

**SPYGLASS HILL,
A CONDOMINIUM
PHASE 3
Sec.20, Twp.24N.,Rge.6E.,W.M.
King County, Washington**

LEGAL DESCRIPTION**PARCEL C**

LOT 2-A; LOT LINE ADJUSTMENT 93-01, RECORDED UNDER RECORDING NUMBER 9308242055, DESCRIBED AS FOLLOWS:

THAT PORTION OF [REDACTED] THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING SOUTHERLY OF STATE HIGHWAY 2-D (SOUTHEAST NEWPORT ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OF THE SOUTHWEST QUARTER,

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH 89°36'31" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 759.00 FEET; THENCE NORTH 00°16'49" EAST 273.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°16'49" EAST 449.44 FEET; THENCE SOUTH 89°36'12" EAST 170.00 FEET; THENCE SOUTH 00°23'48" WEST 230.00 FEET; THENCE SOUTH 89°36'12" EAST 65.00 FEET; THENCE NORTH 49°42'37" EAST 145.72 FEET; THENCE NORTH 00°23'48" EAST 135.00 FEET; THENCE SOUTH 89°36'12" EAST 49.29 FEET TO A POINT ON THE SOUTHWESTERLY MARGIN OF STATE HIGHWAY 2-D; SAID POINT BEING ON A CURVE TO THE LEFT HAVING A RADIUS OF 603.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SOUTHWESTERLY MARGIN PASSING THROUGH A CENTRAL ANGLE OF 11°14'11" AN ARC DISTANCE OF 118.32 FEET; THENCE CONTINUING ALONG SAID SOUTHWESTERLY MARGIN SOUTH 50°33'53" EAST 153.60 FEET; THENCE SOUTH 39°26'07" WEST 117.36 FEET; THENCE SOUTH 07°24'19" WEST 141.48 FEET; THENCE SOUTH 49°29'00" EAST 170.06 FEET; THENCE SOUTH 51°02'15" WEST 121.39 FEET; THENCE SOUTH 00°23'29" WEST 94.47 FEET; THENCE NORTH 89°36'31" WEST 202.80 FEET; THENCE NORTH 01°05'21" EAST 243.02 FEET; THENCE NORTH 89°36'31" WEST 342.35 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION DEEDED TO THE CITY OF ISSAQUAH FOR ADDITIONAL RIGHT-OF-WAY FOR SOUTHEAST NEWPORT ROAD AS RECORDED UNDER KING COUNTY RECORDING NO. 9402091377.

DEDICATION

Know all men by these presents that the undersigned, owner in fee simple of the real property described herein, hereby declares this survey map and plans and dedicate the same for a condominium solely to meet the requirements of the Washington State Condominium Act, RCW 64.34 et seq., and not for public purposes.

We further certify that all structural components and mechanical systems of all buildings containing or comprising any units hereby created are substantially completed, and that all information required pursuant to RCW 64.34.232 is set forth herein.

This survey map and plans shall be restricted, governed, and subject to the terms and conditions of the declaration recorded simultaneously herewith on the 9th day of Aug, 1994, under King County Recording Number 9408091635 in Volume --- at pages ---, Records of King County, Washington.

IN WITNESS WHEREOF, we have set our hand and seal this --- day of ---, 1994.

DECLARANT:

HAMPTON GREEN ASSOCIATES LIMITED PARTNERSHIP, a Washington Limited Partnership

BY: POLYGON NORTHWEST COMPANY, a Washington general partnership,
Its: General Partner

By: BRENTVIEW, INC., a Washington corporation, General Partner of Polygon Northwest Company

By: Gary A. Young
Its: Vice President

ACKNOWLEDGMENT

State of Washington }
County of King } ss.

On this day personally appeared before me Gary A. Young, to me known to be the Vice President of BRENTVIEW, INC., the General Partner of POLYGON NORTHWEST COMPANY, the General Partner of HAMPTON GREEN ASSOCIATES LIMITED PARTNERSHIP, the limited partnership described in and which executed the within and foregoing instrument, and acknowledged the said instrument as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein mentioned, and on oath state that he was authorized to sign on behalf of said limited partnership.

Dated: 8/4/94

[SEAL]

Christine Felix
[Print name] Christine Felix
NOTARY PUBLIC in and for the State of Washington,
residing at Kent

My appointment expires: 2/7/98

LAND SURVEYOR'S VERIFICATION

Jackie H. Siebert, being first on oath duly sworn, states that he is the Professional Land Surveyor signing the Surveyor's Certificate, that he has examined these plans and survey map, and believes the certificate to be a true statement.

Jackie H. Siebert
Jackie H. Siebert, P.L.S.

Subscribed and sworn before me this 4th day of August, 1994.

Judy K. Rasmussen
Notary Public in and for the State of Washington,
residing at Everett

My commission expires 9/20/95

**LAND SURVEYOR'S CERTIFICATE**

I hereby certify that this survey map and plans for SPYGLASS HILL PHASE 3 Condominiums are based upon an actual survey of the property herein described; that the bearings and distances are correctly shown; that all information required by RCW 64.34.232 is supplied herein; and that all horizontal and vertical boundaries of the units are substantially completed in accordance with said plans.

Jackie H. Siebert
Jackie H. Siebert, P.L.S.
Certificate No. 14490



STATE OF WASHINGTON }
COUNTY OF KING }

JACKIE H. SIEBERT, being first duly sworn upon oath, deposes and says:
I am the above named Land Surveyor. I have read the foregoing Land Surveyor's Certificate, know the contents thereof, and believe the same to be true.

Jackie H. Siebert
Subscribed and sworn to before me this 4th day of August, 1994.

Judy K. Rasmussen
(Signature of Notary Public)

Title: Notary Public
My appointment expires: 9/20/95

ASSESSOR'S CERTIFICATE

Examined and approved this 9TH day of AUGUST, 1994.

SCOTT NOBLE
King County Assessor

W. Martin
Deputy King County Assessor

RECORDING CERTIFICATE

9408091634
Filed for record at the request of Hampton Green Assoc Ltd Etal
this 9th day of Aug, 1994, at 59 minutes past 2:00
P.M. and recorded in Volume 122 of Condominiums, pages 1-7, records of King County, Washington.

DEPARTMENT OF RECORDS AND ELECTIONS

W. Martin
Manager

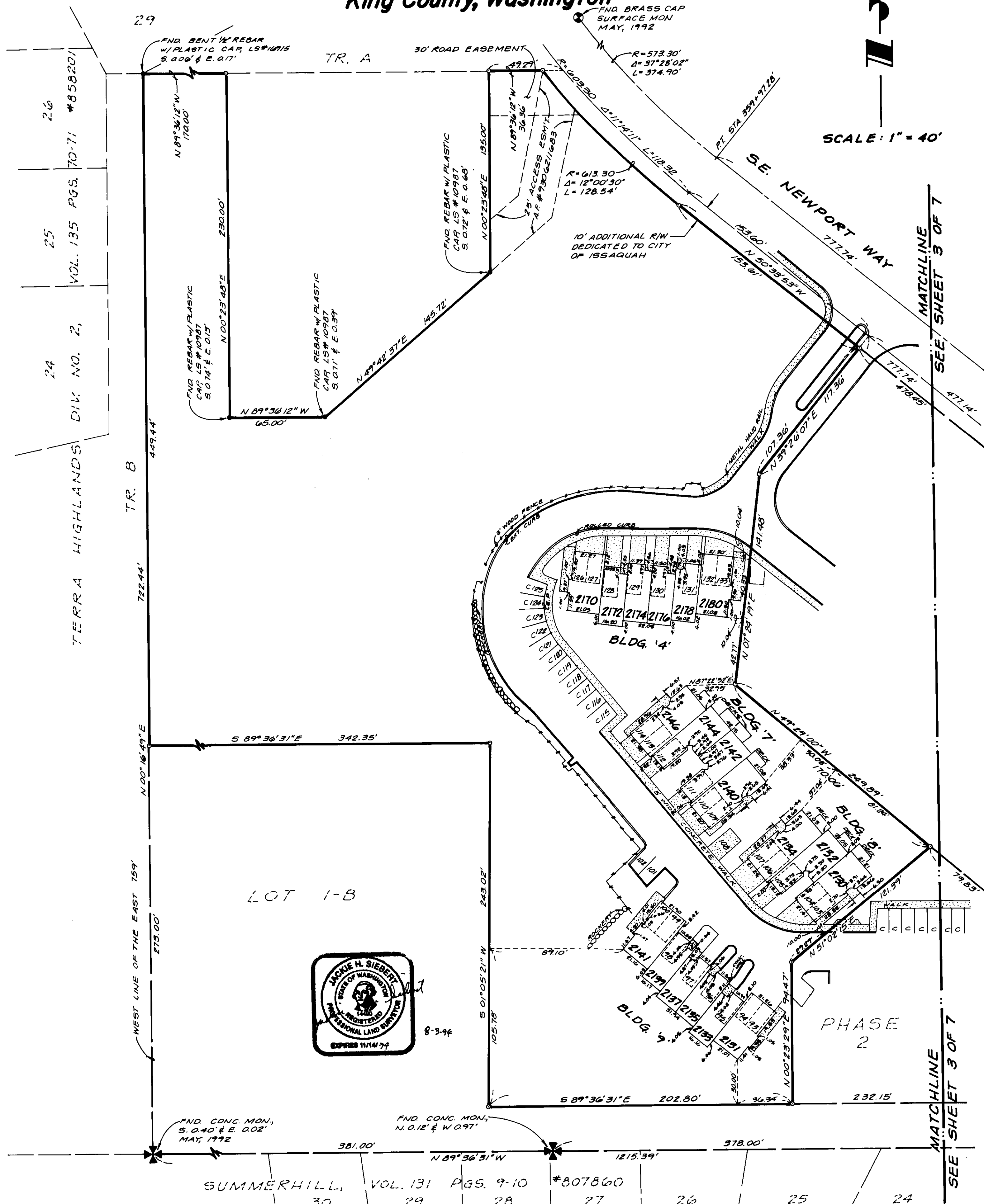
Cardin Altman
Superintendent of Records

Property is subject to the following:

1. Easement to Puget Sound Power and Light Co. for underground distribution system as constructed or to be constructed.
AF# 9307081911
2. Easement to Washington Natural Gas Company for gas pipelines as constructed or to be constructed.
AF# 9307080993
3. Lot line adjustment conditional approval.
AF# 9308242055
4. Agreement and terms and conditions regarding concomitant zoning agreement.
AF# 9112311216
5. Right to make necessary slopes for cuts and fills.
AF#'s 2674922 2674923 2674924
2674925 2674926

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PHASE 3
Sec. 20, Twp. 24N., Rge. 6E., W.M.
King County, Washington**

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SCALE: 1" = 40'

NOTES:

1. ALL BUILDING TIES ARE 90° TO PROPERTY LINES UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS SHOWN ON SHEETS 2 AND 3 ARE EXTERIOR MEASUREMENT.
3. EXTERIOR WALLS ARE APPROXIMATELY 0.65' FEET THICK.
4. DIMENSIONS ON UNIT FLOOR PLANS ARE TO INTERIOR SURFACE OF PERIMETER WALLS.
5. INSTRUMENTATION FOR THIS SURVEY WAS A SIX-SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
6. BOUNDARY REFERENCES TRI-COUNTY LAND SURVEYING COMPANY RECORD OF SURVEY RECORDED IN BOOK 94 OF SURVEYS ON PAGE 239, FILED UNDER KING COUNTY RECORDING NO. 9307099004. (SAID RECORD OF SURVEY SHOWS A HALF RIGHT-OF-WAY ON S.E. NEWPORT WAY OF 3000 FEET.)
7. DIMENSIONS SHOWN ON FLOOR PLANS, SHEETS 4, 5, 6 & 7 HAVE BEEN COMPILED FROM THE ARCHITECTURAL PLANS SUPPLEMENTED BY FIELD DATA. ALL DIMENSIONS, DISTANCES AND ELEVATIONS HAVE BEEN FIELD VERIFIED AND ARE ACCURATE TO WITHIN 0.15 FEET.
8. BENCHMARK: RIM OF SAN. SEWER MANHOLE, NORTHERLY SIDE OF S.E. NEWPORT WAY OPPOSITE ENTRY TO SITE BY BUILDING #1. RIM= 82.67 IE IN FROM SITE 74.83 DATUM=K.C.A.S.
9. LIMITED COMMON ELEMENTS: PATIOS, DECKS, YARD AREAS, GARAGE PARKING SPACE AND DRIVING AREAS ASSIGNED TO UNITS.



8-3-94

SPYGLASS HILL
A CONDOMINIUM,
PHASE 1
VOLUME 117, PAGES 83-89

LOT 1-A

LOT 2-B

SPYGLASS HILL
A CONDOMINIUM
PHASE 2 (LOT 1-B)
VOLUME 118 PAGES 23-29

10' ADDITIONAL R/W
DEDICATED TO CITY
OF ISSAQUAH
A.F. #9402091377

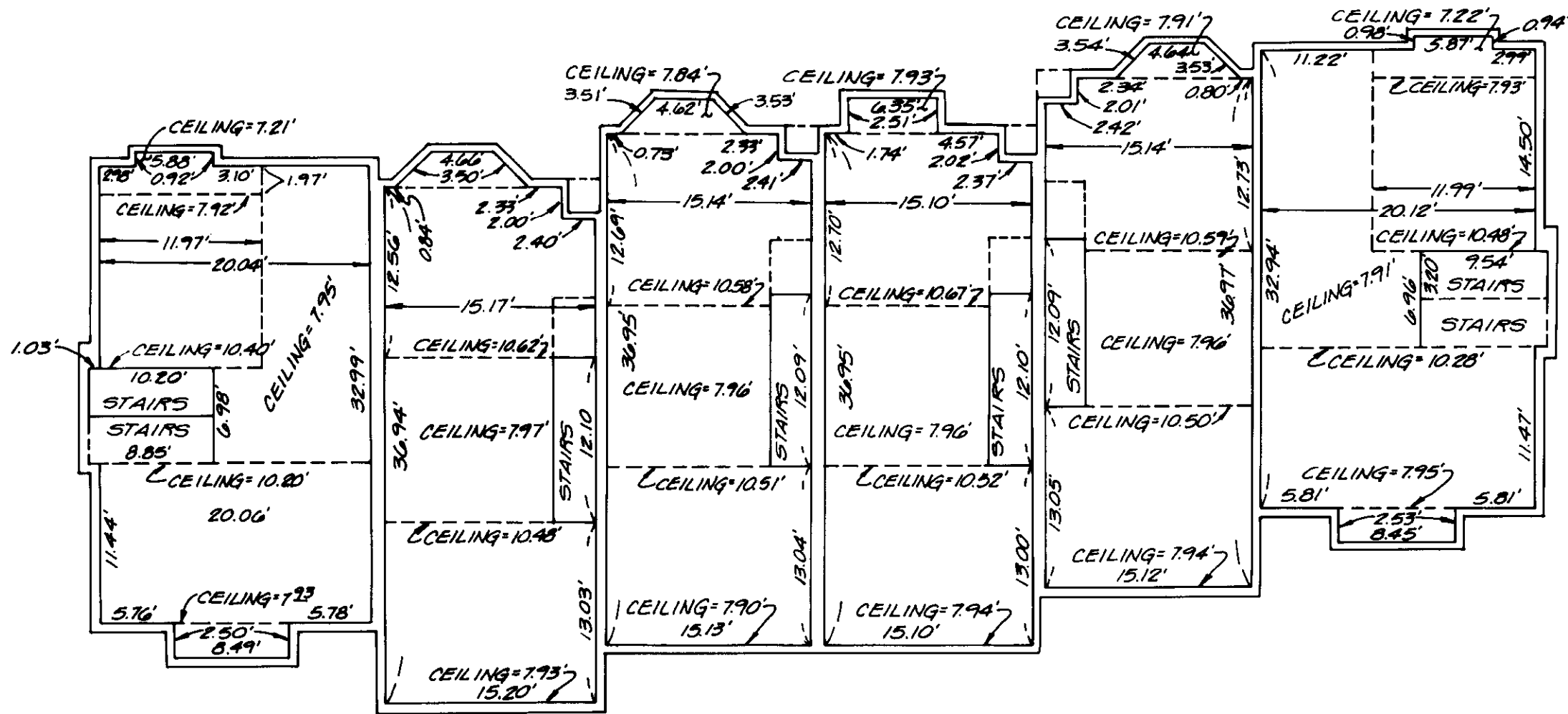
FND. 1" IRON PIPE
S. 0.31' E. 0.51'

SOUTHEAST COR.,
NW 1/4, SW 1/4,
SEC. 20-24-6

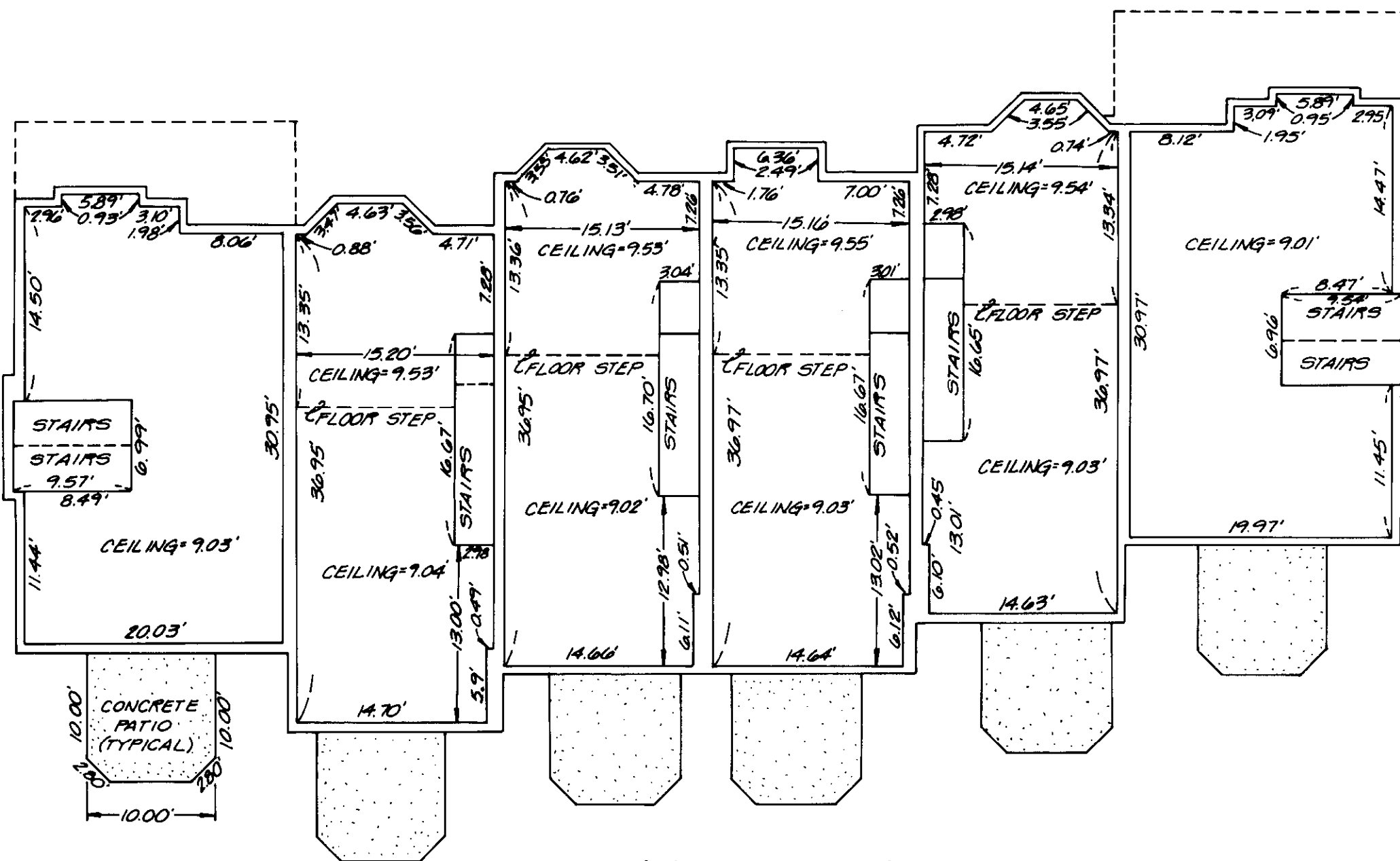
SUMMER HILL VOL. 131 PGS 9-10 #807860

5 1/4 COR., SEC. 20-24-6
FND. CONC. MON. W/
3" BRASS DISC. ON
5-28-93

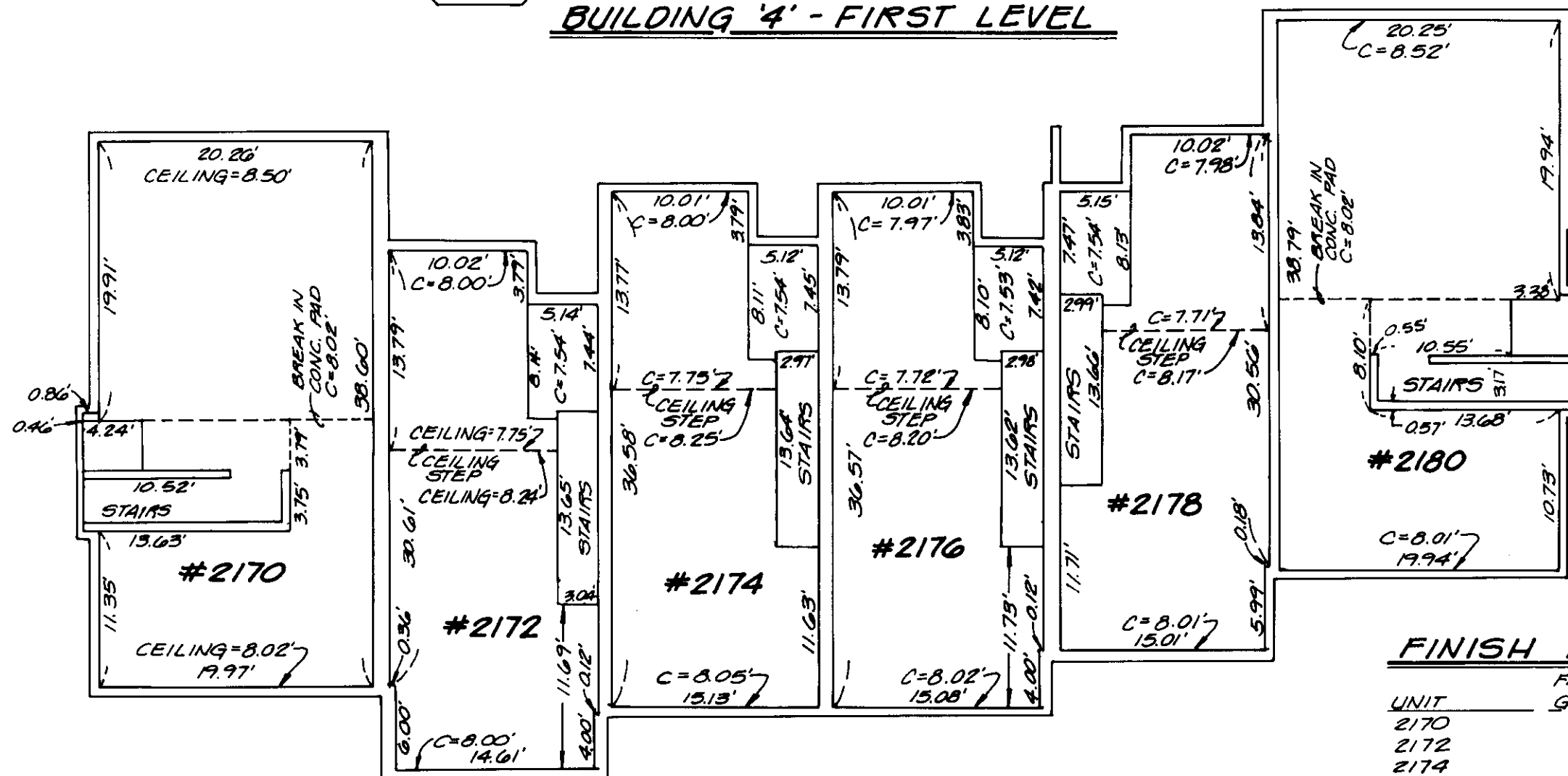
SPYGLASS HILL, A CONDOMINIUM PHASE 3 Sec.20, Twp.24N.,Rge.6E.,W.M. King County, Washington



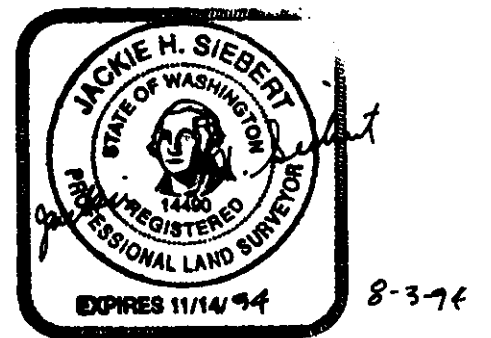
BUILDING 4 - SECOND LEVEL



BUILDING 4 - FIRST LEVEL



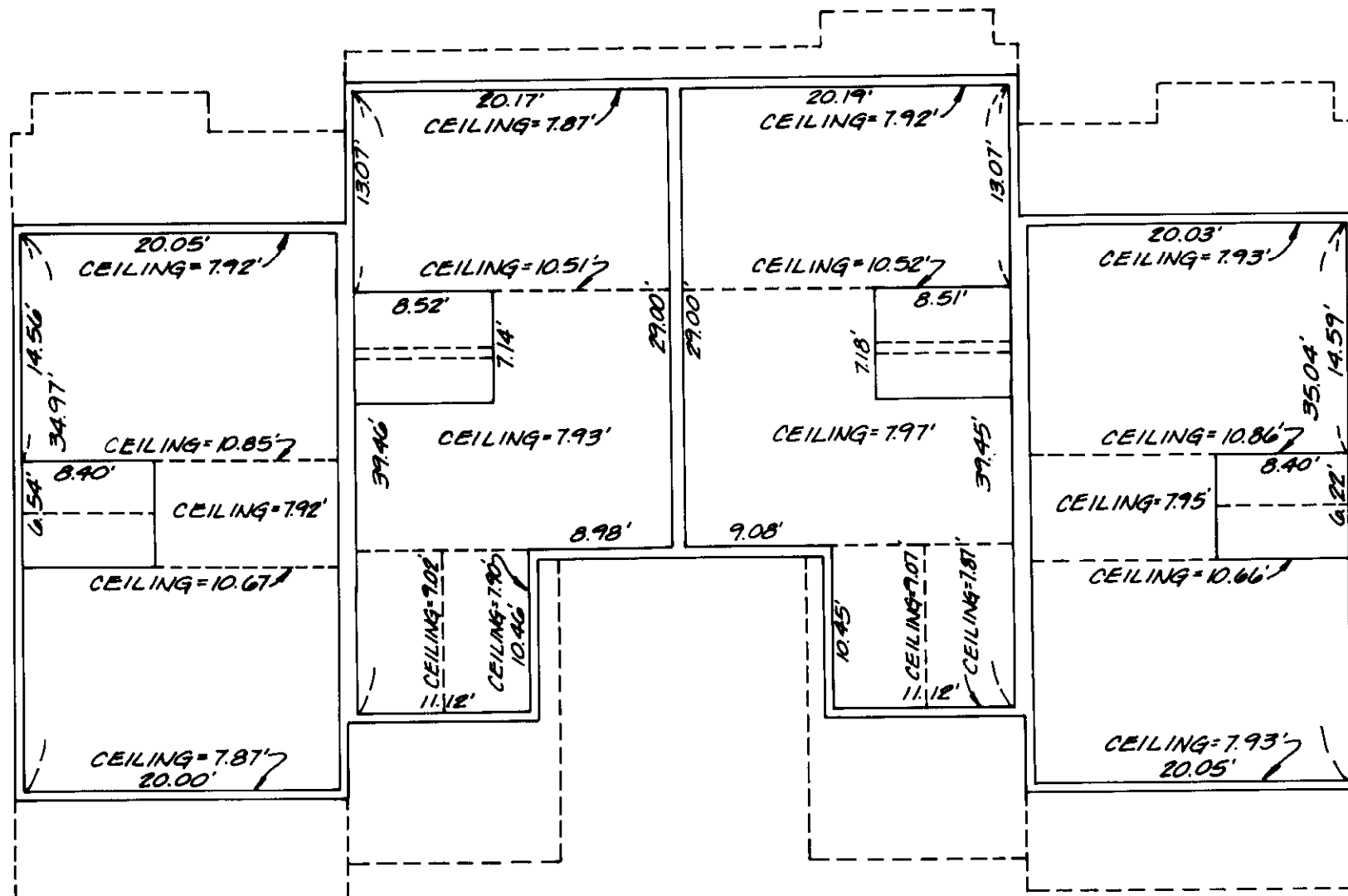
BUILDING 4 - GARAGE LEVEL



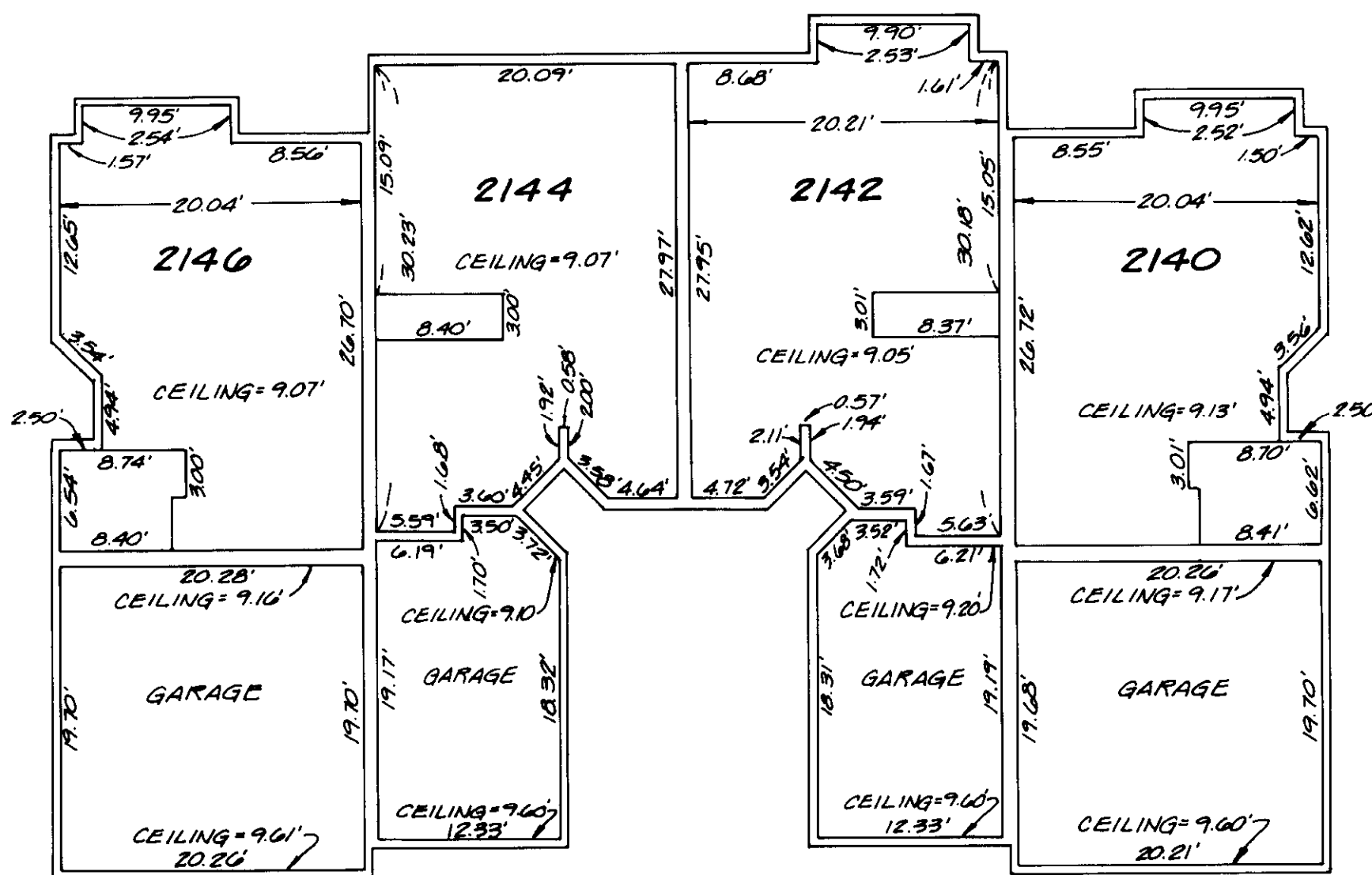
FINISH FLOOR ELEVATIONS

UNIT	FRONT OF GARAGE	LANDING & REAR OF GAR.	1ST LEVEL & BACK OF BLDG.	2ND LEVEL & FRONT OF BLDG.
2170	99.99	100.44	109.46	119.46
2172	100.03	100.48	109.50	120.02
2174	99.98	100.43	109.50	120.02
2176	99.96	100.48	109.49	119.98
2178	100.04	100.49	109.51	119.99
2180	99.99	100.44	109.51	119.49

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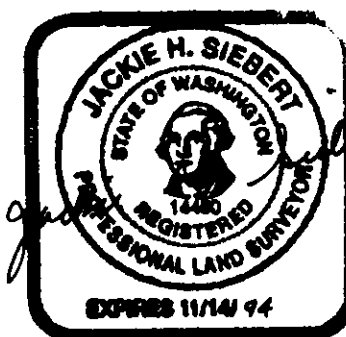
BUILDING 'T' - SECOND LEVEL



BUILDING 'T' - FIRST LEVEL

FINISH FLOOR ELEVATIONS

UNIT	1ST FLOOR FINISH ELEV.	FRONT OF GARAGE	2ND FLOOR FINISH ELEV.
2140	121.12'	120.64'	131.18'
2142	119.16'	118.61'	129.19'
2144	119.18'	118.57'	129.23'
2146	117.13'	116.59'	127.17'



8-3-94

Floor plan of the second floor of the building, showing various rooms and their dimensions. The plan includes a large central area with a ceiling of 10.53', a smaller room with a ceiling of 7.88', and a large room with a ceiling of 10.82'. Other rooms have ceilings of 7.92', 10.65', 7.87', 7.90', 7.95', 7.92', 10.64', 7.90', and 10.12'. The plan also shows a large room with a ceiling of 10.82' and a smaller room with a ceiling of 7.92'. The plan is divided into several sections by walls and doors, with dimensions for each section. The overall dimensions of the building are 34.96' by 14.55'.

The floor plan shows three units, each with a garage and a main living area. The dimensions and features for each unit are as follows:

- Unit 2130:**
 - Garage: 19.67' x 20.25', CEILING = 9.65'
 - Main Area: 20.11' x 20.14', CEILING = 9.07'. Includes a small room (8.75' x 6.60') and a closet (8.70' x 6.60').
- Unit 2132:**
 - Garage: 19.20' x 18.98', CEILING = 9.60'
 - Main Area: 20.20' x 20.14', CEILING = 8.97'. Includes a small room (7.96' x 3.02').
- Unit 2134:**
 - Garage: 19.71' x 20.26', CEILING = 9.58'
 - Main Area: 20.05' x 20.14', CEILING = 9.07'. Includes a small room (8.67' x 6.73') and a closet (8.67' x 6.67').

Additional dimensions and features include:

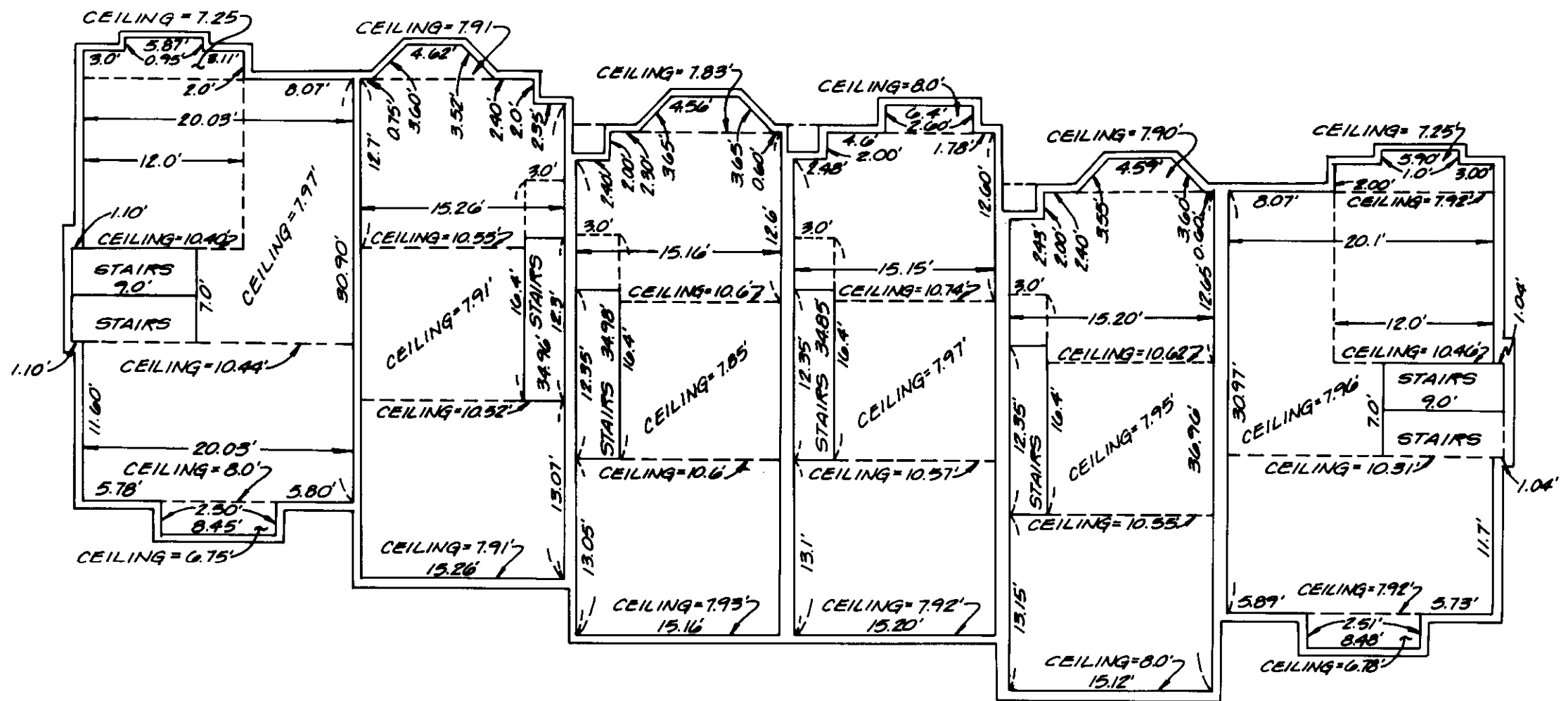
- Unit 2130: 2.50' wide entrance, 2.90' wide entrance to the small room, 8.75' x 6.60' room, 8.70' x 6.60' room.
- Unit 2132: 7.96' x 3.02' room, 2.00' wide entrance, 0.58' wide entrance, 1.96' wide entrance, 3.66' x 3.95' room, 5.60' wide entrance, 6.19' x 7.01' room, 1.60' wide entrance, 3.62' wide entrance, 18.98' wide entrance.
- Unit 2134: 2.50' wide entrance, 8.67' x 6.73' room, 8.67' x 6.67' room, 3.55' wide entrance, 4.90' wide entrance, 24.69' wide entrance, 12.71' wide entrance, 9.99' wide entrance, 2.52' wide entrance, 1.47' wide entrance, 8.55' wide entrance, 20.05' wide entrance, 15.05' wide entrance, 30.20' wide entrance, 7.96' wide entrance, 3.02' wide entrance.

UNIT	1ST FLOOR FINISH ELEV.	FRONT OF GARAGE	2ND FLOOR FINISH ELEV.
2130	129.44	128.97	139.47
2132	129.48	128.94	139.42
2134	127.45	127.00	137.51

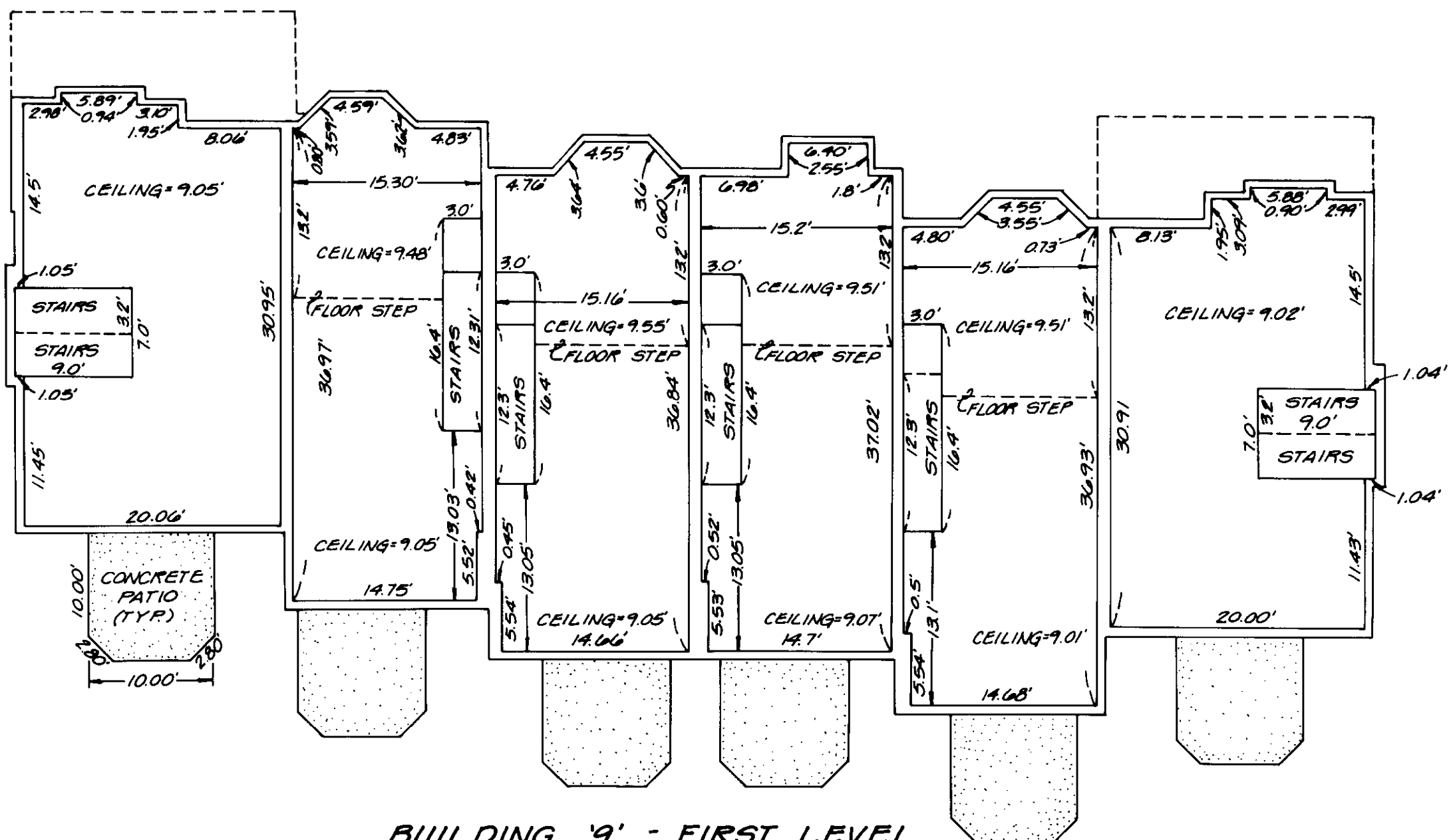


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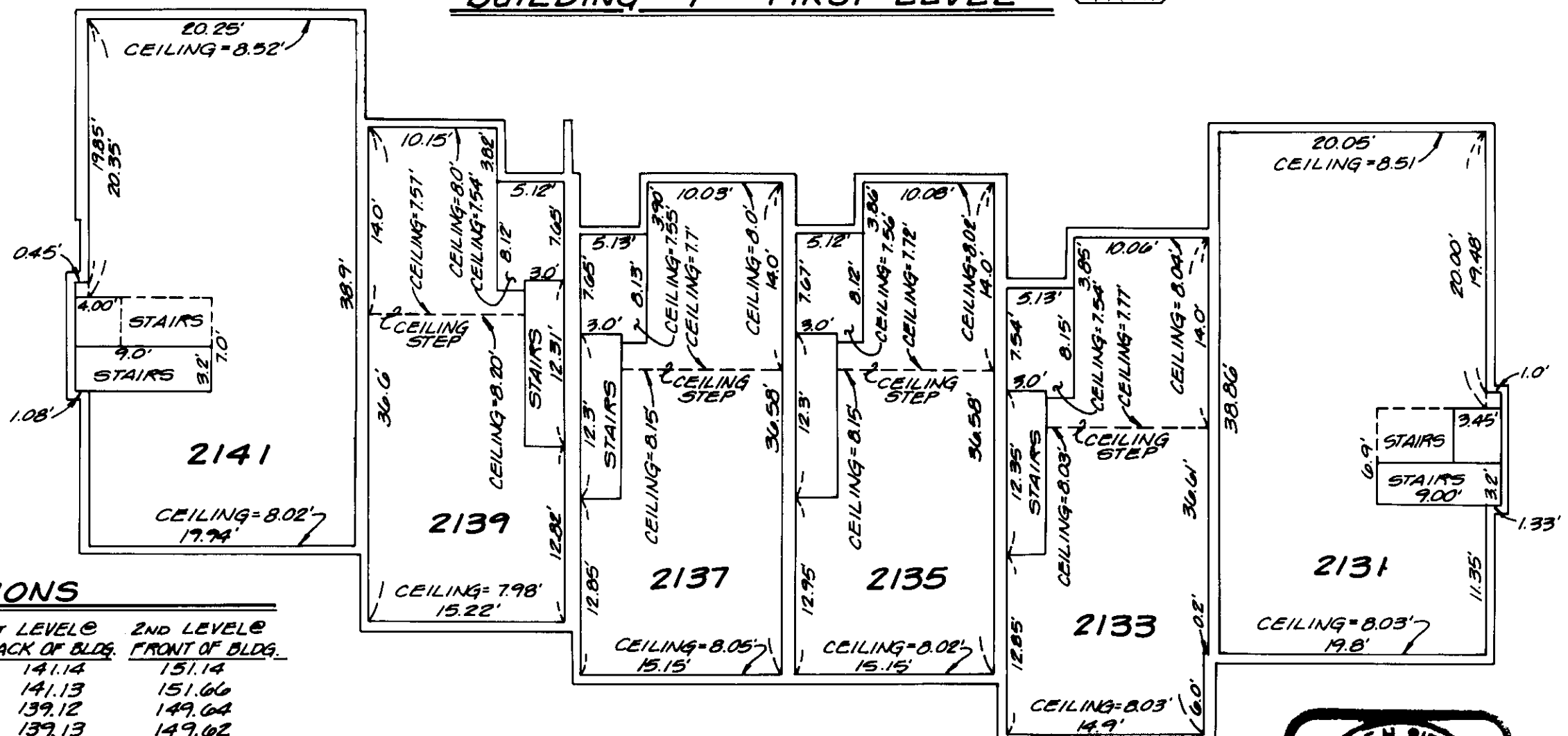
SPYGLASS HILL, A CONDOMINIUM PHASE 3 Sec.20, Twp.24N.,Rge.6E.,W.M. King County, Washington



BUILDING '9' - SECOND LEVEL



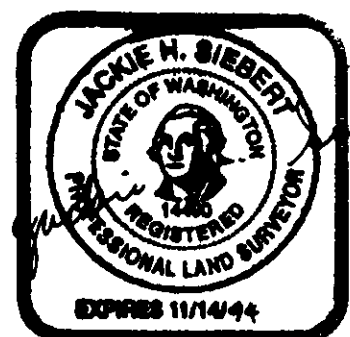
BUILDING '9' - FIRST LEVEL



FINISH FLOOR ELEVATIONS

UNIT	FRONT OF GARAGE EL.	LANDING & 1ST LEVEL REAR OF GAR	1ST LEVEL BACK OF BLDG.	2ND LEVEL FRONT OF BLDG.
2131	131.59	132.04	141.14	151.14
2133	131.56	132.07	141.13	151.66
2135	129.60	130.07	139.12	149.66
2137	129.58	130.07	139.13	149.62
2139	127.62	128.09	137.10	147.58
2141	127.56	128.01	137.10	147.08

BUILDING '9' - GARAGE LEVEL



8-3-94