

SUMMERHILL VILLAGE (PHASE 3)

A CONDOMINIUM

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER
SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN
KING COUNTY, WASHINGTON

LEGAL DESCRIPTION (TOTAL PROPERTY)

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THE WESTERLY LINE OF ISSAQUAH-FALL CITY ROAD AS CONVEYED TO KING COUNTY BY INSTRUMENTS RECORDED UNDER REC. NOS. 2721716, 8009230742, AND 8410180377;

EXCEPT ANY PORTION THEREOF LYING EASTERLY OF THE WESTERLY MARGIN OF A KING COUNTY ROAD BEING A STRIP OF LAND 100 FEET IN WIDTH WITH THE CENTER BEING THE CENTERLINE OF ISSAQUAH-FALL CITY ROAD AS ESTABLISHED BY KING COUNTY SURVEY NUMBER 22-24-6-13 AND BY DEED RECORDED UNDER RECORDING NUMBER 9809041411, SAID CENTERLINE BEGINNING AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, RECORDS OF KING COUNTY;
THENCE SOUTH 88°24'57" EAST A DISTANCE OF 476.30 FEET ALONG THE SOUTH LINE OF SAID SECTION 22;
THENCE NORTH 54°34'34" EAST A DISTANCE OF 2,389.54 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A 720.00 FOOT RADIUS TANGENT CURVE TO THE LEFT;
THENCE ALONG THE ARC OF SAID 720.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 38°43'08" AN ARC DISTANCE OF 486.56 FEET;
THENCE NORTH 15°51'26" EAST, A DISTANCE OF 869.58 FEET TO THE BEGINNING OF A 1,536.00 FOOT RADIUS TANGENT CURVE TO THE LEFT;
THENCE ALONG THE ARC OF SAID 1,536.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE OF 33°43'18" AN ARC DISTANCE OF 904.02 FEET;
THENCE NORTH 49°34'44" EAST, A DISTANCE OF 401.62 FEET TO THE INTERSECTION OF ISSAQUAH-PINE LAKE ROAD AND THE TERMINUS OF THIS CENTERLINE DESCRIPTION;

AND EXCEPT THAT PORTION LYING SOUTHEASTERLY OF THE ARC OF A CIRCLE HAVING A RADIUS OF 25 FEET BEING TANGENT TO A LINE 50 FEET NORTHERLY AND PARALLEL TO SAID CENTERLINE OF ISSAQUAH-FALL CITY ROAD AND TANGENT TO A LINE 42 FEET WESTERLY OF AND PARALLEL TO THE CENTERLINE OF ISSAQUAH-PINE LAKE ROAD;

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., LYING WESTERLY OF THE WESTERLY LINE OF THE ISSAQUAH-FALL CITY ROAD AS CONVEYED TO KING COUNTY BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 2721716 AND 8209200697, AND WESTERLY OF THE WESTERLY LINE OF COUNTY ROAD CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 9803201399;

EXCEPT THAT PORTION THEREOF LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'16" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION 132.85 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTION;
THENCE NORTH 01°36'43" EAST, PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, 96.42 FEET;
THENCE NORTH 88°35'31" EAST TO THE WESTERLY RIGHT OF WAY MARGIN OF SAID ISSAQUAH-FALL CITY ROAD AND THE TERMINUS OF SAID LINE;

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

LEGAL DESCRIPTION (PHASE 3)

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THE WESTERLY LINE OF ISSAQUAH-FALL CITY ROAD AS CONVEYED TO KING COUNTY BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 2721716, 8009230742, AND 8410180377, AND WESTERLY OF THE WEST LINE OF ISSAQUAH-FALL CITY ROAD AS ESTABLISHED BY KING COUNTY SURVEY NUMBER 22-24-6-13 AND BY DEED RECORDED UNDER RECORDING NO. 9809041411, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 88°10'44" WEST ALONG THE SOUTH LINE THEREOF, 194.56 FEET TO THE SOUTHWEST CORNER OF SUMMERHILL VILLAGE (PHASE 1), AS RECORDED IN VOLUME 157 OF CONDOMINIUMS, AT PAGES 62-70, RECORDS OF KING COUNTY, WASHINGTON;
THENCE NORTH 13°51'27" WEST ALONG THE WESTERLY LINE OF SAID SUMMERHILL VILLAGE (PHASE 1), 97.67 FEET TO AN ANGLE POINT IN SAID WESTERLY LINE, AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 71°13'30" EAST ALONG THE WESTERLY LINE OF SAID SUMMERHILL VILLAGE (PHASE 1) 70.00 FEET TO A CORNER COMMON TO SAID SUMMERHILL VILLAGE (PHASE 1) AND SUMMERHILL VILLAGE (PHASE 2), AS RECORDED IN VOLUME 160 OF CONDOMINIUMS AT PAGES 1-8, RECORDS OF KING COUNTY, WASHINGTON;
THENCE NORTHERLY ALONG THE WEST LINE OF SAID SUMMERHILL VILLAGE (PHASE 2) THE FOLLOWING COURSES:
NORTH 14°32'29" EAST, 52.66 FEET;
THENCE NORTH 09°20'52" EAST, 84.70 FEET;
THENCE NORTH 30°26'14" EAST, 171.93 FEET;
THENCE NORTH 07°19'02" EAST, 80.80 FEET;
THENCE NORTH 01°59'24" EAST, 25.15 FEET;
THENCE NORTH 88°42'43" WEST, 95.70 FEET;
THENCE NORTH 01°59'24" EAST, 145.00 FEET TO THE NORTHWEST CORNER OF SAID SUMMERHILL VILLAGE (PHASE 2), SAID POINT ALSO BEING ON THE NORTH LINE OF THE ABOVE REFERENCED SUBDIVISION;
THENCE NORTH 88°00'36" WEST ALONG THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 108.95 FEET;
THENCE SOUTH 01°36'51" WEST, 258.51 FEET;
THENCE SOUTH 42°40'25" WEST, 132.11 FEET;
THENCE SOUTH 01°36'51" EAST, 136.81 FEET;
THENCE SOUTH 88°30'37" EAST, 92.34 FEET;
THENCE SOUTH 13°51'27" EAST, 68.54 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (SUBSEQUENT PHASE PROPERTY)

THAT PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. IN KING COUNTY, WASHINGTON, LYING WESTERLY OF THE WESTERLY LINE OF ISSAQUAH-FALL CITY ROAD AS CONVEYED TO KING COUNTY BY INSTRUMENTS RECORDED UNDER RECORDING NUMBERS 2721716, 8009230742, AND 8410180377, AND WESTERLY OF THE WEST LINE OF ISSAQUAH-FALL CITY ROAD AS ESTABLISHED BY KING COUNTY SURVEY NUMBER 22-24-6-13 AND BY DEED RECORDED UNDER RECORDING NO. 9809041411;

EXCEPT THAT PORTION LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE NORTH 88°10'44" WEST ALONG THE SOUTH LINE THEREOF, 194.56 FEET TO THE SOUTHWEST CORNER OF SUMMERHILL VILLAGE (PHASE 1), AS RECORDED IN VOLUME 157 OF CONDOMINIUMS, AT PAGES 62-70, RECORDS OF KING COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING;
THENCE NORTH 13°51'27" WEST ALONG THE WESTERLY LINE OF SAID SUMMERHILL VILLAGE (PHASE 1), AND SAID LINE EXTENDED NORTHERLY, 166.21 FEET;
THENCE NORTH 88°30'37" WEST, 92.34 FEET;
THENCE NORTH 01°36'51" WEST, 136.81 FEET;
THENCE NORTH 42°40'25" EAST, 132.11 FEET;
THENCE NORTH 01°36'51" EAST, 258.51 FEET TO THE NORTH LINE OF SAID PARCEL AT A POINT THAT IS NORTH 88°00'36" EAST FROM THE NORTHEAST CORNER THEREOF, AND THE TERMINUS OF THIS LINE;
TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., LYING WESTERLY OF THE WESTERLY LINE OF THE ISSAQUAH-FALL CITY ROAD AS CONVEYED TO KING COUNTY BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 2721716 AND 8209200697, AND WESTERLY OF THE WESTERLY LINE OF COUNTY ROAD CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NO. 9803201399;
EXCEPT THAT PORTION THEREOF LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 88°19'16" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION 132.85 FEET TO THE TRUE POINT OF BEGINNING OF THIS EXCEPTION;
THENCE NORTH 01°36'43" EAST, PARALLEL TO THE WEST LINE OF SAID SUBDIVISION, 96.42 FEET;
THENCE NORTH 88°35'31" EAST TO THE WESTERLY RIGHT OF WAY MARGIN OF SAID ISSAQUAH-FALL CITY ROAD AND THE TERMINUS OF SAID LINE;

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 23 DAY OF Feb., 2000, RECORDS OF KING COUNTY, WASHINGTON UNDER RECORDING NO. 20000223001557.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEAL.

MACLEAN SOUTH, 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. Wells
BY: Eric H. Wells
ITS: Authorized Agent

MACLEAN TOWNHOMES, 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. Wells
BY: Eric H. Wells
ITS: Authorized Agent

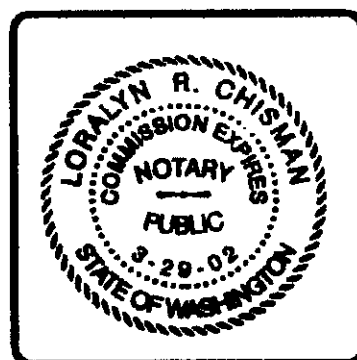
ACKNOWLEDGMENTS

STATE OF WASHINGTON } SS.
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Eric H. Wells IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED AGENT OF BRENTVIEW, INC., THE MANAGING PARTNER OF POLYGON NORTHWEST COMPANY, THE MANAGER OF MACLEAN TOWNHOMES, 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 OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 16th DAY OF February, 2000.

Loralyn R. Chisman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bellevue
PRINTED NAME Loralyn R. Chisman
COMMISSION EXPIRES 8-29-02

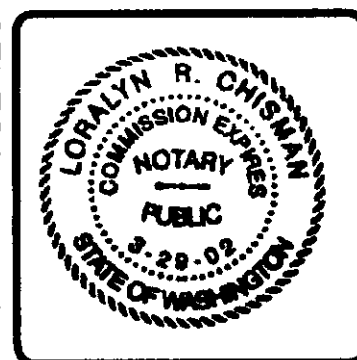


STATE OF WASHINGTON } SS.
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Eric H. Wells IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (S)HE SIGNED THIS INSTRUMENT, ON OATH STATED (S)HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED AGENT OF BRENTVIEW, INC., THE MANAGING PARTNER OF POLYGON NORTHWEST COMPANY, THE MANAGER OF MACLEAN SOUTH, 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 OF SAID LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 16th DAY OF February, 2000.

Loralyn R. Chisman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Bellevue
PRINTED NAME Loralyn R. Chisman
COMMISSION EXPIRES 8-29-02



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THESE PLANS FOR SUMMERHILL VILLAGE PHASE 3, 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 UNITS 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.

Joanne M. Knapp
JOANNE M. KNAPP, PLS 34671

LAND SURVEYOR'S VERIFICATION

STATE OF WASHINGTON } SS.
COUNTY OF KING

JOANNE M. KNAPP, BEING FIRST ON OATH DULY SWORN, STATES THAT SHE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT SHE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

Joanne M. Knapp
JOANNE M. KNAPP, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 34671

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 16th DAY OF Feb, 2000.

Danise Murdock
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Maple Valley
PRINTED NAME Danise Murdock
COMMISSION EXPIRES 4-1-01



APPROVAL

EXAMINED AND APPROVED THIS 23rd DAY OF Feb, 2000.

S. Noble
KING COUNTY ASSESSOR

Clairne Murdock
DEPUTY KING COUNTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MACLEAN SOUTH, L.L.C. THIS 23 DAY OF Feb, 2000 AT 15 MINUTES PAST 3:00 O'CLOCK AND RECORDED IN VOLUME 162 OF CONDOMINIUMS, PAGES 1-9, RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS

Bob Bruce
MANAGER

Walt Washington
SUPERINTENDENT OF RECORDS

RECORDING NUMBER 20000223001557

JOB NO. 5903



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SW1/4, NE1/4 SEC. 22-24N-6E

SHEET 1 OF 9

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