

SUNSET EAST OFFICE CONDOMINIUM

SW 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

FPL PROPERTIES, L.L.C., THE UNDERSIGNED OWNER OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR SUNSET EAST CONDOMINIUM AND DEDICATES THE SAME FOR A CONDOMINIUM, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, ET SEQ., AND NOT FOR ANY PUBLIC PURPOSE. ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS THEREBY CREATED ARE SUBSTANTIALLY COMPLETED. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR SUNSET EAST OFFICE CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20081231000443

320 SUNSET WAY, LLC AND 360 SUNSET WAY, LLC ARE BOTH EXECUTING THIS DECLARATION AS CO-DECLARANTS, PURSUANT TO RCW 64.34.020 (13)(A)

IN WITNESS WHEREOF, DECLARANT AND CO-DECLARANTS HAVE EXECUTED THIS DECLARATION.

FPL PROPERTIES, L.L.C.
A WASHINGTON LIMITED LIABILITY COMPANY

320 SUNSET WAY, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

360 SUNSET WAY, LLC
A WASHINGTON LIMITED LIABILITY COMPANY

BY: [Signature]
[PRINT NAME] Freda Fulk Waddy

BY: [Signature]
[PRINT NAME] JODY MAY

BY: [Signature]
[PRINT NAME] Alvin S. Silverman

ITS: MANAGING MEMBER

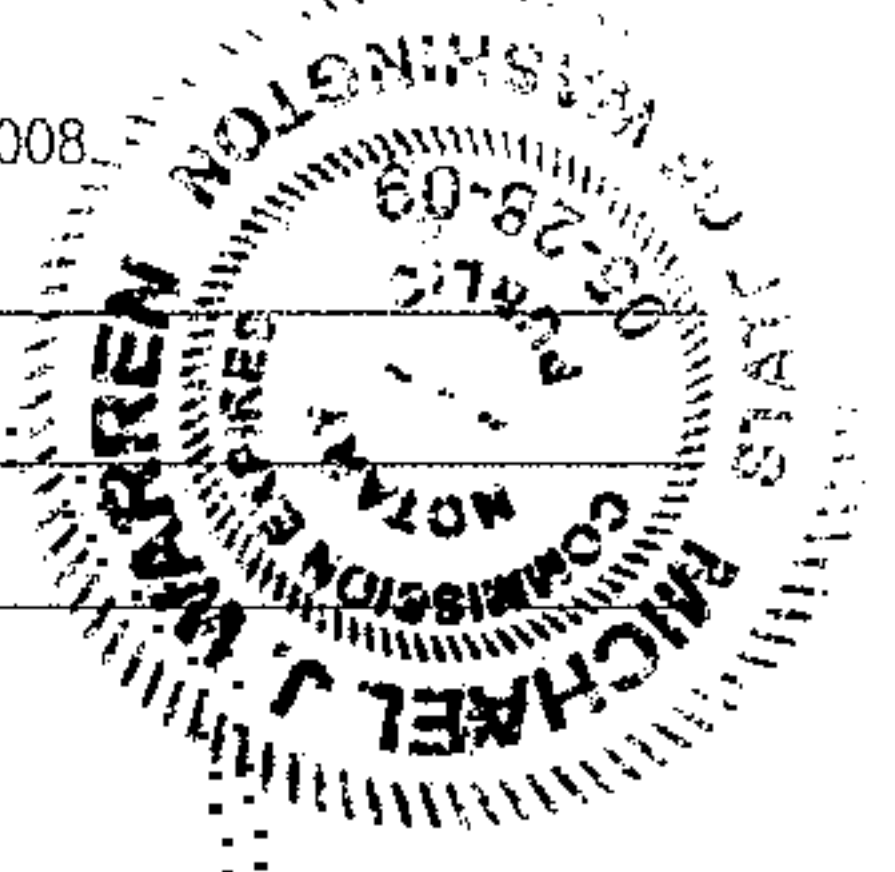
ITS: AUTHORIZED MEMBER

ITS: AUTHORIZED MEMBER

STATE OF WA
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Freda Fulk Waddy IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON BEHALF OF FPL PROPERTIES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

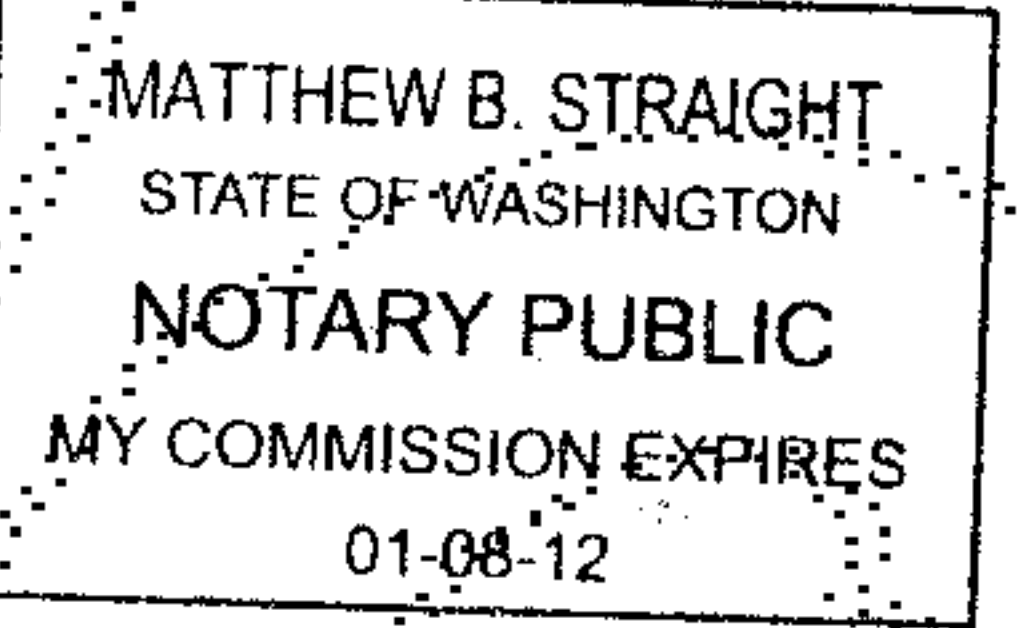
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 12 DAY OF Dec, 2008.
SIGNATURE: [Signature]
NAME (PRINT): Michael J. Adams
MY APPOINTMENT EXPIRES: 8/28/12



STATE OF Washington
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JODY MAY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED AGENT OF 320 SUNSET WAY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

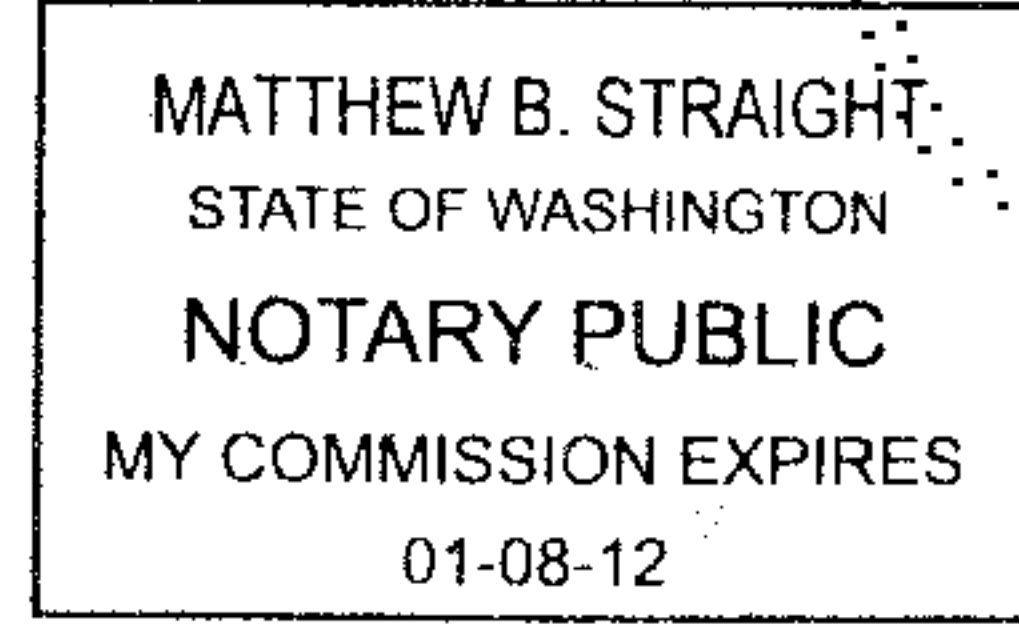
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 11 DAY OF December, 2008.
SIGNATURE: [Signature]
NAME (PRINT): Matthew B. Straight
MY APPOINTMENT EXPIRES: January 8, 2012



STATE OF Washington
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Alvin Silverman IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE AUTHORIZED AGENT OF 360 SUNSET WAY, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 11 DAY OF December, 2008.
SIGNATURE: [Signature]
NAME (PRINT): Matthew B. Straight
MY APPOINTMENT EXPIRES: Jan 8, 2012



LEGAL DESCRIPTION

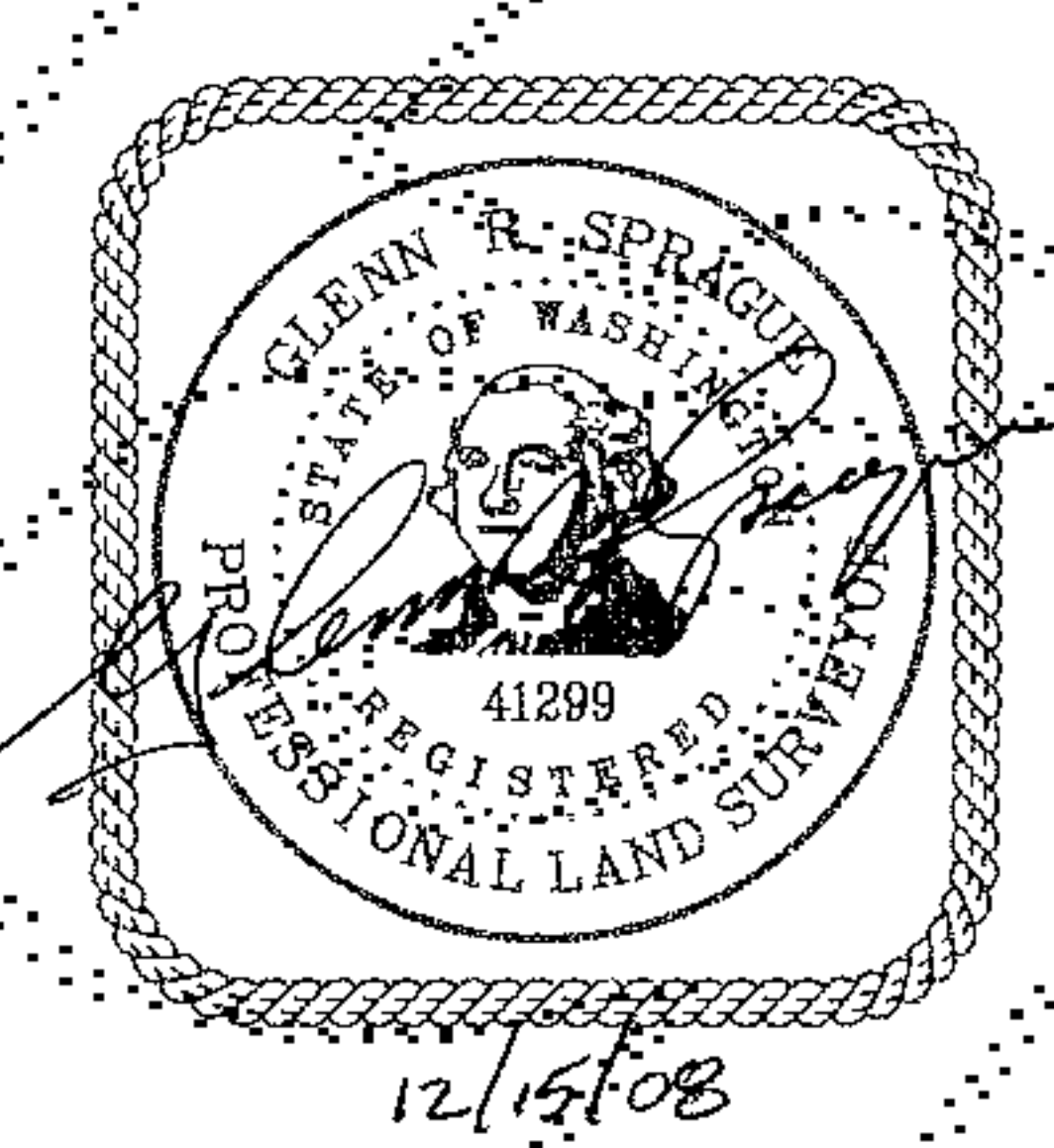
LOTS 20, 21 AND 22, BLOCK 6, MCCLOSKEY'S ADDITION TO ISSAQUAH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS, PAGE(S) 34, IN KING COUNTY, WASHINGTON.

RESTRICTIONS

1. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND OR DISTRIBUTION SYSTEM GRANTED TO PUGET SOUND ENERGY INC., AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 7505280749.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR SUNSET EAST OFFICE CONDOMINIUM IS BASED UPON FIELD SURVEY. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDING AND THE DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH RECORDED PLANS PURSUANT TO RCW 64.34.200(2); THAT ALL INFORMATION REQUIRED BY RCW 64.34.200 IS SHOWN CORRECTLY HEREON, AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.



[Signature]
GLENN R. SPRAGUE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 41299
STATE OF WASHINGTON

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 31ST DAY OF Dec, 2008.
ASSESSOR: [Signature] DEPUTY ASSESSOR: [Signature]

RECORDING CERTIFICATE



20081231000442
CHICAGO TITLE CON: 108.00
PAGE 001 OF 004
12/31/2008 10:33
KING COUNTY, WA

VOLUME 256
PAGES 085 TO 088

[Signature]
SUPERINTENDENT OF RECORDS



14711 N.E. 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax: 425.885.7963

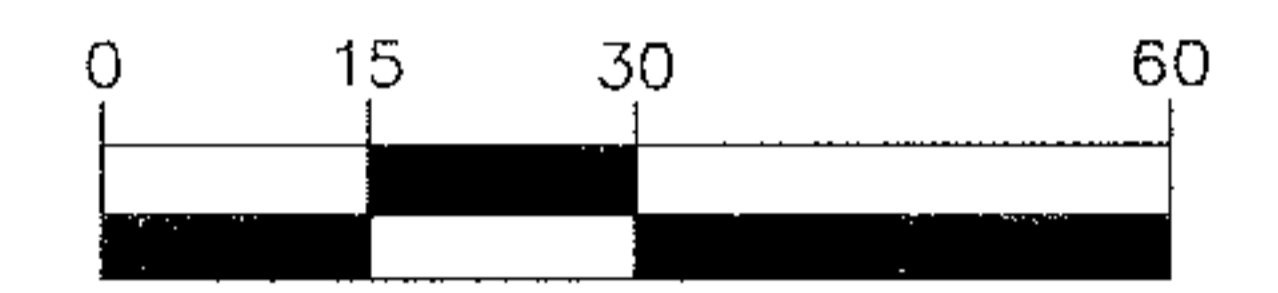
256/084

SUNSET EAST OFFICE CONDOMINIUM

SW 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SCALE: 1" = 30'



LEGEND

- CE COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- PL PLANTER (CE)
- (B) PARKING SPACE (LCE)
- CW CONCRETE WALK

BASIS OF BEARINGS

MONUMENTED CENTERLINE OF N.E. BIRCH STREET, S88°34'30"E PER REFERENCE 1.

DATUM

NAVD 88

BENCHMARK

WASHINGTON COUNCIL OF COUNTY SURVEYORS SURVEY CONTROL DATABASE, POINT ID NO. 5681

KING COUNTY DEPARTMENT OF PUBLIC WORKS BOLT STAMPED "KING COUNTY KC-D-17A 1994" ELEVATION: 99.76

REFERENCES

1. PLAT OF MCCLOSKEY'S ADDITION TO ISSAQUAH, VOL. 21, PAGE 34, RECORDS OF KING COUNTY, WASHINGTON.
2. RECORD OF SURVEY, FOR THE CITY OF ISSAQUAH, VOL. 70, PAGE 234, UNDER RECORDING NO. 9001199016, RECORDS OF KING COUNTY, WASHINGTON.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1256482 DATED FEBRUARY 12, 2008. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE COMMITMENTS. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. PROPERTY AREA = 19,067± SQUARE FEET (0.4377± ACRES).
3. ALL DISTANCES ARE IN FEET.
4. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
5. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS, EXISTING ON NOVEMBER, 2008. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER OF 2008.
6. AREA FOR UNIT 1=3752± SQUARE FEET
AREA FOR UNIT 2=3686± SQUARE FEET
7. LINES SHOWN FOR PARKING STALLS ARE APPROXIMATE AND ARE BASED UPON THE ARCHITECTURAL SITE PLAN. MUST BE BUILT.

FOUND 6/8" PIN IN CONCRETE 1.6' DOWN IN CASE

N.E. BIRCH ST.
BASIS OF BEARING
N88°34'30"W REF. 1
660.54 MEAS.
(660.30 REF. 1)
(660.51 REF. 2)

FOUND TACK IN LEAD IN CONCRETE 1.8' DOWN IN CASE

FOUND TACK IN LEAD IN CONCRETE 1.2' DOWN IN CASE

N.E. ALDER ST.
N88°34'39"W
660.53
(660.30 REF. 1)
(660.50 REF. 2)

FOUND P.K. NAIL WITH 2-2" R.P. P.K. NAILS

3RD AVE N.E.
N00°50'24"E
330.15 MEAS.
(330.11 REF. 2)

5TH AVE N.E.
N00°50'24"E
330.09 MEAS.
(330.07 REF. 1)

FOUND 1 1/2" BRASS CAP MONUMENT IN CONCRETE WITH PUNCH 0.3' DOWN IN CASE "CONCEPT ENG. LS 28101"

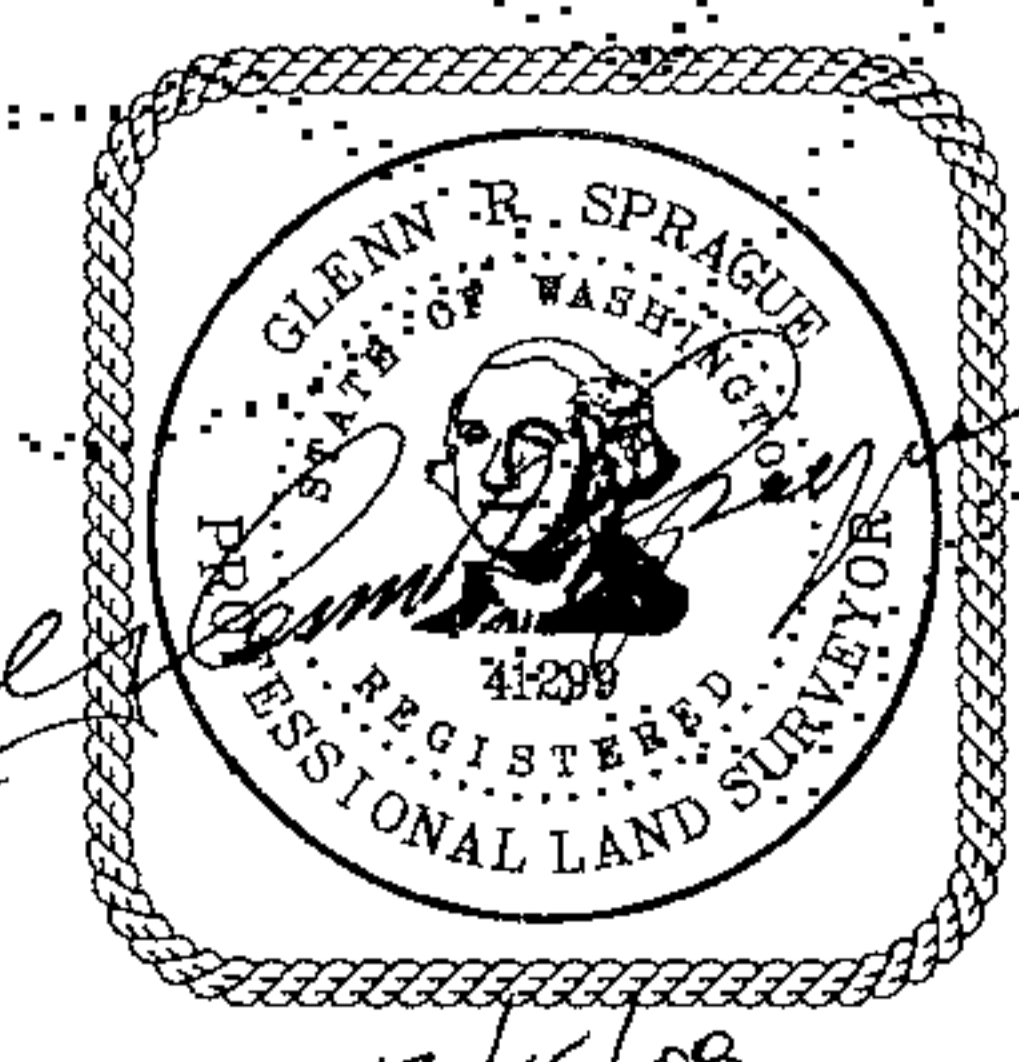
(425.59 REF. 1)
426.05

FOUND P.K. NAIL IN CONCRETE 0.5' DOWN IN CASE 0.2' S. AND 0.1' W. OF CALC. POSITION

FOUND BROKEN BRASS CAP MONUMENT IN 4x4 CONCRETE BASE 1.7' DOWN IN CASE

(660.30 REF. 1)
660.47

20081231000442
CHICAGO TITLE CON 100.00
PROCESSED BY 0164
12/31/2008 10:33
KING COUNTY, WA



CORE DESIGN

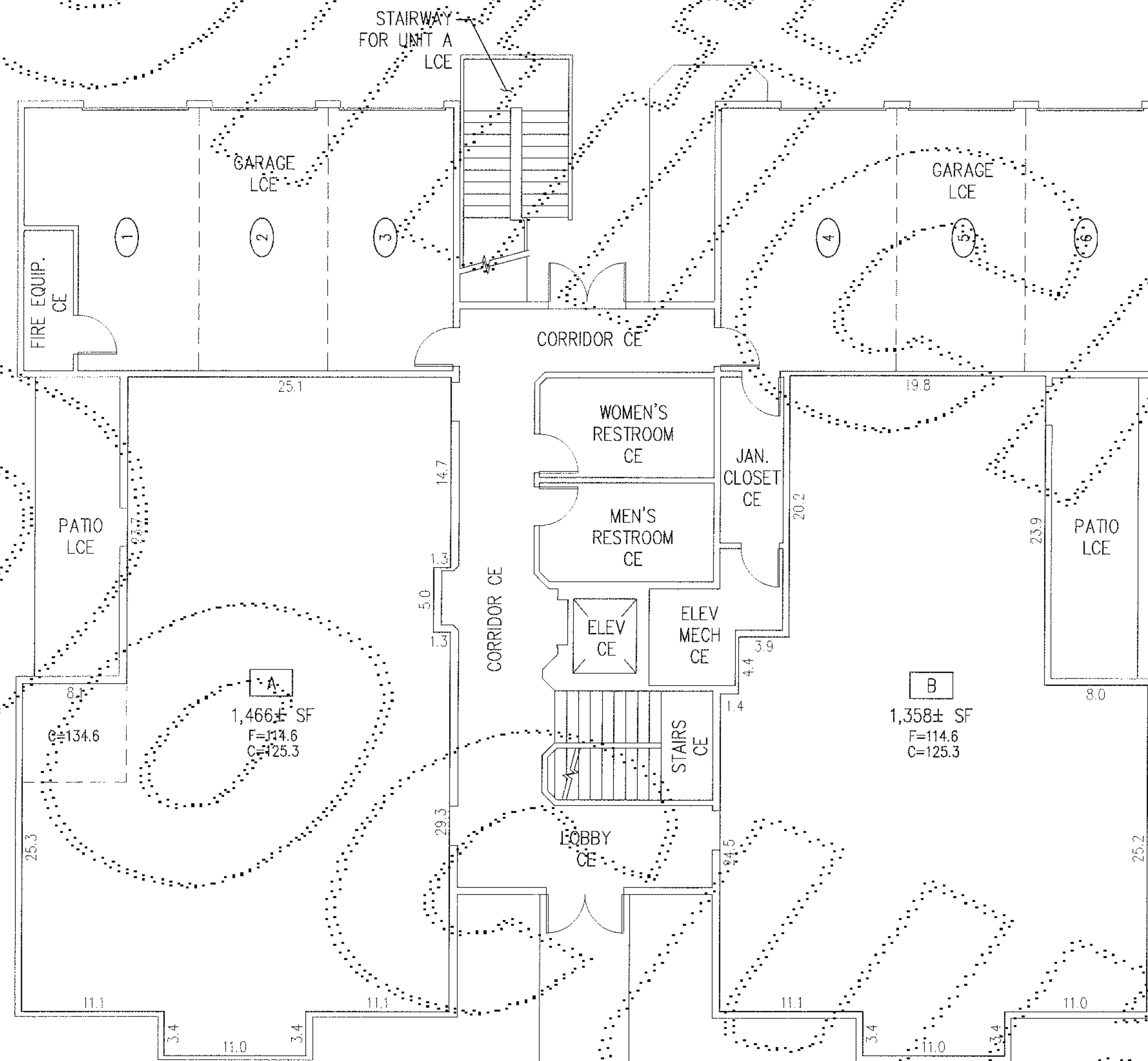
14711 N.E. 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963

JOB NO. 08125

12/15/08

SUNSET EAST OFFICE CONDOMINIUM

SURVEY MAP AND PLANS FOR
SW 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LEVEL 1

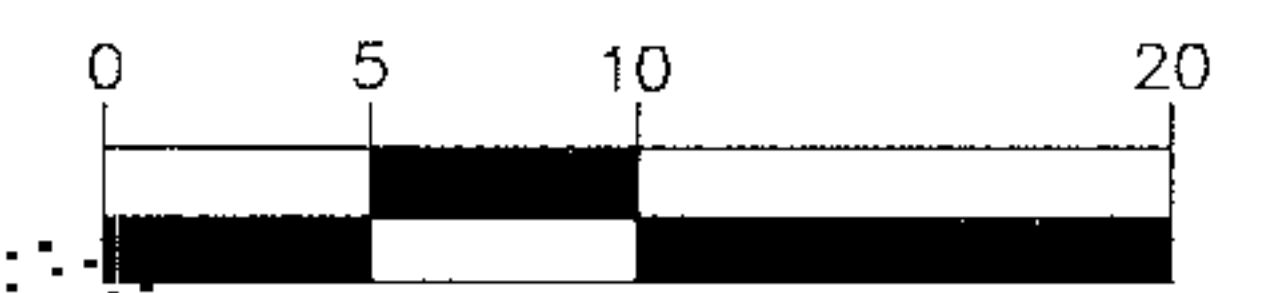
GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE WALL BOARD (EXCLUDING PAINT, WALLPAPER, PANELING OR DECORATIVE FINISHES,) AND ARE SHOWN WITHIN ± 0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE UNFINISHED WOOD CEILING JOIST ABOVE AND ARE SHOWN WITHIN ± 0.30 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE UNFINISHED SUBFLOOR (EXCLUDING CARPET & TILES) AND ARE SHOWN WITHIN ± 0.10 FEET.
4. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

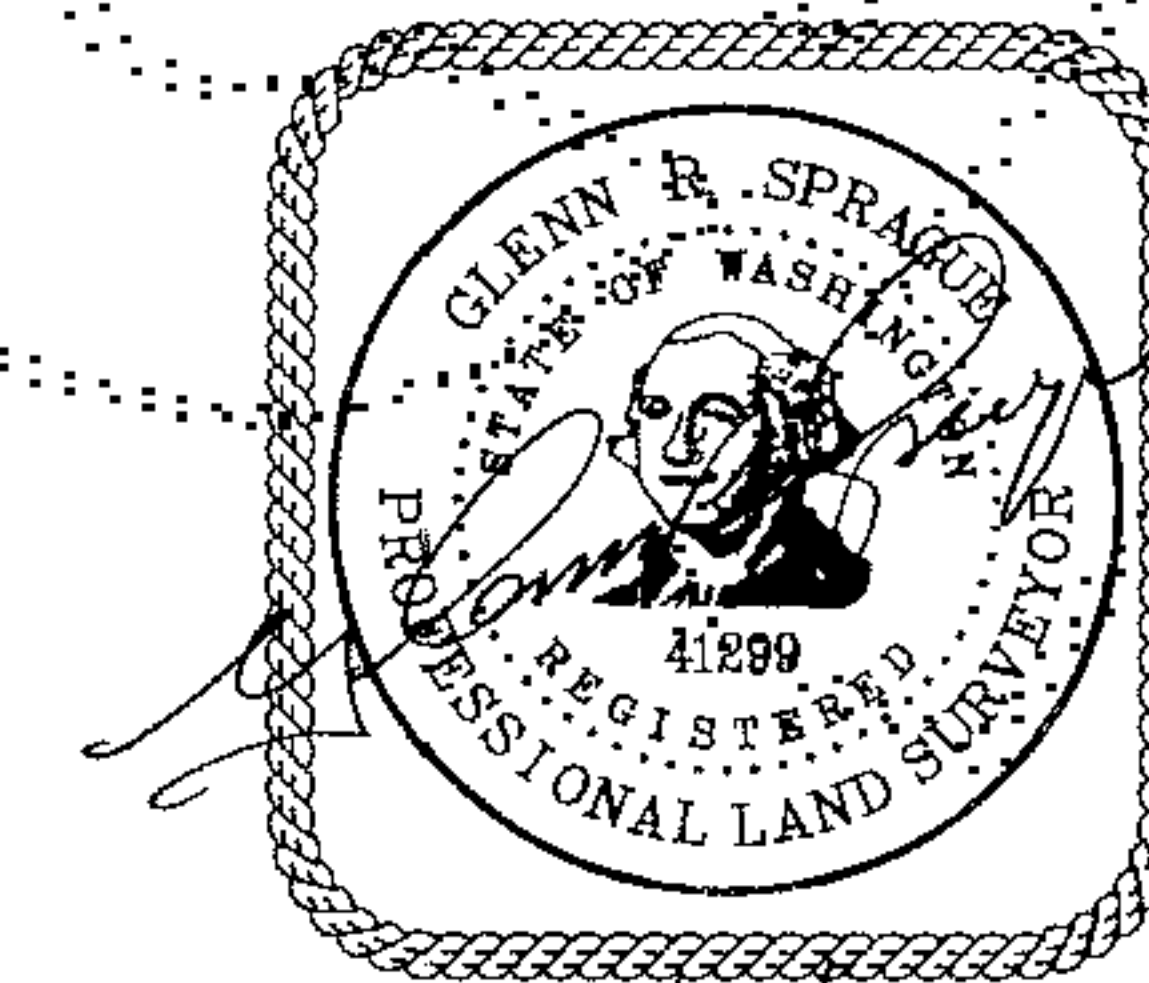
LEGEND

- 1 UNIT DESIGNATION
- CE COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- F= FLOOR ELEVATION
- C= CEILING ELEVATION
- ↖ CEILING SLOPE DIRECTION
- ① PARKING SPACE LCE

SCALE: 1" = 10'



20081231000442
 CHICAGO TITLE COMPANY
 PAGE 03 OF 004
 12/31/2008 10:33
 KING COUNTY, WA



CORE
 DESIGN

14711 N.E. 29th Place, #101
 Bellevue, Washington 98007
 425.885.7877 Fax 425.885.7963

JOB NO. 08125

12/13/08

