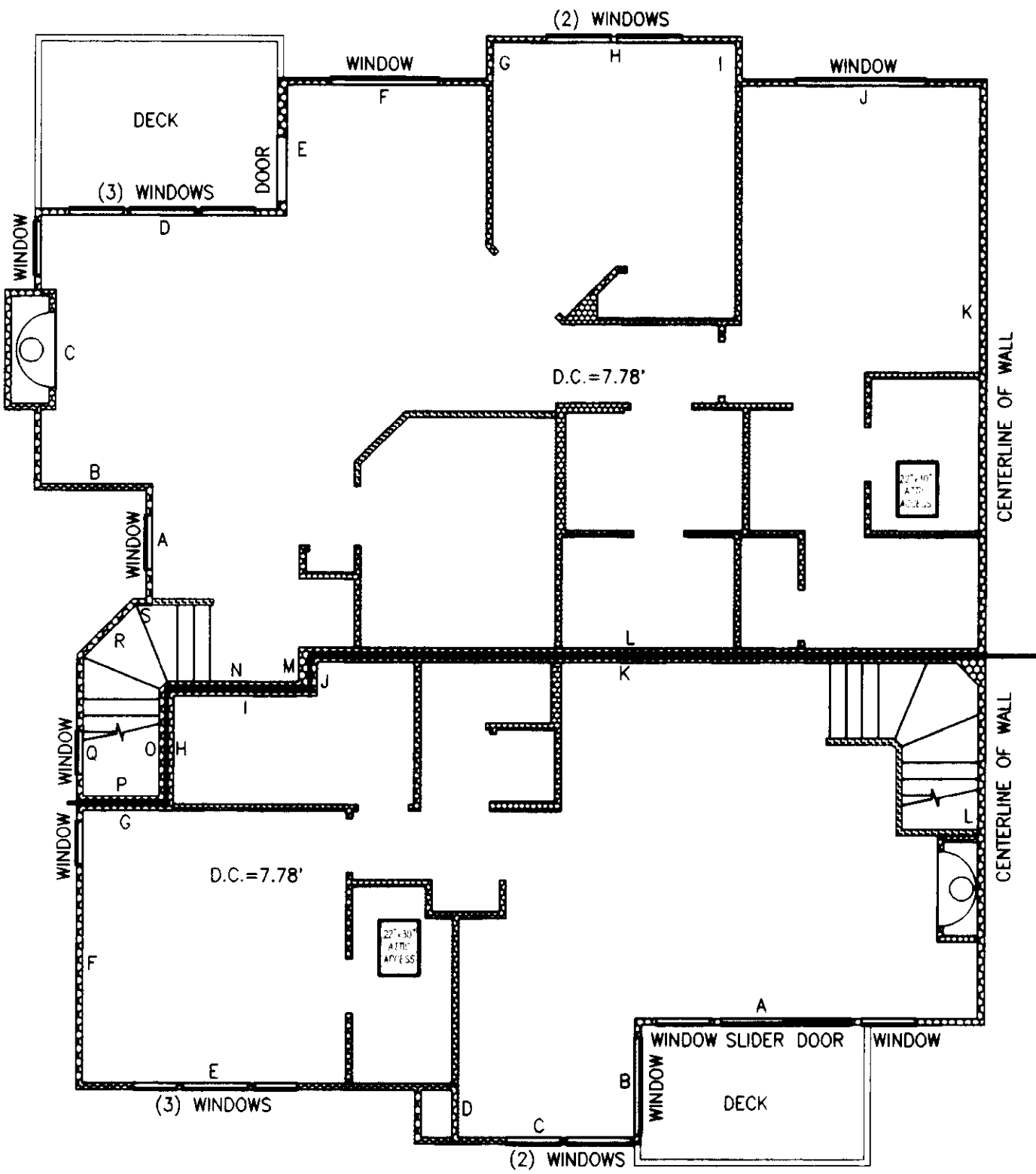
SHEET 4 OF 8

SAMMAMISH POINTE PHASE 2, A CONDOMINIUM

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

UNIT TYPE D2 SECOND FLOOR PLAN
1" = 8'

BUILDING 6, UNIT 2
BUILDING 6, UNIT 5, MIRROR IMAGE
BUILDING 7, UNIT 2
BUILDING 8, UNIT 2
BUILDING 8, UNIT 5, MIRROR IMAGE
BUILDING 9, UNIT 2

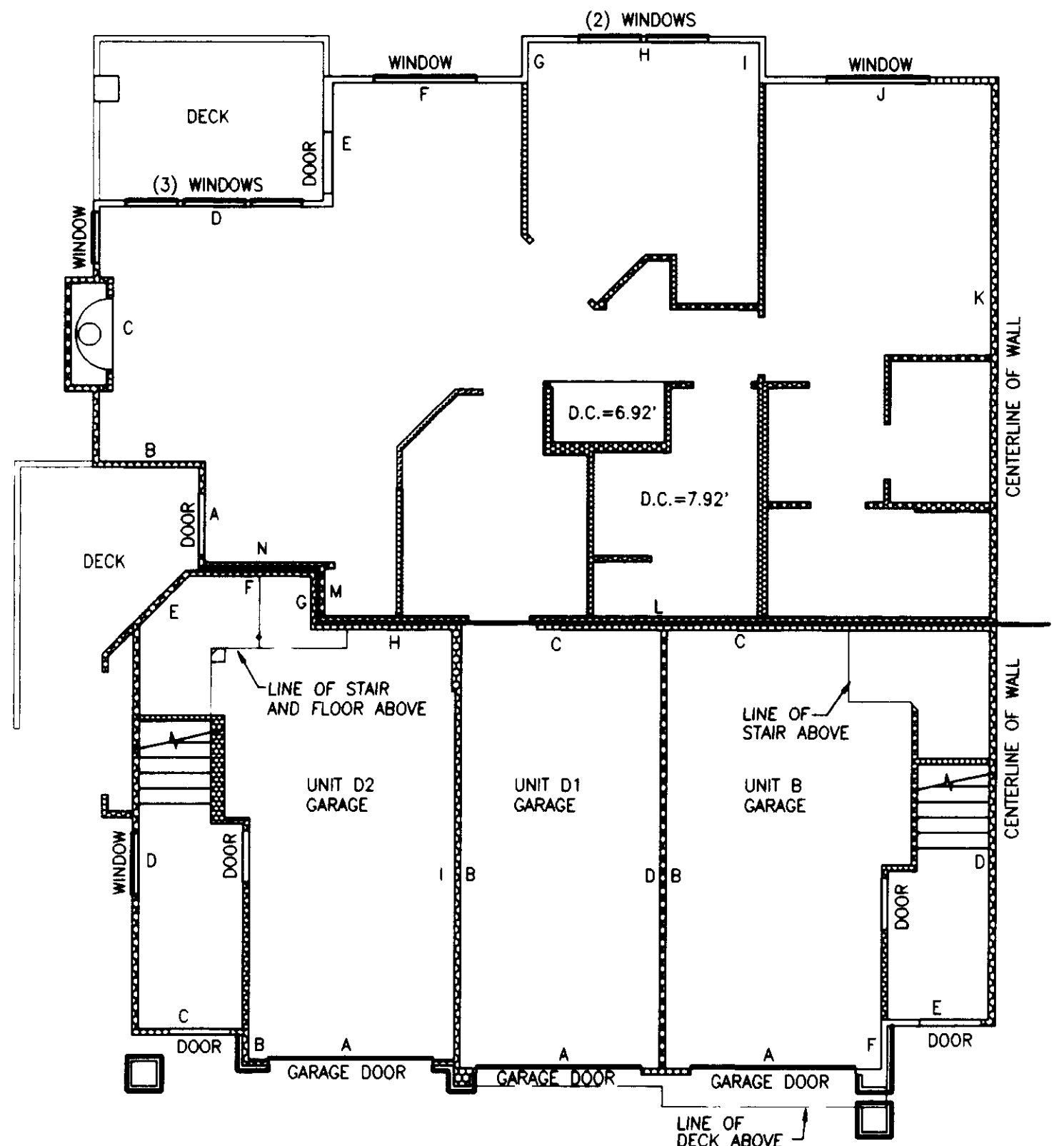


UNIT TYPE B SECOND FLOOR PLAN
1" = 8'

BUILDING 10, UNIT 5, MIRROR IMAGE
BUILDING 11, UNIT 5, MIRROR IMAGE
BUILDING 12, UNIT 4

UNIT TYPE D1 FIRST FLOOR PLAN
1" = 8'

BUILDING 6, UNIT 1
BUILDING 6, UNIT 6, MIRROR IMAGE
BUILDING 7, UNIT 1
BUILDING 8, UNIT 1
BUILDING 8, UNIT 6, MIRROR IMAGE
BUILDING 9, UNIT 1



GARAGE-UNIT TYPES D2, D1, AND B FIRST FLOOR PLAN
1" = 8'

UNIT TYPE B
BUILDING 10, UNIT 5, MIRROR IMAGE
BUILDING 11, UNIT 5, MIRROR IMAGE
BUILDING 12, UNIT 4

UNIT TYPE D1
BUILDING 6, UNIT 1
BUILDING 6, UNIT 6, MIRROR IMAGE
BUILDING 7, UNIT 1
BUILDING 8, UNIT 1
BUILDING 8, UNIT 6, MIRROR IMAGE
BUILDING 9, UNIT 1

UNIT TYPE D2
BUILDING 6, UNIT 2
BUILDING 6, UNIT 5, MIRROR IMAGE
BUILDING 7, UNIT 2
BUILDING 8, UNIT 2
BUILDING 8, UNIT 5, MIRROR IMAGE
BUILDING 9, UNIT 2

NOTES:

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2. UNIT LAYOUT IS FROM PLANS BY MILBRANDT ARCHITECTS, SHEETS U-1 THROUGH U-18, WITH REVISION DATE OF 4-26-96.
3. SEE SHEET 8 FOR UNIT DIMENSIONS AND CEILING HEIGHTS. DROP CEILING HEIGHTS ARE SHOWN ON UNIT LAYOUT SHEETS 4 THROUGH 7.

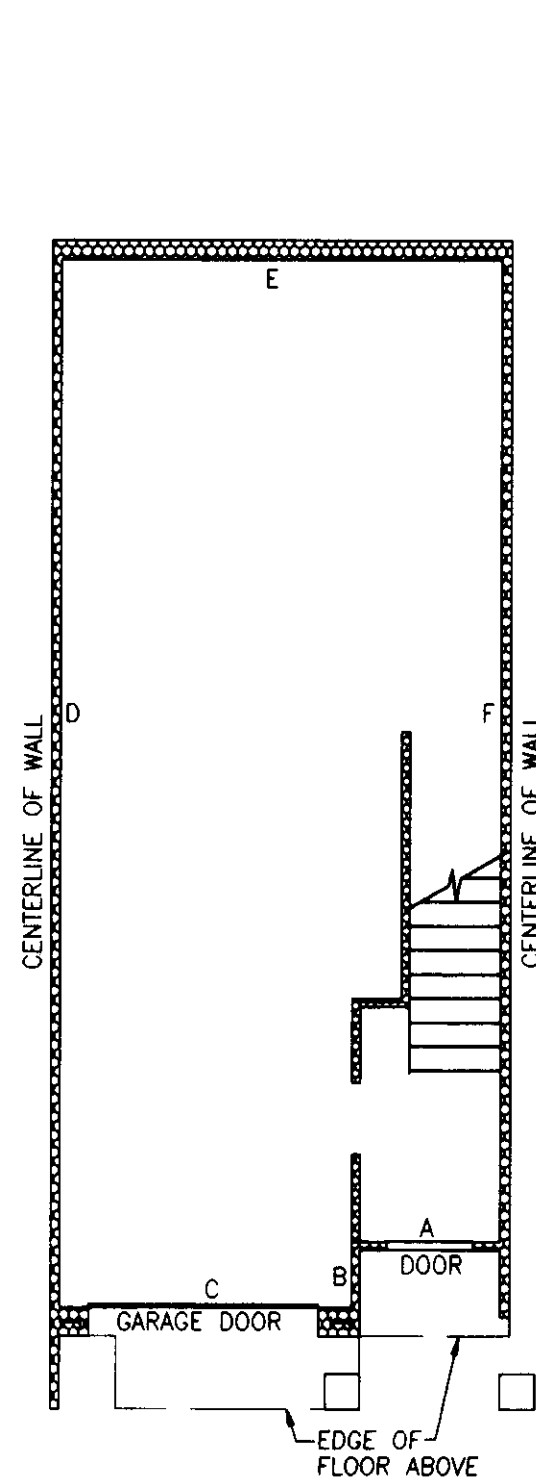
JOB NO. 5335



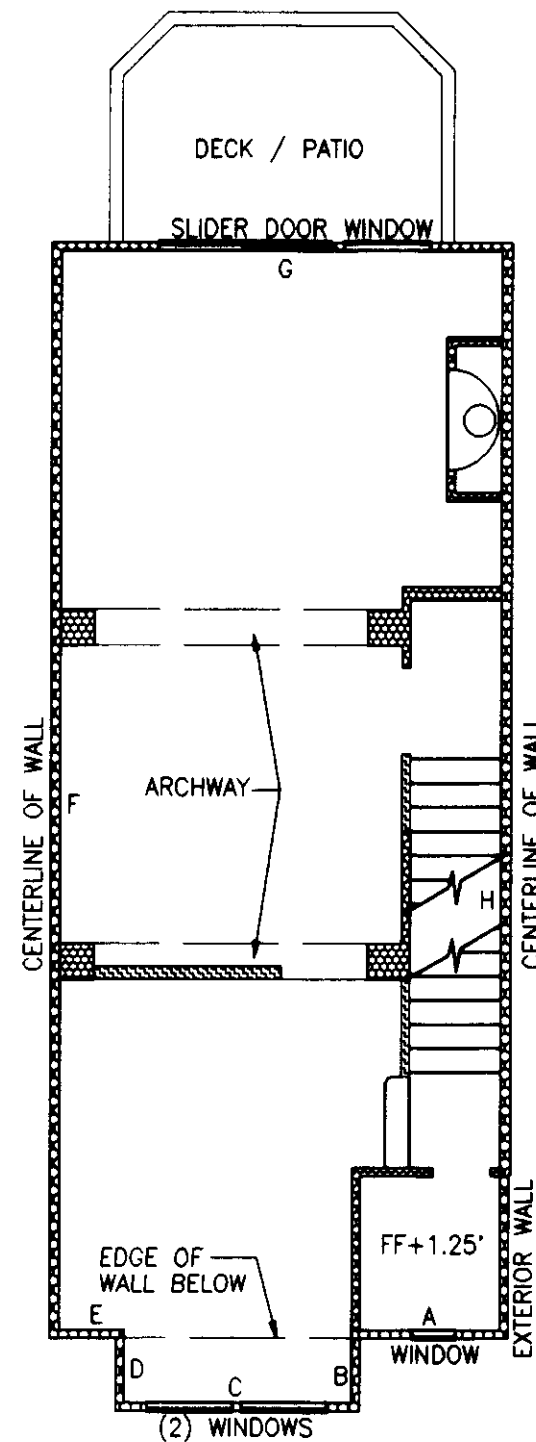
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SHEET 5 OF 8

SAMMAMISH POINTE PHASE 2, A CONDOMINIUM

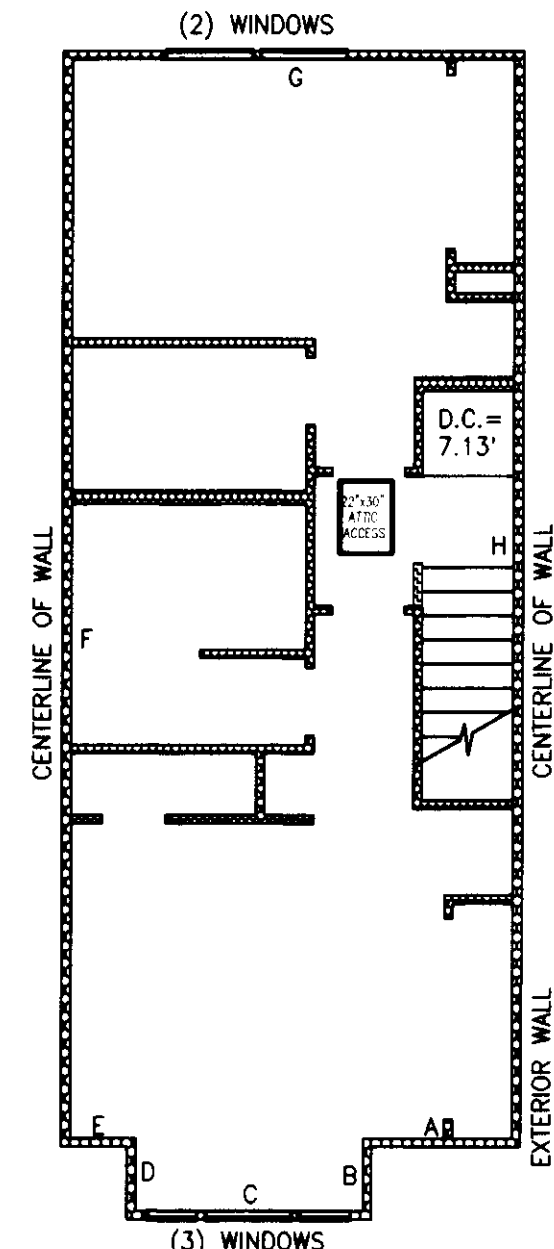
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20,
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



UNIT TYPE E BASEMENT/GARAGE FLOOR PLAN
1" = 8'



UNIT TYPE E FIRST FLOOR PLAN
1" = 8'



UNIT TYPE E SECOND FLOOR PLAN
1" = 8'

BUILDING 15, UNIT 2, MIRROR IMAGE
BUILDING 15, UNIT 3
BUILDING 16, UNIT 2, MIRROR IMAGE
BUILDING 16, UNIT 3

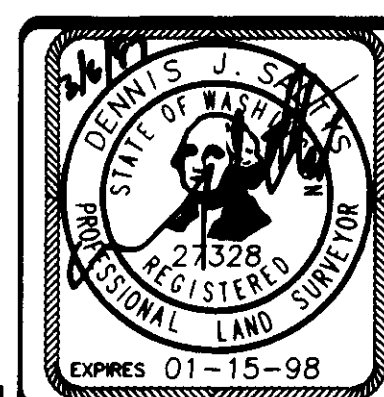
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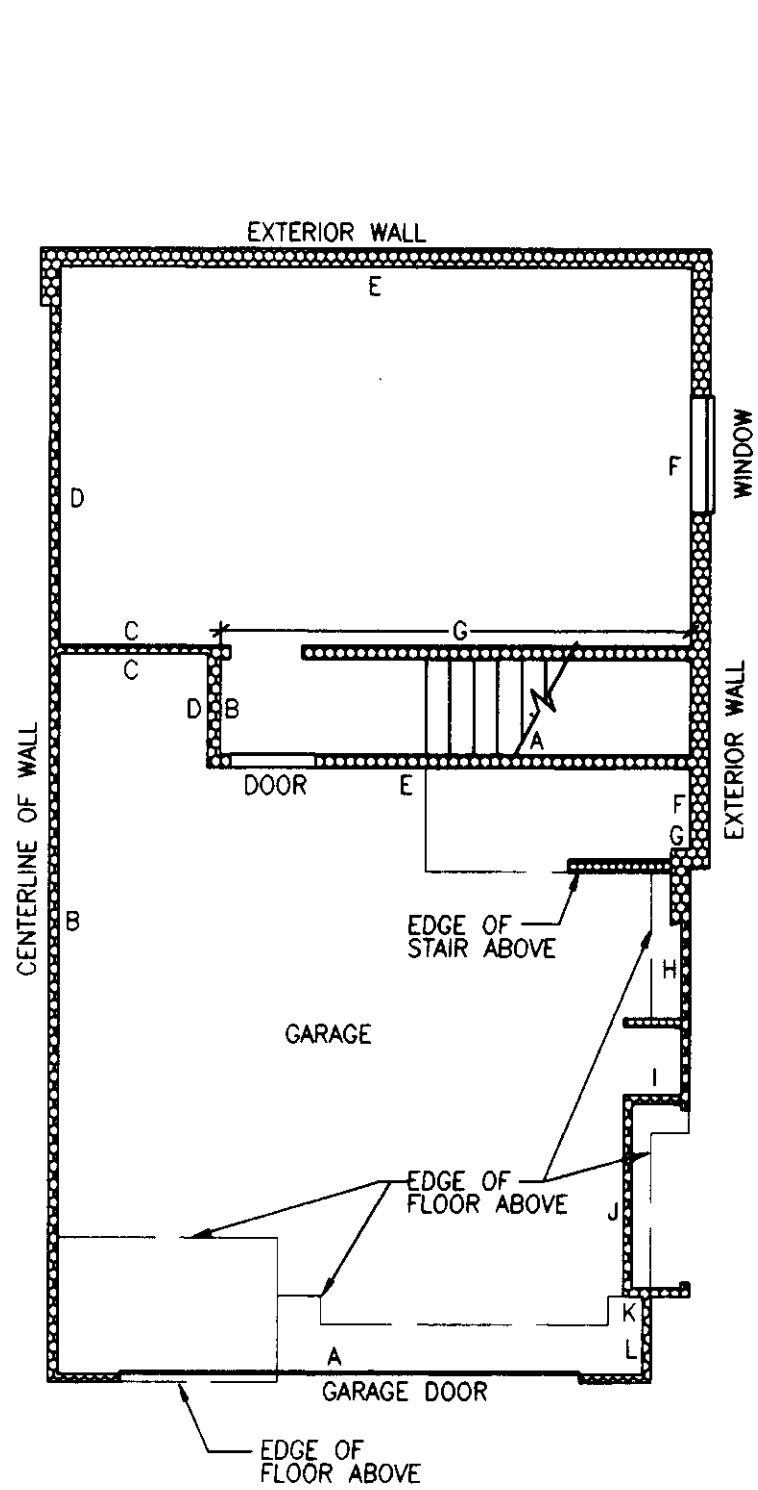
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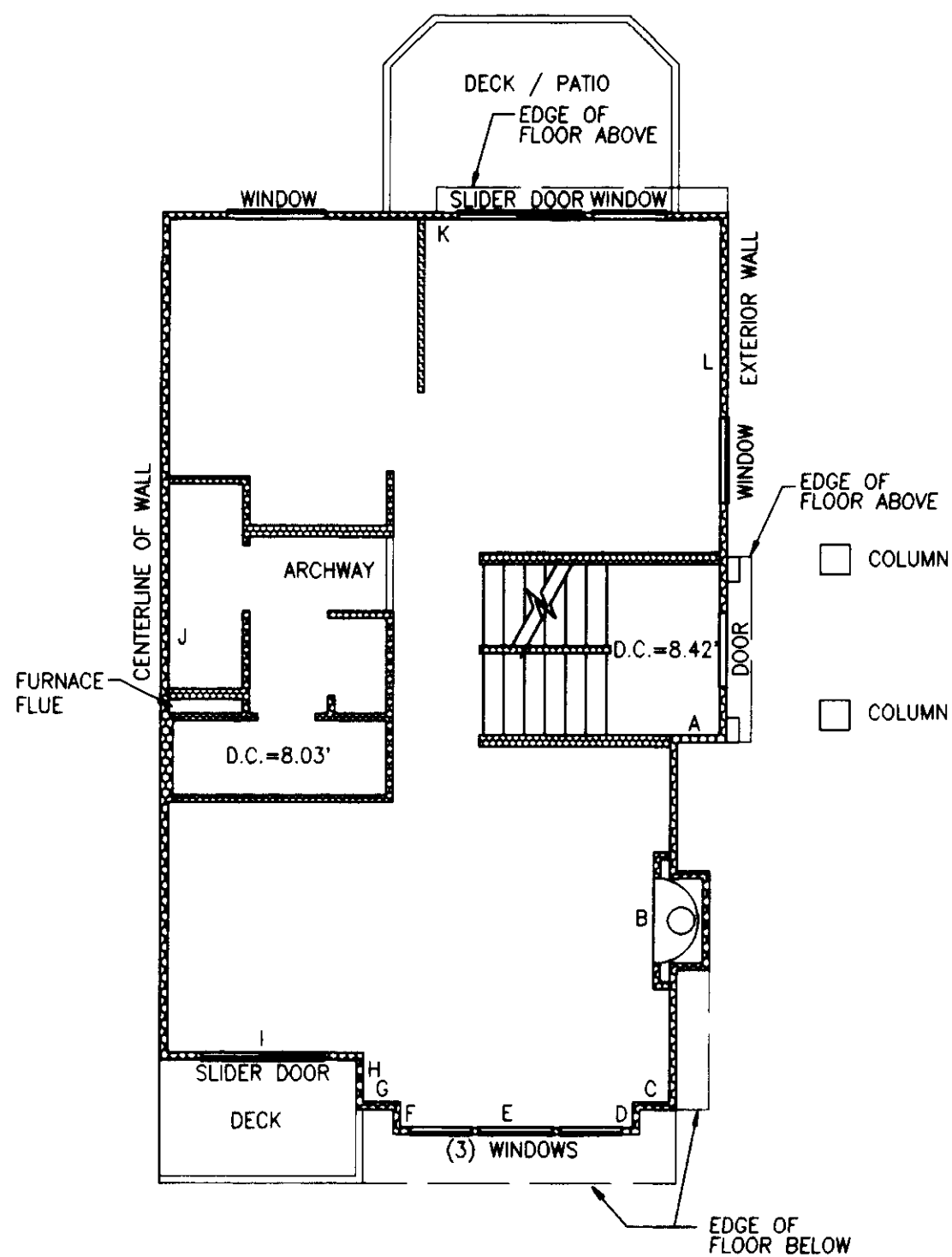
SHEET 6 OF 8

SAMMAMISH POINTE PHASE 2, A CONDOMINIUM

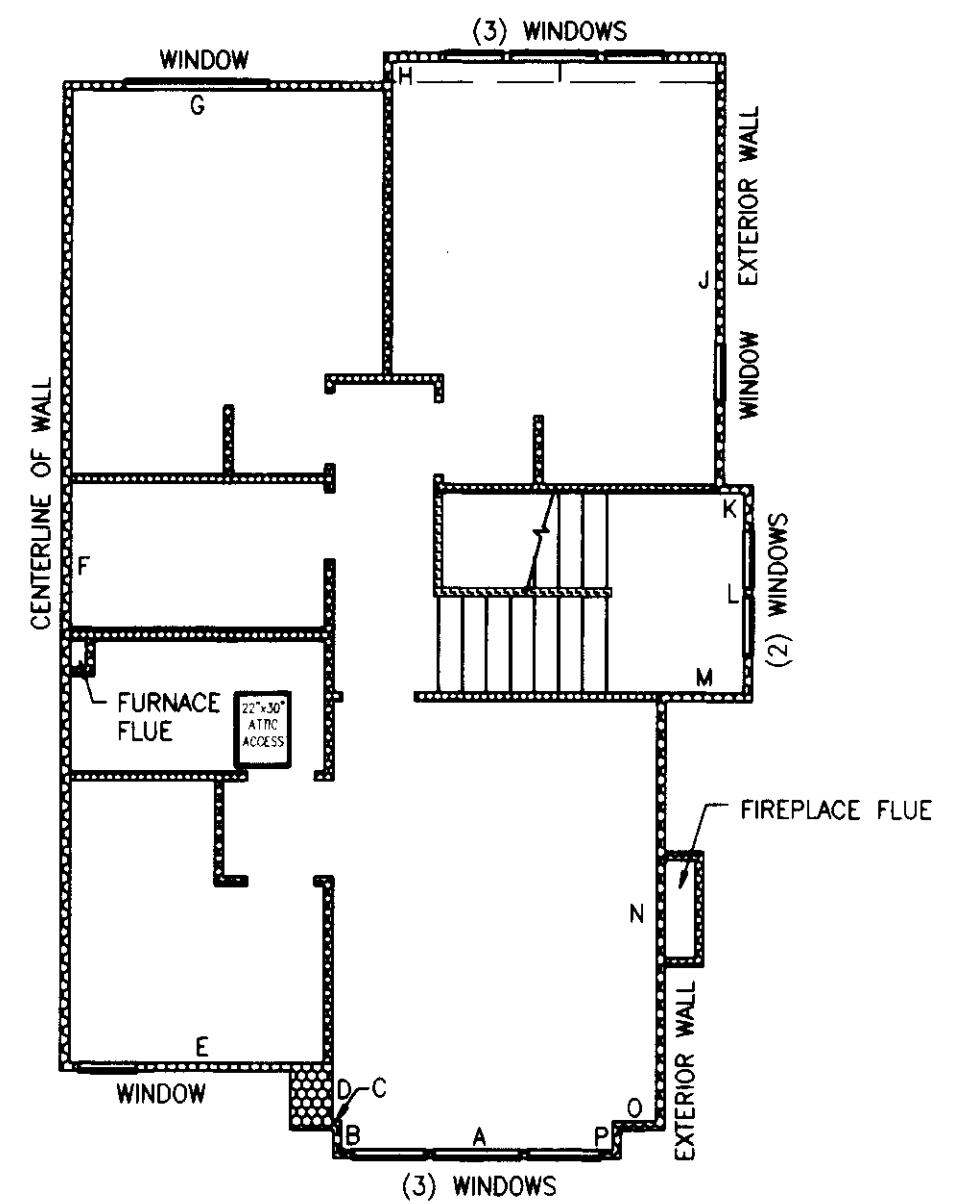
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



UNIT TYPE F AND F1 BASEMENT FLOOR
1" = 8'

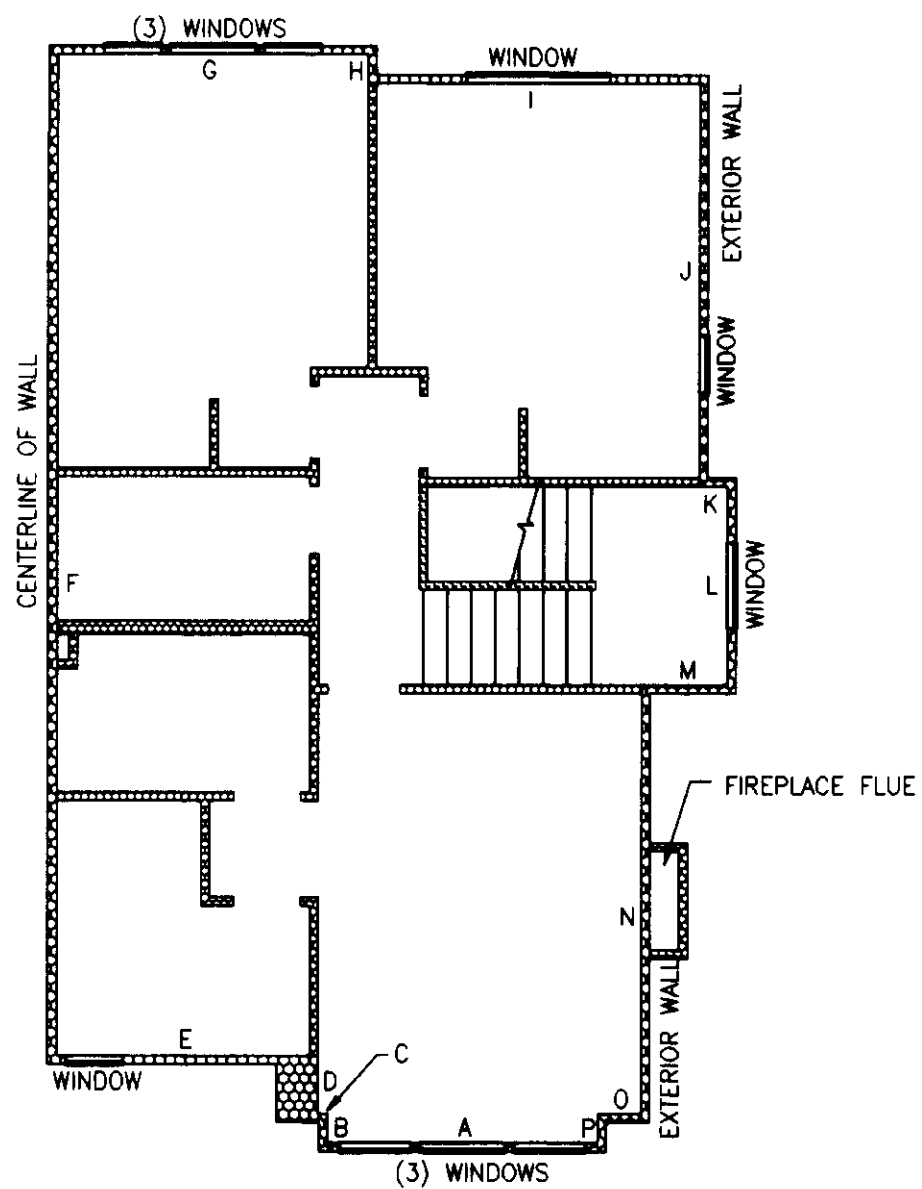


UNIT TYPE F AND F1 FIRST FLOOR
1" = 8'



UNIT TYPE F SECOND FLOOR
1" = 8'

BUILDING 15, UNIT 1, MIRROR IMAGE
BUILDING 16, UNIT 1, MIRROR IMAGE



UNIT TYPE F1 SECOND FLOOR
1" = 8'

BUILDING 15, UNIT 4
BUILDING 16, UNIT 4

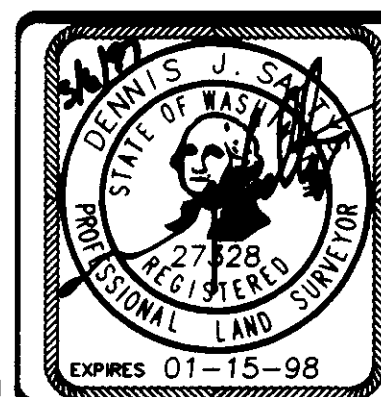
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SHEET 7 OF 8

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198 15