20050913001724 209/011

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE I

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON

LEGAL DESCRIPTIONS

TOTAL PROPERTY

REVISED PARCELS 16-2 AND 16-3, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004.

SAID BOUNDARY LINE ADJUSTMENT BEING A SUBDIVISION OF PARCELS 17-A, 17-B, 17-C, AND 17-D AND TRACT E, TALUS DIV. A, A MASTER PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 201 OF PLATS, PAGES 38 THROUGH 50, IN KING COUNTY, WASHINGTON;
AND OF LOT 1 AND TRACT X, CITY OF ISSAQUAH SHORT PLAT NUMBER SP04-001EV, RECORDED UNDER RECORDING NUMBER 20040519900001.

PHASE I

THAT PORTION OF REVISED PARCEL 16-2, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004 LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MOST WESTERLY CORNER OF SAID REVISED PARCEL 16-2;
THENCE SOUTH 28° 13' 37" WEST, ALONG THE SOUTHEASTERLY BOUNDARY THEREOF AND THE NORTHEASTERLY MARGIN OF SHY BEAR WAY, A DISTANCE OF 286.11 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 380.50 FEET;
THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 5.86 FEET, THROUGH A CENTRAL ANGLE OF 00° 52' 57" TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;
THENCE NORTH 62° 16' 12" EAST, A DISTANCE OF 177.39 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID REVISED PARCEL 16-2 AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

SUBSEQUENT PHASE

REVISED PARCEL 16-3 AND THAT PORTION OF REVISED PARCEL 16-2, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004 LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MOST WESTERLY CORNER OF SAID REVISED PARCEL 16-2;
THENCE SOUTH 28° 13' 37" WEST, ALONG THE SOUTHEASTERLY BOUNDARY THEREOF AND THE NORTHEASTERLY MARGIN OF SHY BEAR WAY, A DISTANCE OF 286.11 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 380.50 FEET;
THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 5.86 FEET, THROUGH A CENTRAL ANGLE OF 00° 52' 57" TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;
THENCE NORTH 62° 16' 12" EAST, A DISTANCE OF 177.39 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID REVISED PARCEL 16-2 AND AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

SURVEY NOTES

FULL RELIANCE HAS BEEN PLACED IN CHICAGO TITLE INSURANCE COMPANY REPORT UNDER ORDER NO. 1162754, DATED APRIL 27, 2005 AND SUPPLEMENTAL NO. 1 DATED MAY 23, 2005 AND SUPPLEMENTAL NO. 2 DATED AUGUST 22, 2005 FOR LEGAL DESCRIPTION AND REVELATION OF EASEMENTS, NO FURTHER SEARCH OF THE RECORD HAS BEEN MADE.

(1) THIS PROPERTY IS SUBJECT THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, DOCUMENTED UNDER RECORDING NUMBER 20040526900004. (EASEMENTS SHOWN)

(2) THIS PROPERTY IS SUBJECT THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH SHORT PLAT NUMBER SP04-001EV, DOCUMENTED UNDER RECORDING NUMBER 20040519900001. (EASEMENTS SHOWN)

(3) THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE PLAT OF TALUS DIV. A., A MASTER PLAT, DOCUMENTED IN VOLUME 201 OF PLATS, PAGES 38 THROUGH 50. (EASEMENTS SHOWN)

(4) THIS PROPERTY IS SUBJECT THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH SHORT PLAT NUMBER SP01-001EV, DOCUMENTED UNDER RECORDING NUMBER 20010830900005. (EASEMENTS SHOWN)

SURVEY NOTES (CONTINUED)

(5) THIS PROPERTY IS SUBJECT TO A UTILITY SYSTEM EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF PUGET SOUND ENERGY AS DOCUMENTED UNDER RECORDING NUMBER 20021010001653. (SHOWN)

(6) THIS PROPERTY IS SUBJECT TO A TELECOMMUNICATIONS FACILITIES EASEMENT, AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF QWEST AS DOCUMENTED UNDER RECORDING NUMBER 20021010002642. (SHOWN)

(7) THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UNDERGROUND AND/OR ABOVE-GROUND COMMUNICATIONS, BROADBAND CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES AS DOCUMENTED UNDER RECORDING NUMBER 20030121002116. (SHOWN)

(8) THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, ALTERING, EXPANDING, REMOVING, REPLACING AND USING A SERIES OF STRUCTURAL RETAINING WALLS AND USING WALL COLLECTION AND CONVEYANCE STORM DRAINAGE FACILITIES PORTIONS OF SAID PREMISES IN FAVOR OF OLY/COUGAR GENERAL PARTNERSHIP AND TALUS PARCEL 18 LLC AS DOCUMENTED UNDER RECORDING NUMBER 20040713002154. (SHOWN)

9 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF ONE OR MORE UTILITY SYSTEMS IN FAVOR OF PUGET SOUND ENERGY AS DOCUMENTED UNDER RECORDING NUMBER 20041004000028. (NOT SHOWN - BLANKET EASEMENT)

10 THIS PROPERTY IS SUBJECT TO THE EXCEPTION AND RESERVATIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY AS DOCUMENTED UNDER RECORDING NUMBER 212072 AND AS AMENDED BY RECORDING NUMBER 7703160431. (NOT SHOWN - BLANKET CONDITIONS)

12 THIS PROPERTY IS SUBJECT TO THE DECLARATION OF EASEMENTS, AND COVENANT TO SHARE COSTS FOR TALUS, AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20010913001304 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBER 20031223001555 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBERS 20040416001050. (NOT SHOWN - BLANKET CONDITIONS)

13 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT UNDER RECORDING NUMBER 20010924001305 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBERS 20031223001554, 20040416001051 AND 20050628000474. (NOT SHOWN - BLANKET CONDITIONS)

14 THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN NORTHWEST PROPERTY INVESTORS II, A WASHINGTON LIMITED PARTNERSHIP AND THE CITY OF ISSAQUAH REGARDING PRE-ANNEXATION AGREEMENT FOR COUGAR MOUNTAIN EAST VILLAGE AS DOCUMENTED UNDER RECORDING NUMBER 9606170285. (NOT SHOWN - BLANKET CONDITIONS)

15 THIS PROPERTY IS SUBJECT TO A DEVELOPMENT AGREEMENT, DISCLOSED BY MEMORANDUM THEREOF AND THE TERMS AND CONDITIONS THEREOF BETWEEN COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP AND THE CITY OF ISSAQUAH AS DOCUMENTED UNDER RECORDING NUMBER 20000209001923. (NOT SHOWN - BLANKET CONDITIONS)

16 THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN OLY/INTRACORP GENERAL PARTNERSHIP AND TCI CABLEVISION OF WASHINGTON, INC. REGARDING FACILITIES EASEMENT AGREEMENT AS DOCUMENTED UNDER RECORDING NUMBER 20030121002117. (NOT SHOWN - NOT A PART)

24 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF COMCAST OF WASHINGTON IV, INC. FOR A BROADBAND COMMUNICATIONS SYSTEM AS DOCUMENTED UNDER RECORDING NUMBER 20050502001748. (NOT SHOWN- BLANKET EASEMENT)

(25) THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF CITY OF ISSAQUAH FOR WATERMAIN AND SANITARY SEWER MAIN AS DOCUMENTED UNDER RECORDING NUMBER 20050513001554. (SHOWN)

(26) THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF CITY OF ISSAQUAH FOR WATERMAIN AND SANITARY SEWER MAIN AS DOCUMENTED UNDER RECORDING NUMBER 20050513001555. (SHOWN)

SURVEY NOTES (CONTINUED)

29 THIS PROPERTY IS SUBJECT TO THE DECLARATION OF ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001155. (NOT SHOWN - BLANKET CONDITIONS)

(30) THIS PROPERTY IS SUBJECT TO THE ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001156. (SHOWN)

(31) THIS PROPERTY IS SUBJECT TO THE ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001157. (SHOWN)

(32) THIS PROPERTY IS SUBJECT TO AN EASEMENT, AND THE TERMS AND CONDITIONS THEREOF GRANTED TO THE CITY OF ISSAQUAH AS DOCUMENTED UNDER RECORDING NUMBER 20050808002039. (SHOWN)

THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TOPCON GPS 211D TOTAL STATION CALIBRATED AT AN NGS BASELINE WITHIN THE LAST YEAR.

BENCHMARK USED FOR THE VERTICAL ELEVATIONS IS DESCRIBED AS: 3" X 3" CONCRETE MONUMENT WITH NAIL, SET 1.0' BELOW GRADE, IN A STANDARD WSDOT MONUMENT CASE, SURVEY CONTROL POINT ID NUMBER 1745, POINT NAME 2359, AS PUBLISHED IN WASHINGTON COUNCIL OF COUNTY SURVEYORS - SURVEY CONTROL PROJECT 2001, WITH AN ELEVATION OF 78.920', NAVD'88 VERTICAL DATUM.

THE TOTAL PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 307,253 SQUARE FEET OR APPROXIMATELY 7.0536 ACRES.

THE PHASE I PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 52,890 SQUARE FEET OR APPROXIMATELY 1.2142 ACRES.

THE SUBSEQUENT PHASE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 254,363 SQUARE FEET OR APPROXIMATELY 5.8394 ACRES.

BUILDING LOCATION DIMENSIONS ARE AS MEASURED AT RIGHT ANGLES OR RADIAL FROM THE PROPERTY LINE AT POSITIONS INDICATED.

UNIT DIMENSIONS ARE TO THE INTERIOR FACE OF STUDS ALONG THE PERIMETER WALL AND ARE SHOWN WITHIN ± 0.10 FEET.

DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE.

CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING JOISTS AND ARE SHOWN WITHIN ± 0.10 FEET.

FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE SUB-FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ± 0.10 FEET.

COLUMNS, SILLS AND BEAMS MAY EXTEND INTO PORTIONS OF THE UNITS.

IF AN AREA IS NOT DESIGNATED AS "LCE" IT IS ASSUMED TO BE "CE". (SEE LEGEND)

DECLARATION

I, THE UNDERSIGNED OWNER OF INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, DECLARES THIS SURVEY MAP AND PLANS AND DEDICATE 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.

I FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

DECLARANT HAS AN EASEMENT THROUGH THE COMMON ELEMENTS AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF DISCHARGING DECLARANT'S OBLIGATIONS OR EXERCISING SPECIAL DECLARANT RIGHTS OR DEVELOPMENT RIGHTS, WHETHER ARISING UNDER THE ACT OR RESERVED IN THE DECLARATION.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF, ARE RESTRICTED BY LAW AND THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE I, FILED UNDER KING COUNTY RECORDING NUMBER
20050913001725

DECLARANT:

TALUS PARCEL 16 LLC,
A LIMITED LIABILITY COMPANY

BY: [signature]
PRINT NAME: LISABETH SOLDANO
ITS: VICE PRESIDENT

STATE OF WASHINGTON)
) SS.
COUNTY OF King)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Lisabeth Soldano SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE V.P. OF TALUS PARCEL 16 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.

ANDREA MANOLIDES HAYFORD
STATE OF WASHINGTON
NOTARY — PUBLIC
MY COMMISSION EXPIRES 07-26-06

DATED THIS 9th DAY OF September 2005

Andrea Manolides Hayford
(SIGNATURE OF NOTARY)

Andrea Manolides Hayford
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Seattle
MY APPOINTMENT EXPIRES: 7/26/06

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TALUS PARCEL 16 LLC IN JUNE, 2005.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE I, 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.

Jerrold S. Steadman
JERROLD S. STEADMAN, P.L.S.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 29282
STATE OF WASHINGTON

JERROLD S. STEADMAN
STATE OF WASHINGTON
29282
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JERROLD S. STEADMAN SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF CONDOMINIUM SURVEY COMPANY, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 8th DAY OF September 2005

Michelle A. Marine
(SIGNATURE OF NOTARY)

MICHELLE A. MARINE
COMMISSION EXPIRES
NOTARY
PUBLIC
8-9-06
STATE OF WASHINGTON

MICHELLE A. MARINE
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Auburn
MY APPOINTMENT EXPIRES: 08-09-06

ASSESSOR'S CERTIFICATE

EXAMINED AND APPROVED THIS 13th DAY OF September 2005.

Scott Noble
KING COUNTY ASSESSOR

by Debra Clark
KING COUNTY DEPUTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TALUS PARCEL 16 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THIS 13 DAY OF Sept 2005 AT 48 MINUTES PAST 12 M. AND RECORDED IN VOLUME 209 OF CONDOMINIUMS, PAGES 011 TO 017, RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS

CONDOMINIUM SURVEY COMPANY
Specializing in
CONDOMINIUM SURVEYS ONLY
6564 FIFTH AVENUE SOUTH, SEATTLE, WASHINGTON 98108 (206) 762-3316

CONDOMINIUM SURVEY MAP & PLANS

TALUS DIVISION A, A MASTER PLAT,
VOL. 201, PG. 38-50,
PARCELS 14 & 16.

SE 1/4, SW 1/4, SEC. 29,
TWP. 24 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON

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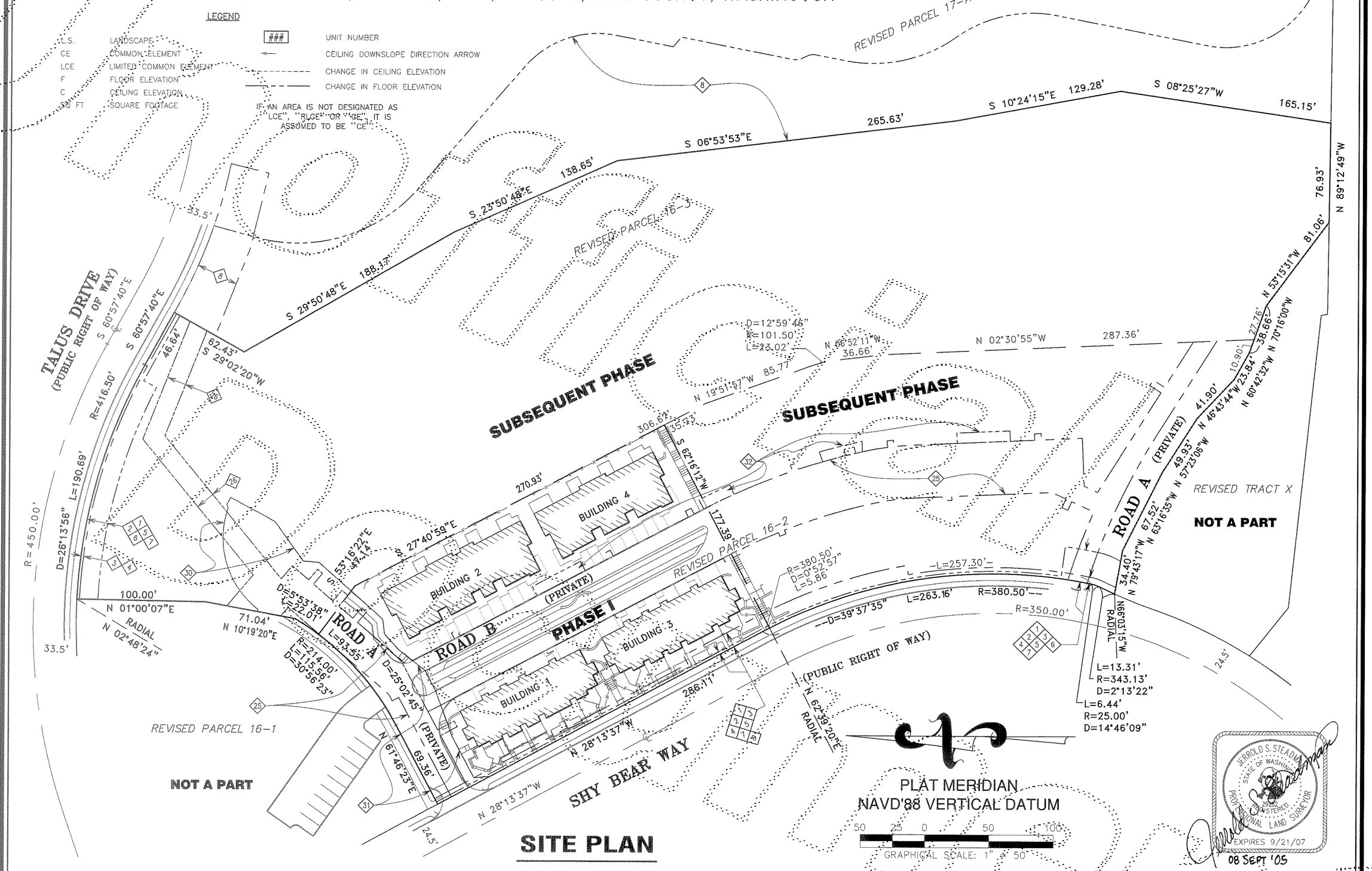
2005-033.00	
DATE:	10 MAY 2005
REVISED:	7 SEPTEMBER 2005
DRAWN BY:	NNG
MAP CHECK:	JSS
FINAL CHECK:	JSS
SHEET 1	OF 7

209/012

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE I

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON



SITE PLAN

CONDOMINIUM SURVEY COMPANY

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CONDOMINIUM SURVEY MAP & PLANS

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SE 1/4, SW 1/4, SEC. 29,
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KING COUNTY, WASHINGTON

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2005-033.00

DATE:	11 MAY 2005
REVISED:	22 AUGUST 2005
DRAWN BY:	NNO
MAP CHECK:	JSS
FINAL CHECK:	JSS
SHEET	2 OF 7

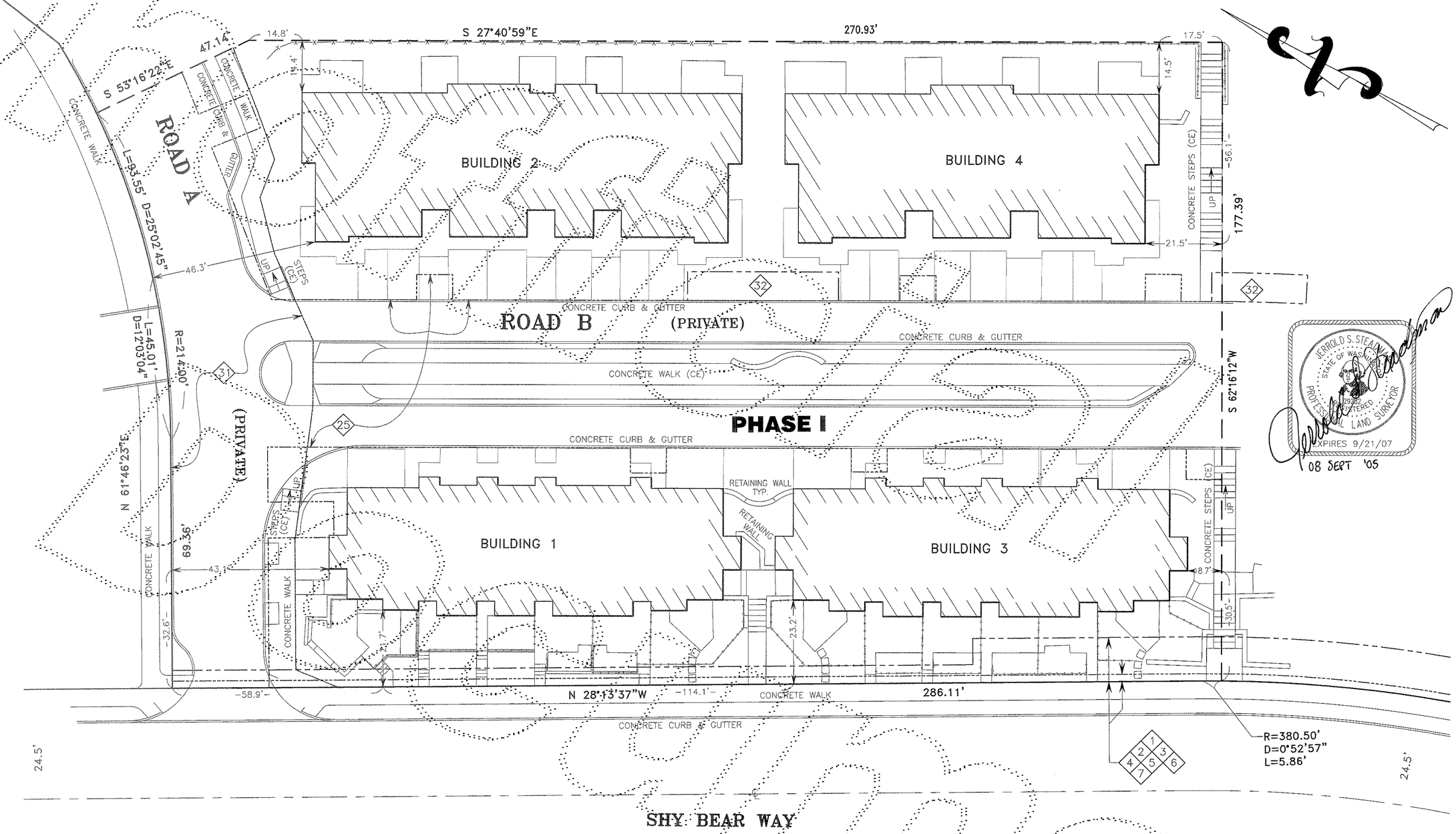
209/013

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE I

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

20 10 0 20 40
GRAPHICAL SCALE: 1" = 20'



JERROLD S. STEADMAN
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07
08 SEPT '05

PHASE I DETAIL

CONDOMINIUM SURVEY COMPANY

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CONDOMINIUM SURVEY MAP & PLANS

TALUS DIVISION A; A MASTER PLAT, VOL. 201, PG. 38-50, PARCELS 14 & 16

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E., W.M. KING COUNTY, WASHINGTON

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2005-033.00

DATE: 10 MAY 2005
REVISED: 7 SEPTEMBER 2005
DRAWN BY: NNO
MAP CHECK: JSS
FINAL CHECK: JSS

SHEET 3 OF 7

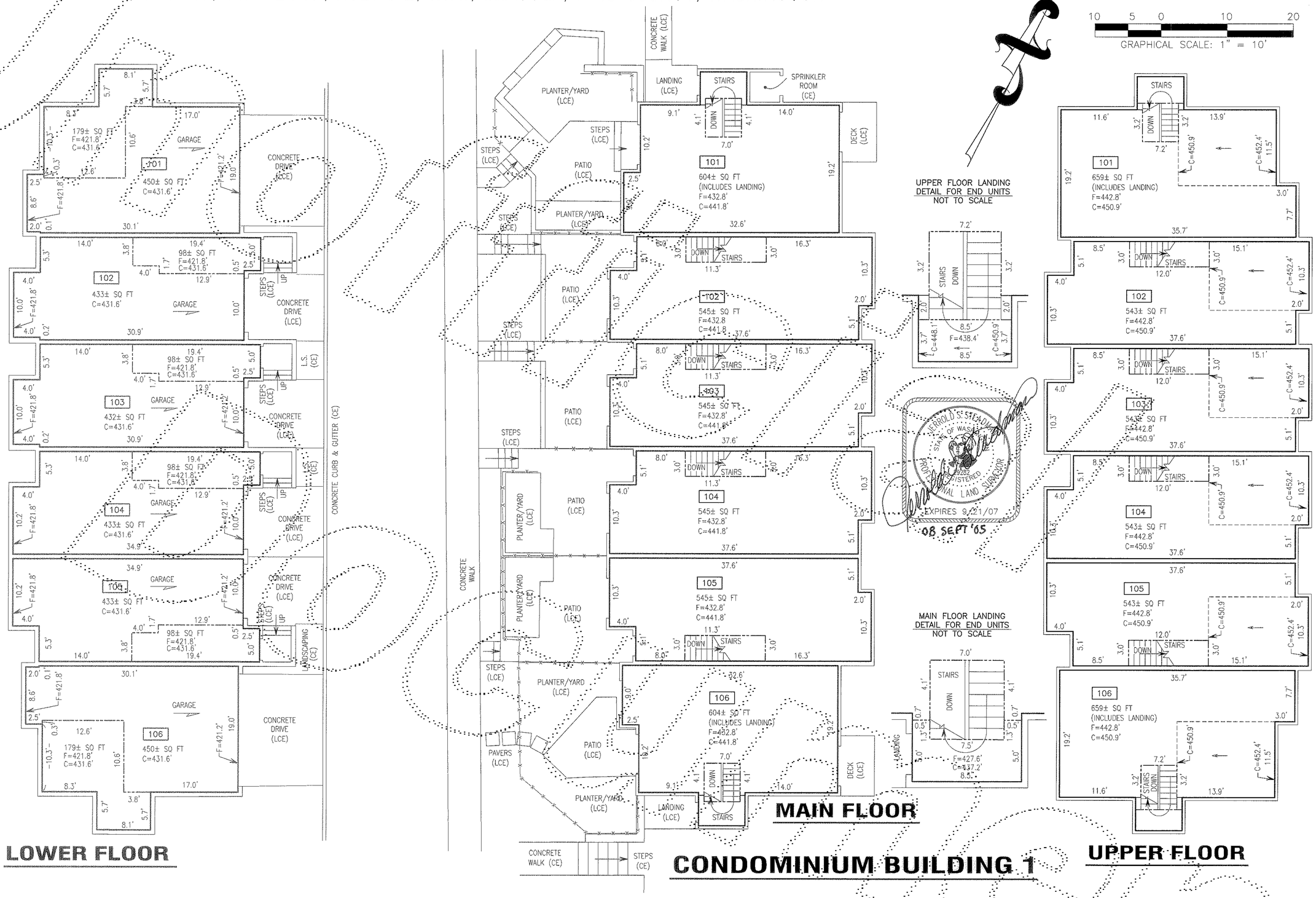
209/014

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE I

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

10 5 0 10 20
GRAPHICAL SCALE: 1" = 10'



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CONDOMINIUM SURVEY MAP & PLANS

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SE 1/4, SW 1/4, SEC. 29,
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KING COUNTY, WASHINGTON

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2005-033.00

DATE: 10 MAY 2005
REVISED: 7 SEPTEMBER 2005
DRAWN BY: NNO
MAP CHECK: JSS
FINAL CHECK: JSS
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209/015

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE I

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

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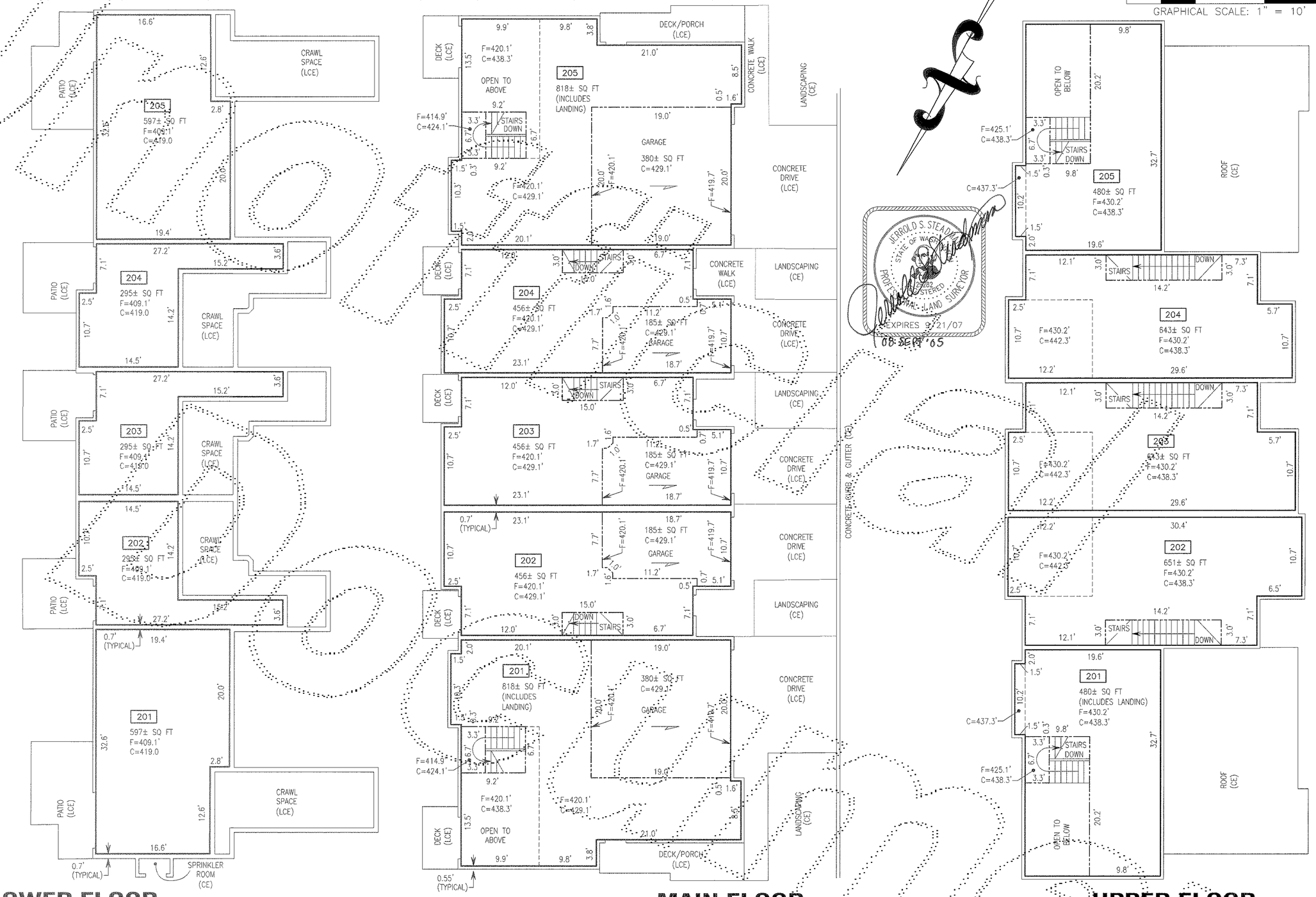
GRAPHICAL SCALE: 1" = 10'



CONDOMINIUM BUILDING 2

JERROLD S. STEADMAN
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
STERED
EXPIRES 9/21/07
08 SEP '05

CONDOMINIUM SURVEY COMPANY

Specializing in
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6564 FIFTH AVENUE SOUTH, SEATTLE, WASHINGTON 98108 (206) 762-3316

CONDOMINIUM SURVEY MAP & PLANS

TALUS DIVISION A: A MASTER PLAT
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PARCELS 14 & 16

SE 1/4, SW 1/4, SEC. 29,
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2005-033.00

DATE: 10 MAY 2005
REVISED: 7 SEPTEMBER 2005
DRAWN BY: NNO
MAP CHECK: JSS
FINAL CHECK: JSS
SHEET 5 OF 7

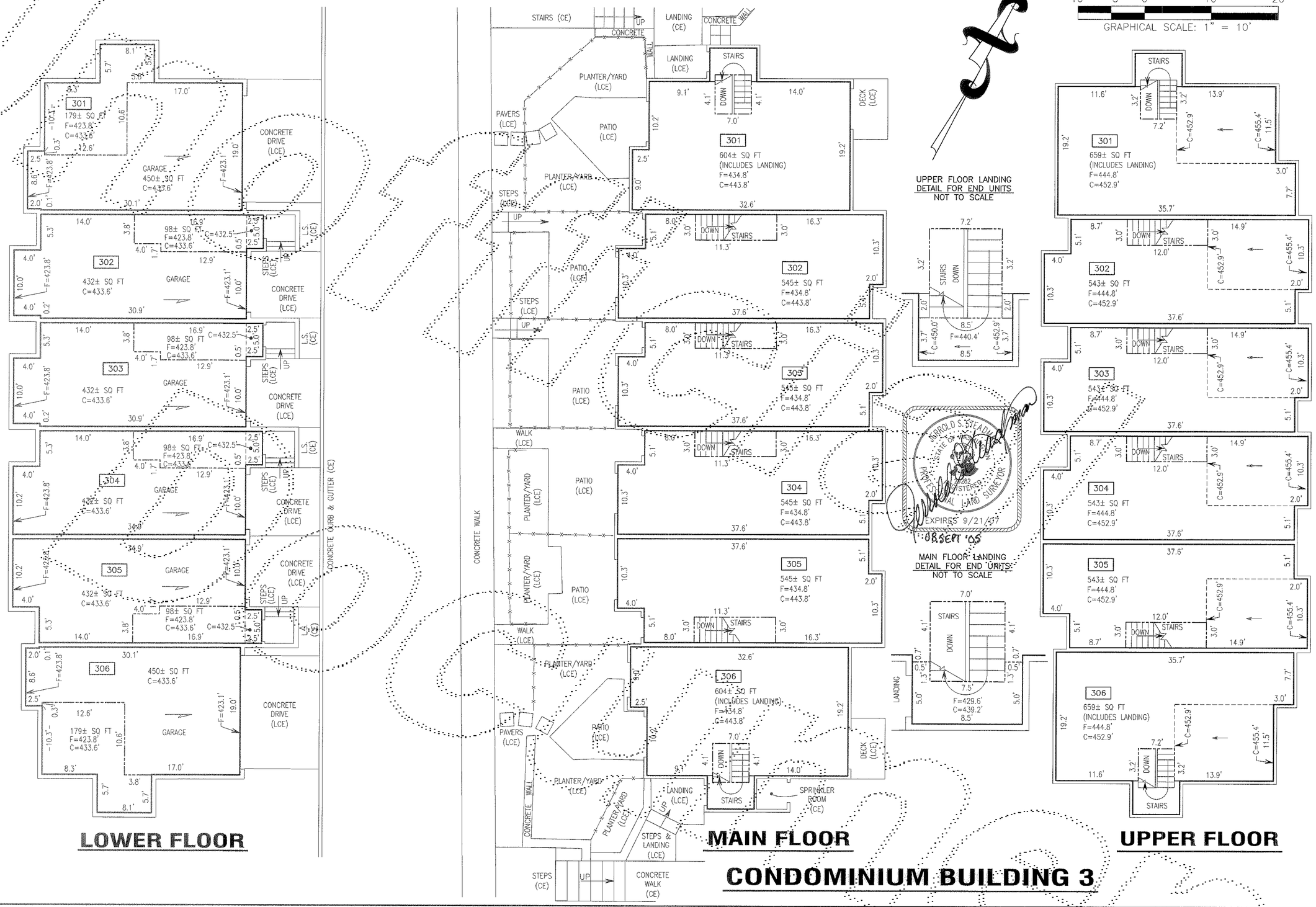
209/016

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE I

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

10 5 0 10 20
GRAPHICAL SCALE: 1" = 10'



CONDOMINIUM SURVEY COMPANY

Specializing in
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6564 FIFTH AVENUE SOUTH, SEATTLE, WASHINGTON 98108 (206) 762-3316

CONDOMINIUM SURVEY MAP & PLANS

TALUS DIVISION A, A MASTER PLAT, VOL. 201, PG. 38-50, PARCELS 14 & 16

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E., W.M. KING COUNTY, WASHINGTON

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2005-033.00

DATE: 10 MAY 2005
REVISED: 7 SEPTEMBER 2005
DRAWN BY: NNO
MAP CHECK: JSS
FINAL CHECK: JSS

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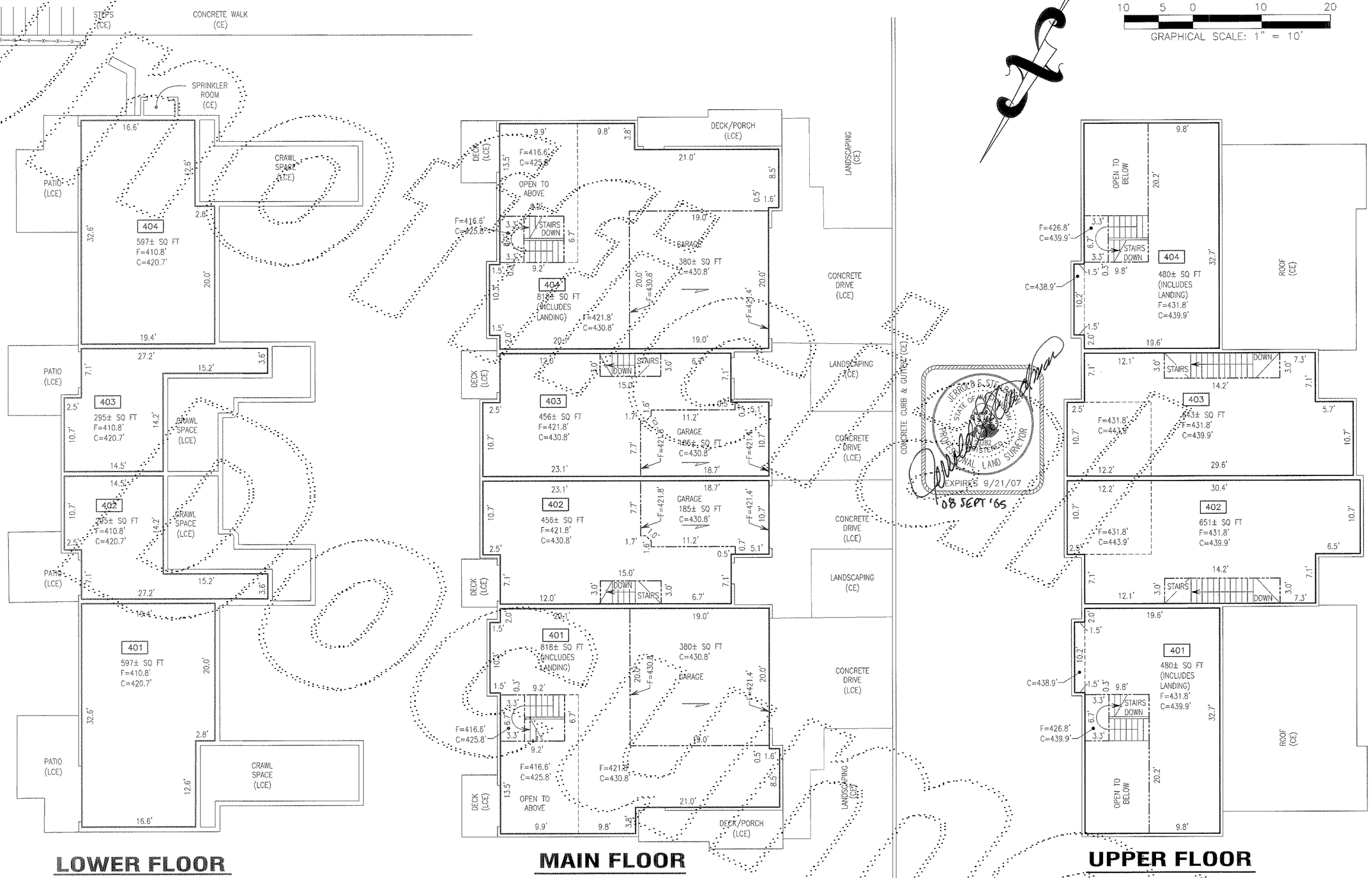
209/017

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE I

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

10 5 0 10 20
GRAPHICAL SCALE: 1" = 10'



LOWER FLOOR

MAIN FLOOR

UPPER FLOOR

CONDOMINIUM BUILDING 4

JERROLD B. STEVENS
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07
08 SEPT '05

CONDOMINIUM SURVEY COMPANY

Specializing in

CONDOMINIUM SURVEYS ONLY

6564 FIFTH AVENUE SOUTH, SEATTLE, WASHINGTON 98108 (206) 762-3316

CONDOMINIUM SURVEY MAP & PLANS

TALUS DIVISION A, A MASTER PLAT, VOL. 201, PG. 38-50, PARCELS 14 & 16

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E., W.M. KING COUNTY, WASHINGTON

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DATE:	10 MAY 2005
REVISED:	7 SEPTEMBER 2005
DRAWN BY:	NNO
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20060124002120 213/050

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE II

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON

LEGAL DESCRIPTIONS

TOTAL PROPERTY

REVISED PARCELS 16-2 AND 16-3, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, IN KING COUNTY, WASHINGTON.

PHASE II

THAT PORTION OF REVISED PARCEL 16-2, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004 LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID REVISED PARCEL 16-2;
THENCE SOUTH 28° 13' 37" WEST, ALONG THE SOUTHWESTERLY BOUNDARY THEREOF AND THE NORTHWESTERLY MARGIN OF SHY BEAR WAY, A DISTANCE OF 286.11 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 380.50 FEET;
THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 5.86 FEET, THROUGH A CENTRAL ANGLE OF 00° 52' 57" TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;
THENCE NORTH 62° 16' 12" EAST, A DISTANCE OF 177.39 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID REVISED PARCEL 16-2 AND AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

SUBSEQUENT PHASE

REVISED PARCEL 16-3, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, IN KING COUNTY, WASHINGTON.

SURVEY NOTES

FULL RELIANCE HAS BEEN PLACED IN CHICAGO TITLE INSURANCE COMPANY REPORT UNDER ORDER NO. 1162754, DATED APRIL 27, 2005 AND SUPPLEMENTAL NO. 1 DATED MAY 23, 2005 AND SUPPLEMENTAL NO. 2 DATED AUGUST 22, 2005 AND SUPPLEMENTAL NO. 3 DATED JANUARY 19, 2006 FOR LEGAL DESCRIPTION AND REVELATION OF EASEMENTS, NO FURTHER SEARCH OF THE RECORD HAS BEEN MADE.

1 THIS PROPERTY IS SUBJECT THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, DOCUMENTED UNDER RECORDING NUMBER 20040526900004. (EASEMENTS SHOWN)

2 THIS PROPERTY IS SUBJECT THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH SHORT PLAT NUMBER SP01-001EV, DOCUMENTED UNDER RECORDING NUMBER 20040519900001. (EASEMENTS SHOWN)

3 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE PLAT OF TALUS DIV. A., A MASTER PLAT, DOCUMENTED IN VOLUME 201 OF PLATS, PAGES 38 THROUGH 50. (EASEMENTS SHOWN)

4 THIS PROPERTY IS SUBJECT THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH SHORT PLAT NUMBER SP01-001EV, DOCUMENTED UNDER RECORDING NUMBER 20010830900005. (EASEMENTS SHOWN)

SURVEY NOTES (CONTINUED)

5 THIS PROPERTY IS SUBJECT TO A UTILITY SYSTEM EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF PUGET SOUND ENERGY AS DOCUMENTED UNDER RECORDING NUMBER 20021010001653. (SHOWN)

6 THIS PROPERTY IS SUBJECT TO A TELECOMMUNICATIONS FACILITIES EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF QWEST AS DOCUMENTED UNDER RECORDING NUMBER 20021010002642. (SHOWN)

7 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UNDERGROUND AND/OR ABOVE-GROUND COMMUNICATIONS, BROADBAND CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES AS DOCUMENTED UNDER RECORDING NUMBER 20030121002116. (SHOWN)

8 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, ALTERING, EXPANDING, REMOVING, REPLACING AND USING A SERIES OF STRUCTURAL RETAINING WALLS AND USING WALL COLLECTION AND CONVEYANCE STORM DRAINAGE FACILITIES PORTIONS OF SAID PREMISES IN FAVOR OF OLY/COUGAR GENERAL PARTNERSHIP AND TALUS PARCEL 16 LLC AS DOCUMENTED UNDER RECORDING NUMBER 20040713002154. (SHOWN)

9 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF ONE OR MORE UTILITY SYSTEMS IN FAVOR OF PUGET SOUND ENERGY AS DOCUMENTED UNDER RECORDING NUMBER 20041004000028. (NOT SHOWN - BLANKET EASEMENT)

10 THIS PROPERTY IS SUBJECT TO THE EXCEPTION AND RESERVATIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY AS DOCUMENTED UNDER RECORDING NUMBER 212072 AND AS AMENDED BY RECORDING NUMBER 7703160431. (NOT SHOWN - BLANKET CONDITIONS)

12 THIS PROPERTY IS SUBJECT TO THE DECLARATION OF EASEMENTS, AND COVENANT TO SHARE COSTS FOR TALUS, AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20010913001304 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBER 20031223001555 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBERS 20040416001050. (NOT SHOWN - BLANKET CONDITIONS)

13 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT UNDER RECORDING NUMBER 20010924001305 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBERS 20031223001554, 20040416001051 AND 20050628000474. (NOT SHOWN - BLANKET CONDITIONS).

14 THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN NORTHWEST PROPERTY INVESTORS II, A WASHINGTON LIMITED PARTNERSHIP AND THE CITY OF ISSAQUAH REGARDING PRE-ANNEXATION AGREEMENT FOR COUGAR MOUNTAIN EAST VILLAGE AS DOCUMENTED UNDER RECORDING NUMBER 9606170285. (NOT SHOWN - BLANKET CONDITIONS).

15 THIS PROPERTY IS SUBJECT TO A DEVELOPMENT AGREEMENT, DISCLOSED BY MEMORANDUM THEREOF AND THE TERMS AND CONDITIONS THEREOF BETWEEN COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP AND THE CITY OF ISSAQUAH AS DOCUMENTED UNDER RECORDING NUMBER 20000209001923. (NOT SHOWN - BLANKET CONDITIONS)

16 THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN OLY/INTRACORP GENERAL PARTNERSHIP AND TCI CABLEVISION OF WASHINGTON, INC. REGARDING FACILITIES EASEMENT AGREEMENT AS DOCUMENTED UNDER RECORDING NUMBER 20030121002117. (NOT SHOWN - NOT A PART)

24 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF COMCAST OF WASHINGTON IV, INC. FOR A BROADBAND COMMUNICATIONS SYSTEM AS DOCUMENTED UNDER RECORDING NUMBER 20050502001748. (NOT SHOWN- BLANKET EASEMENT)

25 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF CITY OF ISSAQUAH FOR WATERMAIN AND SANITARY SEWER MAIN AS DOCUMENTED UNDER RECORDING NUMBER 20050513001554. (SHOWN)

26 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF CITY OF ISSAQUAH FOR WATERMAIN AND SANITARY SEWER MAIN AS DOCUMENTED UNDER RECORDING NUMBER 20050513001555. (SHOWN)

SURVEY NOTES (CONTINUED)

29 THIS PROPERTY IS SUBJECT TO THE DECLARATION OF ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001155. (NOT SHOWN - BLANKET CONDITIONS)

30 THIS PROPERTY IS SUBJECT TO THE ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001156. (SHOWN)

31 THIS PROPERTY IS SUBJECT TO THE ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001157. (SHOWN)

32 THIS PROPERTY IS SUBJECT TO AN EASEMENT, AND THE TERMS AND CONDITIONS THEREOF GRANTED TO THE CITY OF ISSAQUAH AS DOCUMENTED UNDER RECORDING NUMBER 20050808002039. (SHOWN)

THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THE SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TOPCON GTS-211D TOTAL STATION CALIBRATED AT AN NGS BASELINE WITHIN THE LAST YEAR.

BENCHMARK USED FOR THE VERTICAL ELEVATIONS IS DESCRIBED AS: 3" X 3" CONCRETE MONUMENT WITH NAIL, SET 1.0' BELOW GRADE, IN A STANDARD WSDOT MONUMENT CASE, SURVEY CONTROL POINT ID NUMBER 1945, POINT NAME 2359, AS PUBLISHED IN WASHINGTON COUNCIL OF COUNTY SURVEYORS - SURVEY CONTROL PROJECT 2001, WITH AN ELEVATION OF 78.920', NAVD 88 VERTICAL DATUM.

THE TOTAL PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 307,253 SQUARE FEET OR APPROXIMATELY 7.0536 ACRES.

THE PHASE II PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 65193 SQUARE FEET OR APPROXIMATELY 1.4966 ACRES.

THE SUBSEQUENT PHASE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 189170 SQUARE FEET OR APPROXIMATELY 4.3428 ACRES.

BUILDING LOCATION DIMENSIONS ARE AS MEASURED AT RIGHT ANGLES OR RADIAL FROM THE PROPERTY LINE AT POSITIONS INDICATED.

UNIT DIMENSIONS ARE TO THE INTERIOR FACE OF STUDS ALONG THE PERIMETER WALL AND ARE SHOWN WITHIN ± 0.10 FEET.

DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE.

CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING JOISTS AND ARE SHOWN WITHIN ± 0.10 FEET.

FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE SUB-FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ± 0.10 FEET.

COLUMNS, SILLS AND BEAMS MAY EXTEND INTO PORTIONS OF THE UNITS.

IF AN AREA IS NOT DESIGNATED AS "LCE" IT IS ASSUMED TO BE "CE". (SEE LEGEND)

DECLARATION

I, THE UNDERSIGNED OWNER OF INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, DECLARES THIS SURVEY MAP AND PLANS AND DEDICATE 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.

I FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

DECLARANT HAS AN EASEMENT THROUGH THE COMMON ELEMENTS AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF DISCHARGING DECLARANT'S OBLIGATIONS OR EXERCISING SPECIAL DECLARANT RIGHTS OR DEVELOPMENT RIGHTS, WHETHER ARISING UNDER THE ACT OR RESERVED IN THE DECLARATION.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF, ARE RESTRICTED BY LAW AND THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE I, FILED UNDER KING COUNTY RECORDING NUMBER 20050913001725 AND AS AMENDED BY THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE II, FILED UNDER KING COUNTY RECORDING NUMBER 20060124002121

DECLARANT:

TALUS PARCEL 16 LLC,
A LIMITED LIABILITY COMPANY

BY Wendy S. Macomber
PRINT NAME: Wendy S. Macomber
ITS: Authorized Agent

STATE OF WASHINGTON)
) SS.
COUNTY OF King)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Wendy Macomber SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE auth. agent OF TALUS PARCEL 16 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.

DATED THIS 20th DAY OF January, 2006

Andrea Manolides Hayford
(SIGNATURE OF NOTARY)

Andrea Manolides Hayford
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle
MY APPOINTMENT EXPIRES: 7/26/06

ANDREA MANOLIDES HAYFORD
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 07-26-06

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TALUS PARCEL 16 LLC IN JUNE, 2005.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE II, 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.

Jerrold S. Steadman
JERROLD S. STEADMAN, P.L.S.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 29282
STATE OF WASHINGTON

JERROLD S. STEADMAN
STATE OF WASHINGTON
29282
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JERROLD S. STEADMAN SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF CONDOMINIUM SURVEY COMPANY, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 19th DAY OF January, 2006

Michelle A. Marine
(SIGNATURE OF NOTARY)

MICHELLE A. MARINE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT SEATAC
MY APPOINTMENT EXPIRES: 08-09-06

MICHELLE A. MARINE
COMMISSION EXPIRES
NOTARY
PUBLIC
8-9-06
STATE OF WASHINGTON

ASSESSOR'S CERTIFICATE

EXAMINED AND APPROVED THIS 24TH DAY OF JANUARY, 2006

Scott Noble
KING COUNTY ASSESSOR

Loren Henderson
KING COUNTY DEPUTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TALUS PARCEL 16 LLC, A WASHINGTON LIMITED LIABILITY COMPANY. THIS 24 DAY OF JAN. 2006 AT 46 MINUTES PAST 2 P.M. AND RECORDED IN VOLUME 213 OF CONDOMINIUMS, PAGES 50 TO 57 RECORDS OF KING COUNTY, WASHINGTON.

N/A
MANAGER

Rancy McKinnon Lee
SUPERINTENDENT OF RECORDS

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CONDOMINIUM SURVEY MAP & PLANS

TALUS DIVISION A, A MASTER PLAT
VOL. 201, PG. 38-50;
PARCELS 14 & 16

SE 1/4, SW 1/4, SEC. 29,
TWP. 24 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON

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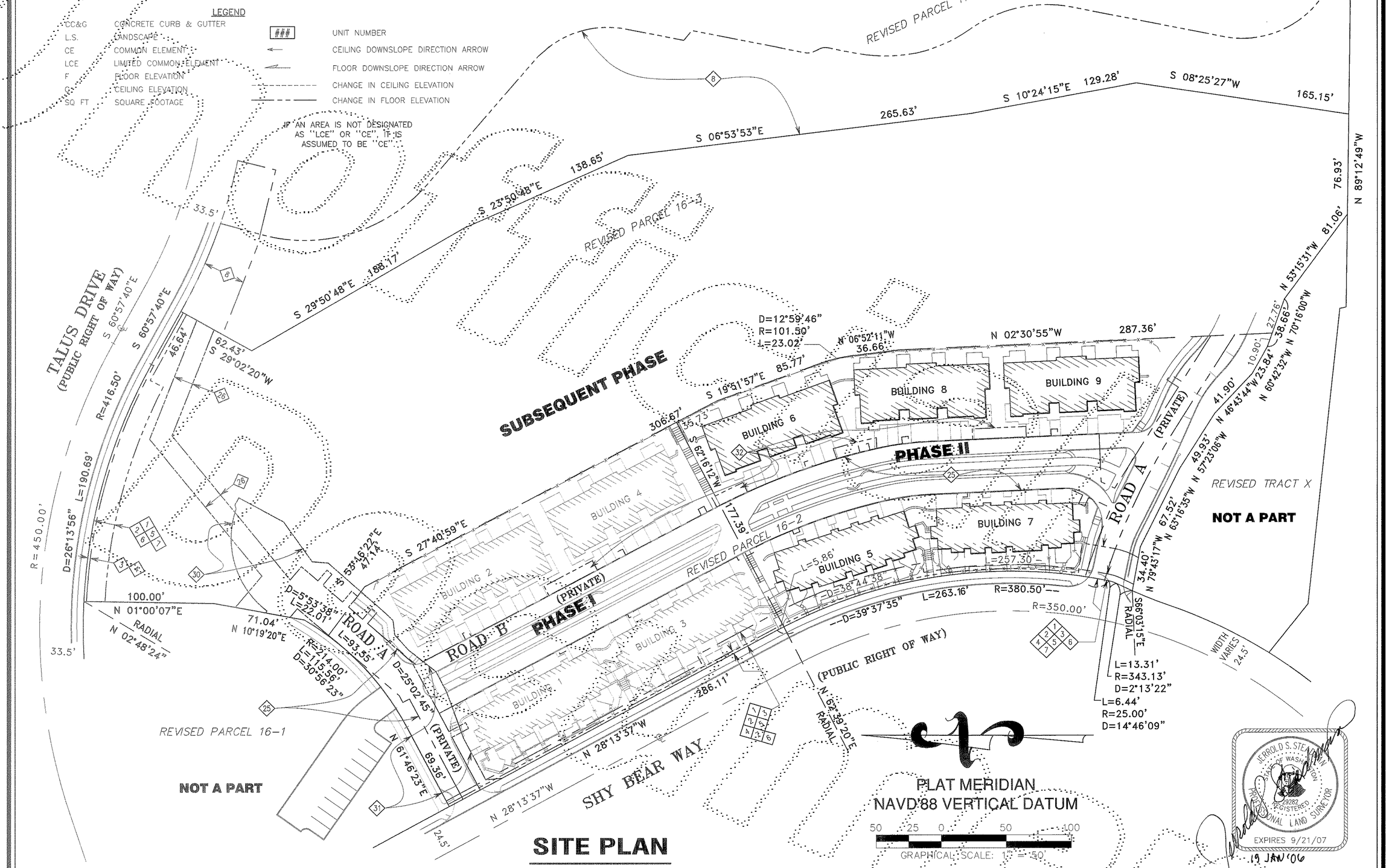
213/051

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE II

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON



SITE PLAN

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CONDOMINIUM SURVEY MAP & PLANS

TALUS DIVISION A, A MASTER PLAT, VOL. 201, PG. 38-50, PARCELS 14 & 16

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E., W.M. KING COUNTY, WASHINGTON

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213/052

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE II

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

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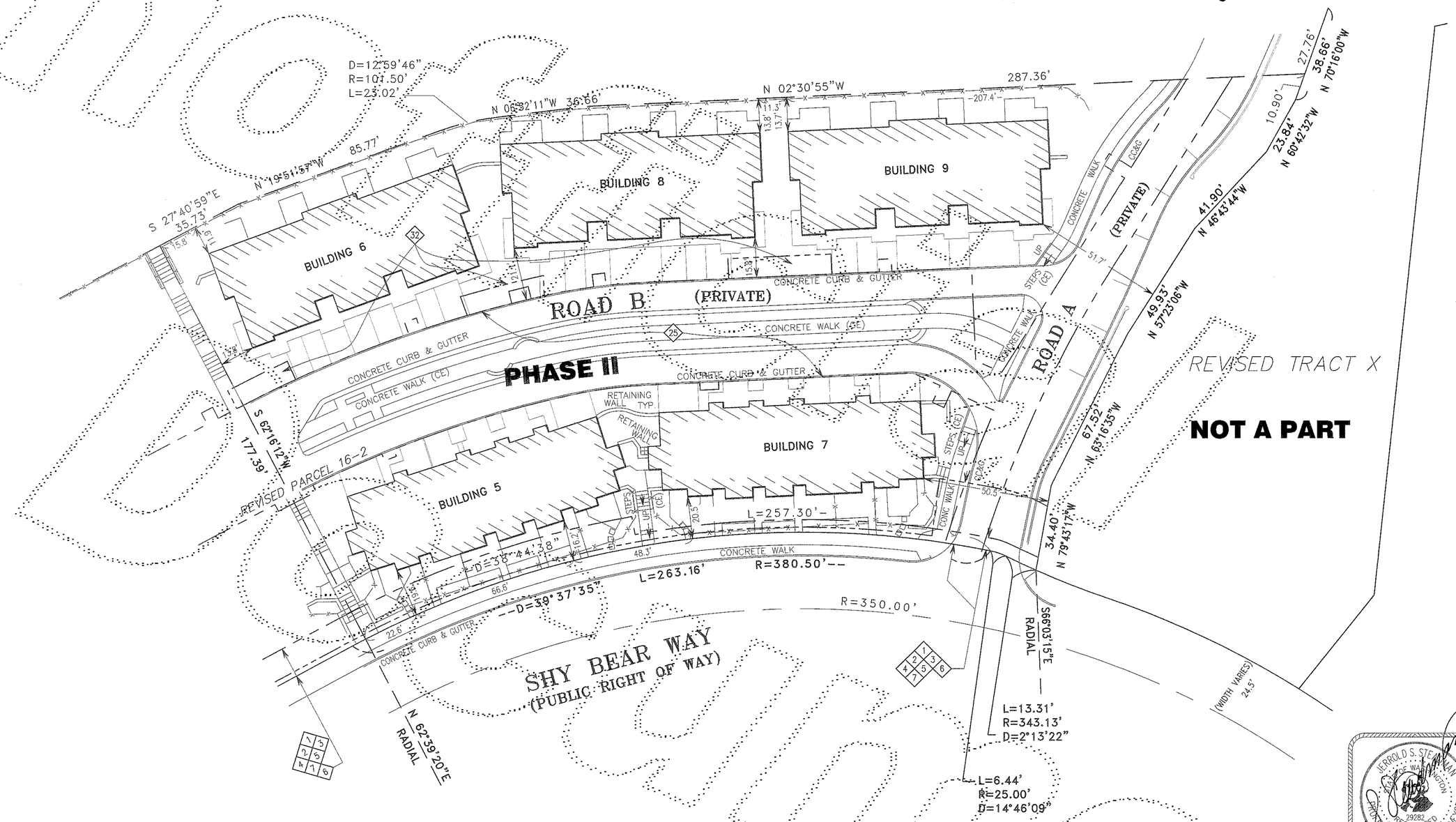
GRAPHICAL SCALE: 1" = 30'



PHASE II DETAIL

JERROLD S. STEINMAN
STATE OF WASHINGTON
29282
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07
19 JAN '06

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COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE II

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

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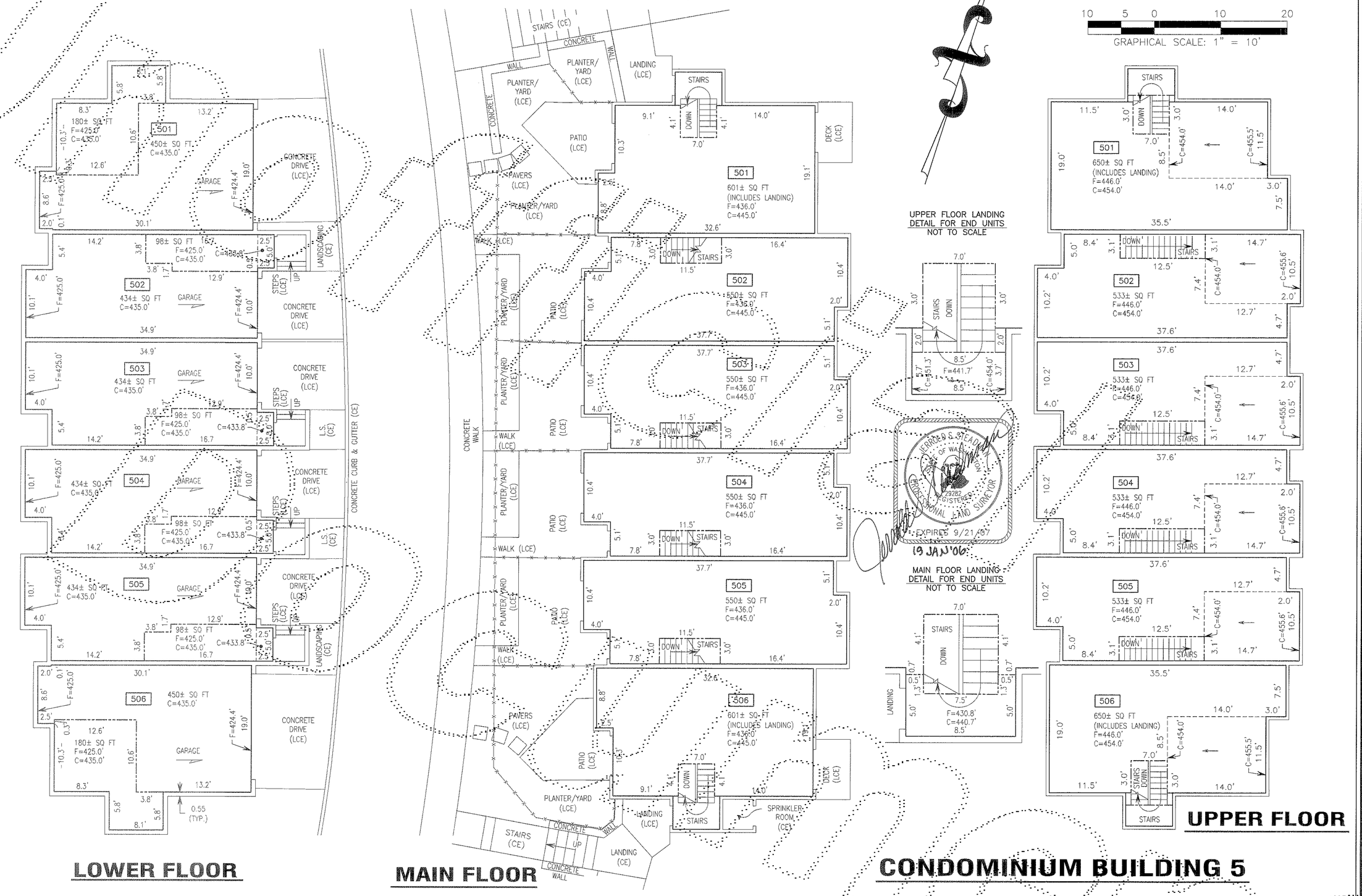
GRAPHICAL SCALE: 1" = 10'



JERROLD S. STEADMAN
STATE OF WASHINGTON
29282
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07
19 JAN '06

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COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE II

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

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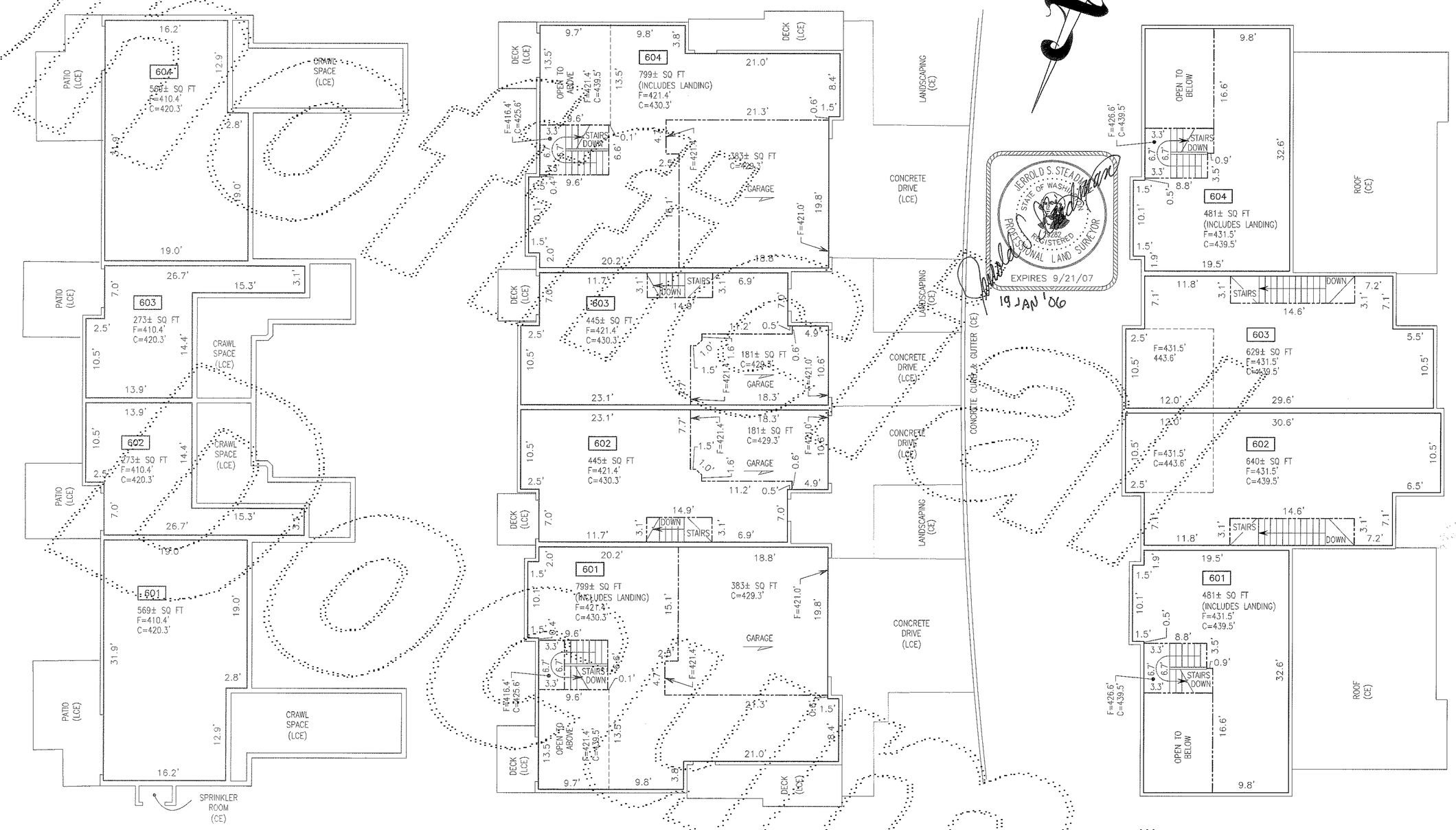
GRAPHICAL SCALE: 1" = 10'



LOWER FLOOR **MAIN FLOOR** **UPPER FLOOR**

CONDOMINIUM BUILDING 6

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FINAL CHECK: JSS

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COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE II

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

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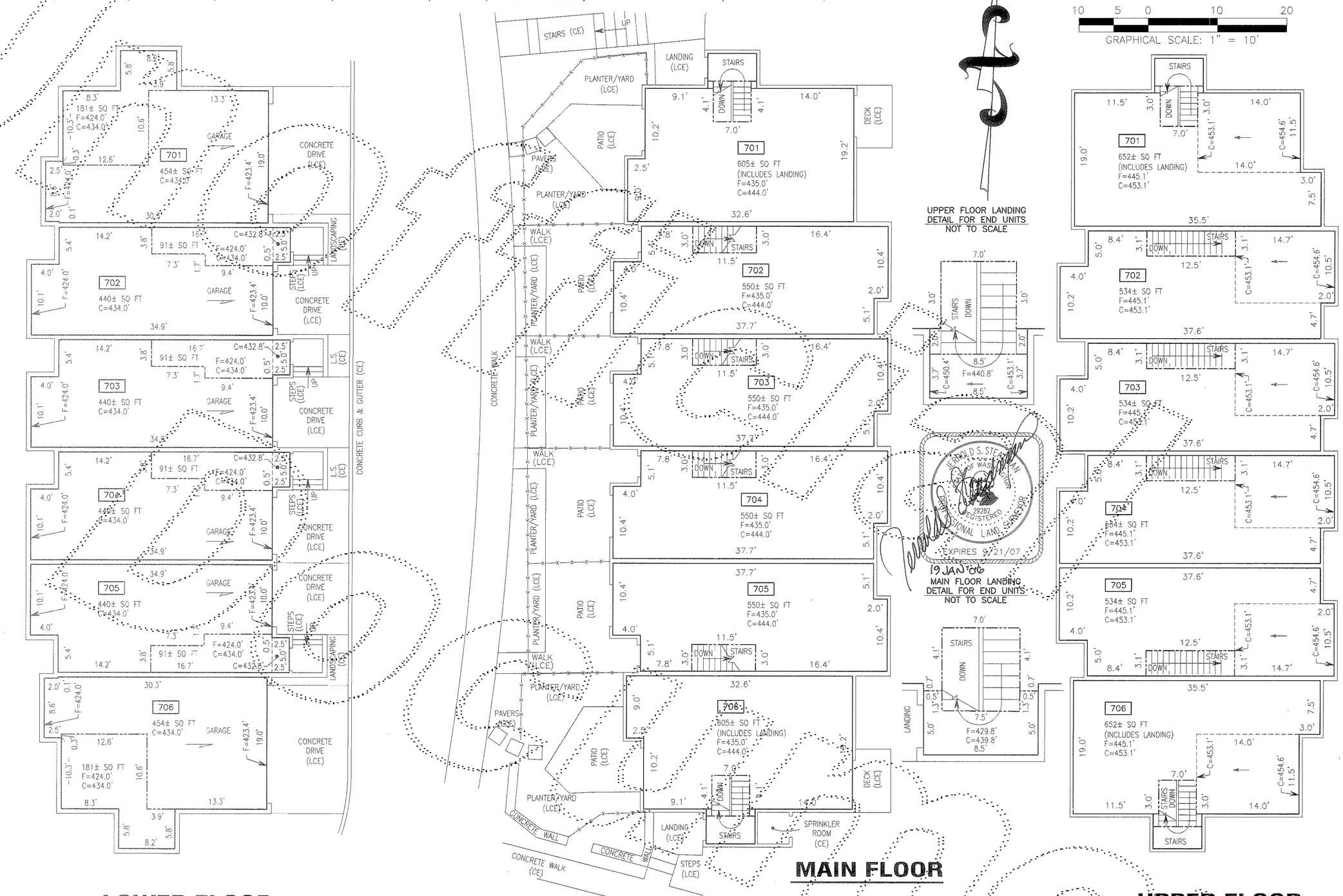
GRAPHICAL SCALE: 1" = 10'



LOWER FLOOR

CONDOMINIUM BUILDING 7

MAIN FLOOR

UPPER FLOOR

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COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE II

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

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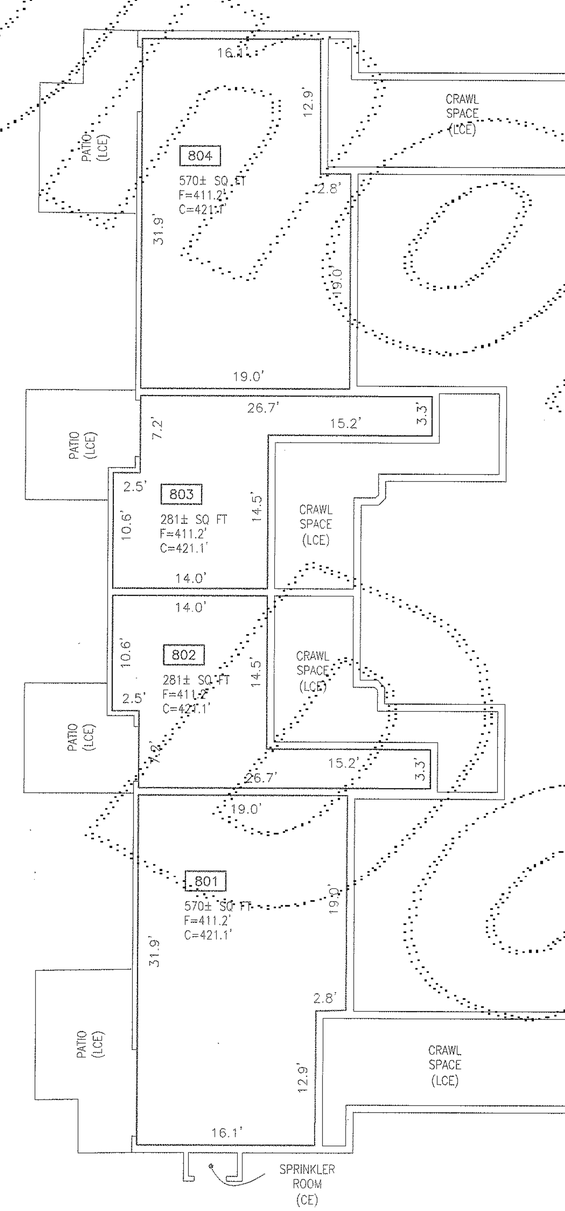
GRAPHICAL SCALE: 1" = 10'



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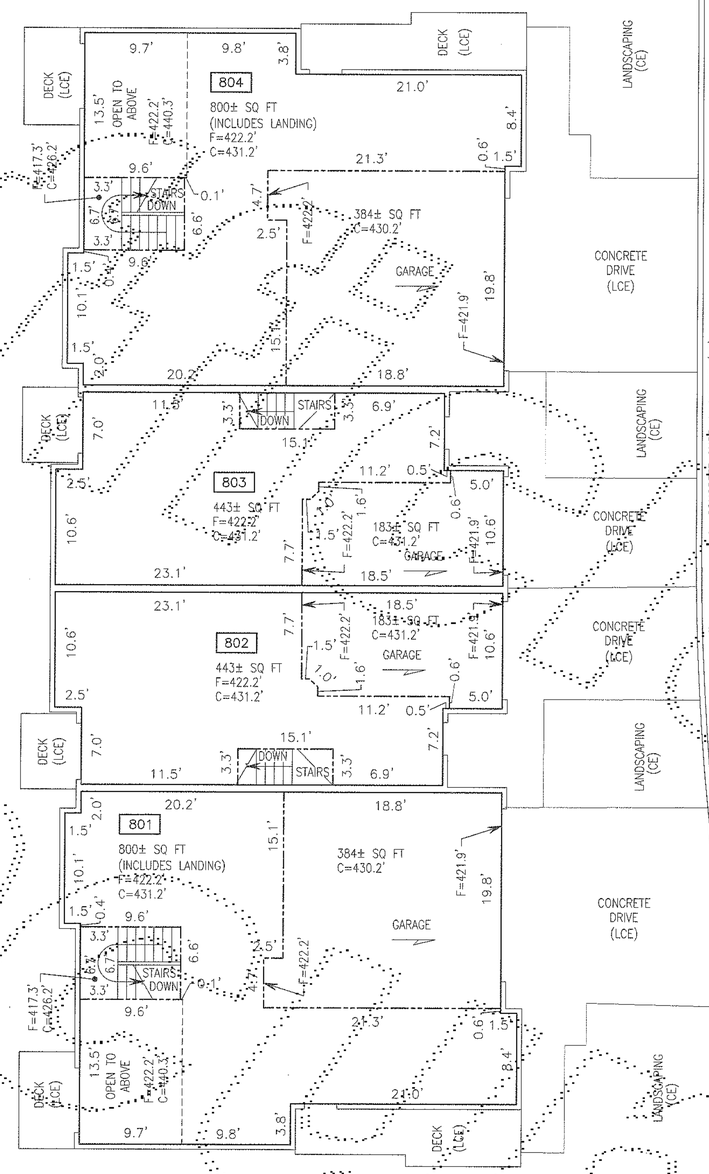
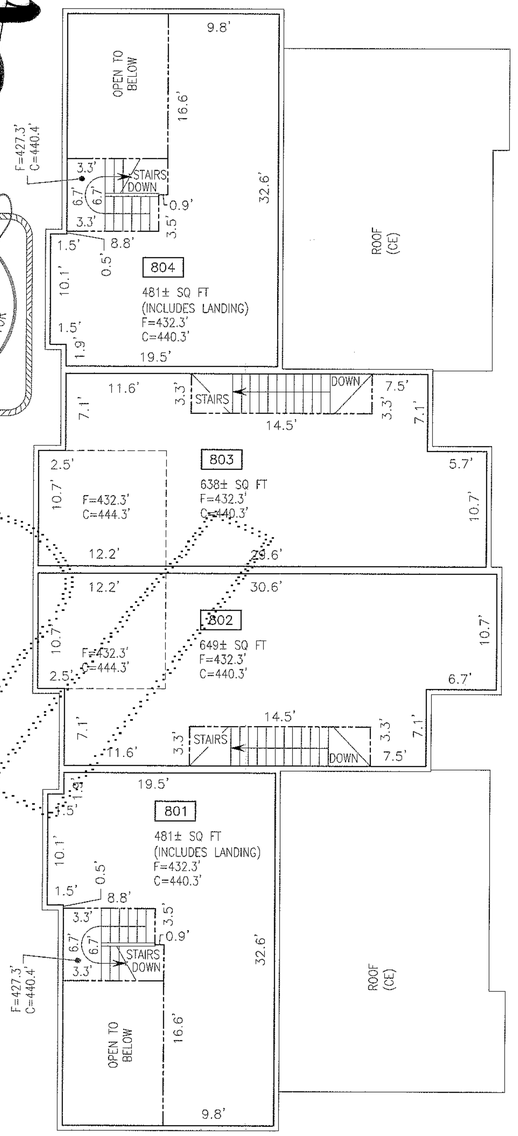


MAIN FLOOR



UPPER FLOOR

JERROLD S. STEADMAN
STATE OF WASHINGTON
29282
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07
19 JAN '06

CONDOMINIUM BUILDING 8

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COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE II

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E, W.M., SEATTLE, KING COUNTY, WASHINGTON

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

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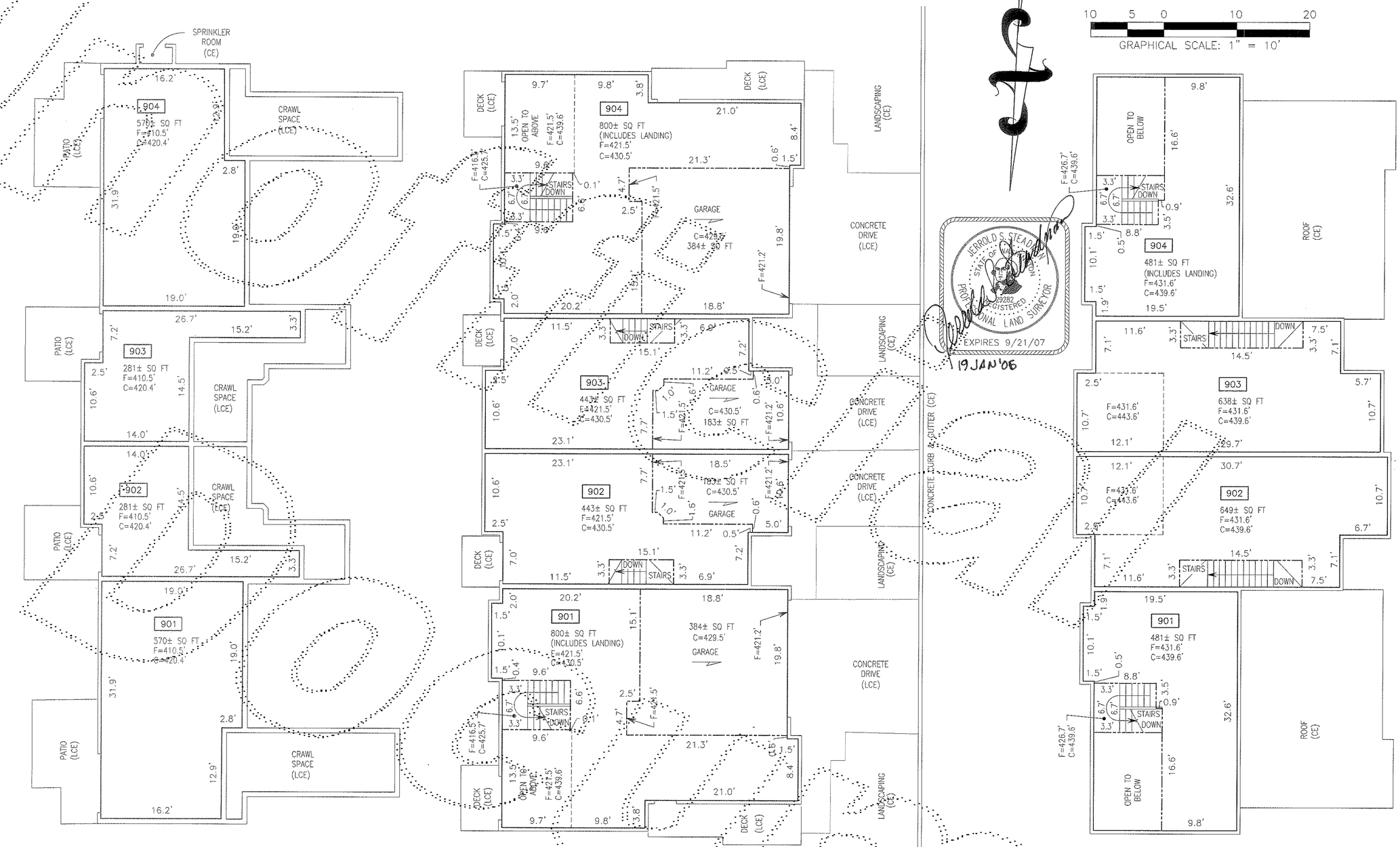
GRAPHICAL SCALE: 1" = 10'



LOWER FLOOR **MAIN FLOOR** **UPPER FLOOR**

CONDOMINIUM BUILDING 9

CONDOMINIUM SURVEY COMPANY

Specializing in
CONDOMINIUM SURVEYS ONLY

6564 FIFTH AVENUE SOUTH, SEATTLE, WASHINGTON 98108 (206) 762-3316

CONDOMINIUM SURVEY MAP & PLANS

TALUS DIVISION A, A MASTER PLAT,
VOL. 201, PG. 38-50,
PARCELS 14 & 16

SE 1/4, SW 1/4, SEC. 29,
TWP. 24 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON

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2005-033.00

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200606280000442 219/036

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE III

LEGAL DESCRIPTIONS:

TOTAL PROPERTY:

REVISED PARCELS 16-2 AND 16-3, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, IN KING COUNTY, WASHINGTON.

PHASE III

THAT PORTION OF REVISED PARCEL 16-3, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004 LYING NORTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST WESTERLY CORNER OF REVISED PARCEL 16-2 OF SAID CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004;
THENCE SOUTH 28° 13' 37" EAST, ALONG THE SOUTHWESTERLY BOUNDARY THEREOF AND THE NORTHEASTERLY MARGIN OF SHY BEAR WAY, A DISTANCE OF 286.11 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 380.50 FEET;
THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 5.86 FEET, THROUGH A CENTRAL ANGLE OF 00° 52' 57";
THENCE NORTH 62° 16' 12" EAST, A DISTANCE OF 177.39 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID REVISED PARCEL 16-3;
THENCE NORTH 27° 40' 59" WEST ALONG SAID SOUTHWESTERLY BOUNDARY A DISTANCE OF 76.00' TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;
THENCE NORTH 62° 19' 06" EAST, A DISTANCE OF 208.09 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID REVISED PARCEL 16-3 AND AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

SUBSEQUENT PHASE

THAT PORTION OF REVISED PARCEL 16-3, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004 LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MOST WESTERLY CORNER OF REVISED PARCEL 16-2 OF SAID CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004;
THENCE SOUTH 28° 13' 37" EAST, ALONG THE SOUTHWESTERLY BOUNDARY THEREOF AND THE NORTHEASTERLY MARGIN OF SHY BEAR WAY, A DISTANCE OF 286.11 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 380.50 FEET;
THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 5.86 FEET, THROUGH A CENTRAL ANGLE OF 00° 52' 57";
THENCE NORTH 62° 16' 12" EAST, A DISTANCE OF 177.39 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID REVISED PARCEL 16-3;
THENCE NORTH 27° 40' 59" WEST ALONG SAID SOUTHWESTERLY BOUNDARY A DISTANCE OF 76.00' TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;
THENCE NORTH 62° 19' 06" EAST, A DISTANCE OF 208.09 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID REVISED PARCEL 16-3 AND AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

SURVEY NOTES

FULL RELIANCE HAS BEEN PLACED IN CHICAGO TITLE INSURANCE COMPANY REPORT UNDER ORDER NO. 1162754, DATED APRIL 27, 2005 AND SUPPLEMENTAL NO. 1 DATED MAY 23, 2005 AND SUPPLEMENTAL NO. 2 DATED AUGUST 22, 2005 AND SUPPLEMENTAL NO. 3 DATED JUNE 12, 2006 FOR LEGAL DESCRIPTION AND REVELATION OF EASEMENTS, NO FURTHER SEARCH OF THE RECORD HAS BEEN MADE.

1 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, DOCUMENTED UNDER RECORDING NUMBER 20040526900004. (EASEMENTS SHOWN)

2 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH SHORT PLAT NUMBER SP04-001EV, DOCUMENTED UNDER RECORDING NUMBER 20040519900001. (EASEMENTS SHOWN)

3 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE PLAT OF TALUS DIV. A, A MASTER PLAT, DOCUMENTED IN VOLUME 201 OF PLATS, PAGES 38 THROUGH 50. (EASEMENTS SHOWN)

4 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH SHORT PLAT NUMBER SP01-001EV, DOCUMENTED UNDER RECORDING NUMBER 20010830900005. (EASEMENTS SHOWN)

SURVEY NOTES (CONTINUED)

5 THIS PROPERTY IS SUBJECT TO A UTILITY SYSTEM EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF PUGET SOUND ENERGY AS DOCUMENTED UNDER RECORDING NUMBER 20021010001653. (SHOWN)

6 THIS PROPERTY IS SUBJECT TO A TELECOMMUNICATIONS FACILITIES EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF QWEST AS DOCUMENTED UNDER RECORDING NUMBER 20021010002642. (SHOWN)

7 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UNDERGROUND AND/OR ABOVE-GROUND COMMUNICATIONS, BROADBAND CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES AS DOCUMENTED UNDER RECORDING NUMBER 20030121002116. (SHOWN)

8 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, ALTERING, EXPANDING, REMOVING, REPLACING AND USING A SERIES OF STRUCTURAL RETAINING WALLS AND USING WALL COLLECTION AND CONVEYANCE STORM DRAINAGE FACILITIES PORTIONS OF SAID PREMISES IN FAVOR OF OLY/COUGAR GENERAL PARTNERSHIP AND TALUS PARCEL 16 LLC AS DOCUMENTED UNDER RECORDING NUMBER 20040713002154. (SHOWN)

9 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF ONE OR MORE UTILITY SYSTEMS IN FAVOR OF PUGET SOUND ENERGY AS DOCUMENTED UNDER RECORDING NUMBER 20041004000028. (NOT SHOWN - BLANKET EASEMENT)

10 THIS PROPERTY IS SUBJECT TO THE EXCEPTION AND RESERVATIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY AS DOCUMENTED UNDER RECORDING NUMBER 212072 AND AS AMENDED BY RECORDING NUMBER 7703160431. (NOT SHOWN - BLANKET CONDITIONS)

12 THIS PROPERTY IS SUBJECT TO THE DECLARATION OF EASEMENTS, AND COVENANT TO SHARE COSTS FOR TALUS, AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20010913001304 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBER 20031223001555 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBERS 20040416001050. (NOT SHOWN - BLANKET CONDITIONS)

13 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT UNDER RECORDING NUMBER 20010924001305 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBERS 20031223001554, 20040416001051, 20050628000474 AND 20051213002703. (NOT SHOWN - BLANKET CONDITIONS)

14 THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN NORTHWEST PROPERTY INVESTORS II, A WASHINGTON LIMITED PARTNERSHIP AND THE CITY OF ISSAQUAH REGARDING PRE-ANNEXATION AGREEMENT FOR COUGAR MOUNTAIN EAST VILLAGE AS DOCUMENTED UNDER RECORDING NUMBER 9606170285. (NOT SHOWN - BLANKET CONDITIONS)

15 THIS PROPERTY IS SUBJECT TO A DEVELOPMENT AGREEMENT, DISCLOSED BY MEMORANDUM THEREOF AND THE TERMS AND CONDITIONS THEREOF BETWEEN COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP AND THE CITY OF ISSAQUAH AS DOCUMENTED UNDER RECORDING NUMBER 20000209001923. (NOT SHOWN - BLANKET CONDITIONS)

16 THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN OLY/INTRACORP GENERAL PARTNERSHIP AND TCI CABLEVISION OF WASHINGTON, INC., REGARDING FACILITIES EASEMENT AGREEMENT AS DOCUMENTED UNDER RECORDING NUMBER 20030121002117. (NOT SHOWN - NOT A PART)

24 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF COMCAST OF WASHINGTON IV, INC. FOR A BROADBAND COMMUNICATIONS SYSTEM AS DOCUMENTED UNDER RECORDING NUMBER 20050502001748. (NOT SHOWN - BLANKET EASEMENT)

25 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF CITY OF ISSAQUAH FOR WATERMAIN AND SANITARY SEWER MAIN AS DOCUMENTED UNDER RECORDING NUMBER 20050513001554. (SHOWN)

26 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF CITY OF ISSAQUAH FOR WATERMAIN AND SANITARY SEWER MAIN AS DOCUMENTED UNDER RECORDING NUMBER 20050513001555. (SHOWN)

29 THIS PROPERTY IS SUBJECT TO THE DECLARATION OF ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001155. (NOT SHOWN - BLANKET CONDITIONS)

30 THIS PROPERTY IS SUBJECT TO THE ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001156. (SHOWN)

SURVEY NOTES (CONTINUED)

31 THIS PROPERTY IS SUBJECT TO THE ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001157. (SHOWN)

32 THIS PROPERTY IS SUBJECT TO AN EASEMENT, AND THE TERMS AND CONDITIONS THEREOF GRANTED TO THE CITY OF ISSAQUAH AS DOCUMENTED UNDER RECORDING NUMBER 20050808002039. (SHOWN)

34 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND ENERGY REGARDING ONE OR MORE UTILITY SYSTEMS AREA AFFECTED 10 FEET IN WIDTH HAVING 5 FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF GRANTEE'S SYSTEMS LOCATED AS CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED, OR RELOCATED, EXCEPT THOSE PORTIONS OCCUPIED BY EXISTING BUILDING FOOTINGS, FOUNDATIONS, AND/OR SUBSURFACE STRUCTURES UNDER RECORDING NUMBER 20050901001339. (NOT SHOWN - INSUFFICIENT DESCRIPTION TO PLOT)

35 THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS AND NOTES, IF ANY, AS CONTAINED IN SURVEY MAP AND PLANS AS DOCUMENTED UNDER RECORDING NUMBER 20050913001724 AND AS AMENDED TO SAID CONDOMINIUM SURVEY MAP & PLANS AS DOCUMENTED UNDER RECORDING NUMBER 20060124002120. (NOT SHOWN - BLANKET CONDITIONS)

36 THIS PROPERTY IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND LIABILITY FOR ASSESSMENTS, CONTAINED IN THE DECLARATION OF CONDOMINIUM, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS DOCUMENTED UNDER RECORDING NUMBER 20050913001723 AND/OR AMENDED OF SAID DECLARATION AS DOCUMENTED UNDER RECORDING NUMBER 20060124002121. (NOT SHOWN - BLANKET CONDITIONS)

38 THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN COMCAST OF WASHINGTON IV, INC. AND TALUS PARCEL 16 LLC, REGARDING BROADBAND COMMUNICATIONS SYSTEM AS DOCUMENTED UNDER RECORDING NUMBER 20051117001921. (NOT SHOWN - BLANKET CONDITIONS)

39 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO THE CITY OF ISSAQUAH, A MUNICIPAL CORPORATION FOR WATERMAIN AND SANITARY SEWER MAIN IN A PORTION OF SAID PREMISES AS DESCRIBED IN SAID INSTRUMENT AS DOCUMENTED UNDER RECORDING NUMBER 20060324001142. (SHOWN)

40 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO THE CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION FOR FIREFIGHTER STAGING AREA IN THE PORTIONS OF SAID PREMISES AND OTHER PROPERTY AS DESCRIBED IN SAID INSTRUMENT AS DOCUMENTED UNDER RECORDING NUMBER 20060524002565. (SHOWN)

THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TOPCON GTS 211D TOTAL STATION CALIBRATED AT AN NGS BASELINE WITHIN THE LAST YEAR.

BENCHMARK USED FOR THE VERTICAL ELEVATIONS IS DESCRIBED AS: 3" X 3" CONCRETE MONUMENT WITH NAIL, SET 1.0' BELOW GRADE, IN A STANDARD WSDOT MONUMENT CASE, SURVEY CONTROL POINT ID NUMBER 1945, POINT NAME 2359, AS PUBLISHED IN WASHINGTON COUNCIL OF COUNTY SURVEYORS - SURVEY CONTROL PROJECT 2001, WITH AN ELEVATION OF 78.920', NAVD'88 VERTICAL DATUM.

THE TOTAL PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 307,253 SQUARE FEET OR APPROXIMATELY 7.0536 ACRES.

THE PHASE III PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 71257 SQUARE FEET OR APPROXIMATELY 1.6398 ACRES.

THE SUBSEQUENT PHASE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 117913 SQUARE FEET OR APPROXIMATELY 2.7068 ACRES.

BUILDING LOCATION DIMENSIONS ARE AS MEASURED AT RIGHT ANGLES OR RADIAL FROM THE PROPERTY LINE AT POSITIONS INDICATED.

UNIT DIMENSIONS ARE TO THE INTERIOR FACE OF STUDS ALONG THE PERIMETER WALL AND ARE SHOWN WITHIN ± 0.10 FEET.

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.

CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING JOISTS AND ARE SHOWN WITHIN ± 0.10 FEET.

FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE SUB-FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ± 0.10 FEET.

COLUMNS, SILLS AND BEAMS MAY EXTEND INTO PORTIONS OF THE UNITS.

IF AN AREA IS NOT DESIGNATED AS "LCE" IT IS ASSUMED TO BE "CE" (SEE LEGEND)

DECLARATION

I, THE UNDERSIGNED OWNER OF INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, DECLARES THIS SURVEY MAP AND PLANS AND DEDICATE 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.

I FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

DECLARANT HAS AN EASEMENT THROUGH THE COMMON ELEMENTS AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF DISCHARGING DECLARANT'S OBLIGATIONS OR EXERCISING SPECIAL DECLARANT RIGHTS OR DEVELOPMENT RIGHTS, WHETHER ARISING UNDER THE ACT OR RESERVED IN THE DECLARATION.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF, ARE RESTRICTED BY LAW AND THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE I, FILED UNDER KING COUNTY RECORDING NUMBER 20050913001725 AND AS AMENDED BY THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE II, FILED UNDER KING COUNTY RECORDING NUMBER 20060124002121 AND AS AMENDED BY THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE III, FILED UNDER KING COUNTY RECORDING NUMBER 20060628000443

DECLARANT:

TALUS PARCEL 16 LLC,
A LIMITED LIABILITY COMPANY

BY Dan J. Swallow
PRINT NAME: Dan J. Swallow
ITS: Development Director

STATE OF WASHINGTON)
) SS.
COUNTY OF King)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dan Swallow SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE DIV. Director OF TALUS PARCEL 16 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.

DATED THIS 22nd DAY OF June, 2006

Andrea Manolides Hayford
(SIGNATURE OF NOTARY)

Andrea Manolides Hayford
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT 7/26/10 Bellevue
MY APPOINTMENT EXPIRES: 7/26/10

ANDREA MANOLIDES HAYFORD
COMMISSION EXPIRES
NOTARY
PUBLIC
07-26-10
STATE OF WASHINGTON

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TALUS PARCEL 16 LLC IN JUNE, 2005.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE III, 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.

JERROLD S. STEADMAN, P.L.S.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 29282
STATE OF WASHINGTON

JERROLD S. STEADMAN
STATE OF WASHINGTON
29282
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JERROLD S. STEADMAN SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF CONDOMINIUM SURVEY COMPANY, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 22nd DAY OF June, 2006

Michielle A. Marino
(SIGNATURE OF NOTARY)

MICHIELLE A. MARINE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT SEATAC
MY APPOINTMENT EXPIRES: 08-09-06

MICHIELLE A. MARINE
COMMISSION EXPIRES
NOTARY
PUBLIC
8-9-06
STATE OF WASHINGTON

ASSESSOR'S CERTIFICATE

EXAMINED AND APPROVED THIS 27TH DAY OF JUNE, 2006

SCOTT NOBLE
KING COUNTY ASSESSOR

Forrest Anderson
KING COUNTY DEPUTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TALUS PARCEL 16 LLC, A WASHINGTON LIMITED LIABILITY COMPANY. THIS 28TH DAY OF JUNE 2006 AT 48 MINUTES PAST 10 A.M. AND RECORDED IN VOLUME 219 OF CONDOMINIUMS, PAGES 036 TO 042 RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS

CONDOMINIUM SURVEY COMPANY
Specializing in
CONDOMINIUM SURVEYS ONLY
6564 FIFTH AVENUE SOUTH, SEATTLE, WASHINGTON 98108 (206) 762-3316

CONDOMINIUM SURVEY MAP & PLANS

TALUS DIVISION A, A MASTER PLAT, VOL. 201, PG. 38-50, PARCELS 14 & 16

SE 1/4, SW 1/4, SEC. 29, TWP. 24 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON

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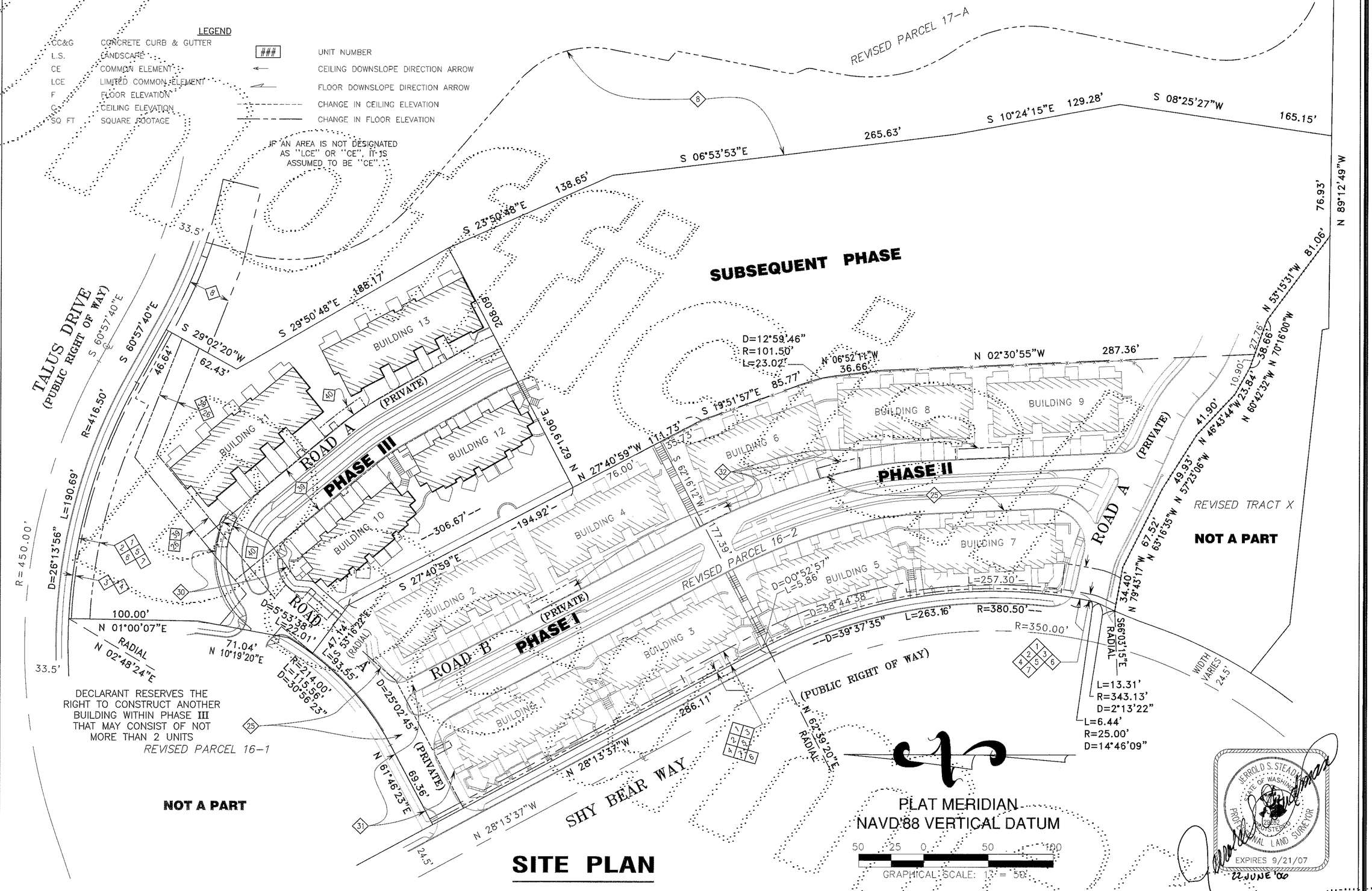
COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE III



SITE PLAN

CONDOMINIUM SURVEY COMPANY

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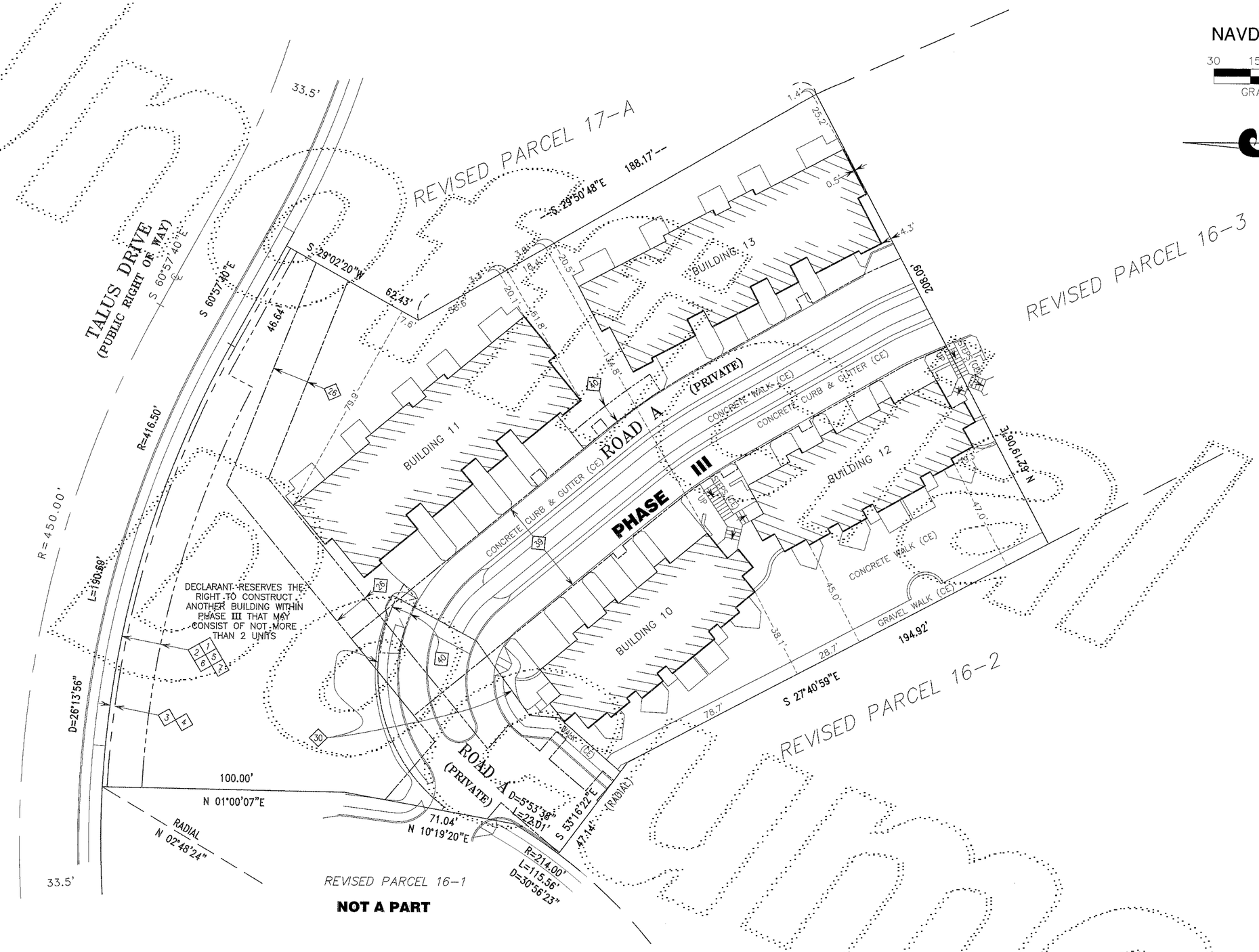
COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE III

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

30 15 0 30 60
GRAPHICAL SCALE: 1" = 30'



PHASE III DETAIL

JERROLD S. STEADMAN
STATE OF WASHINGTON
29262
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07
22 JUNE '06

CONDOMINIUM SURVEY COMPANY

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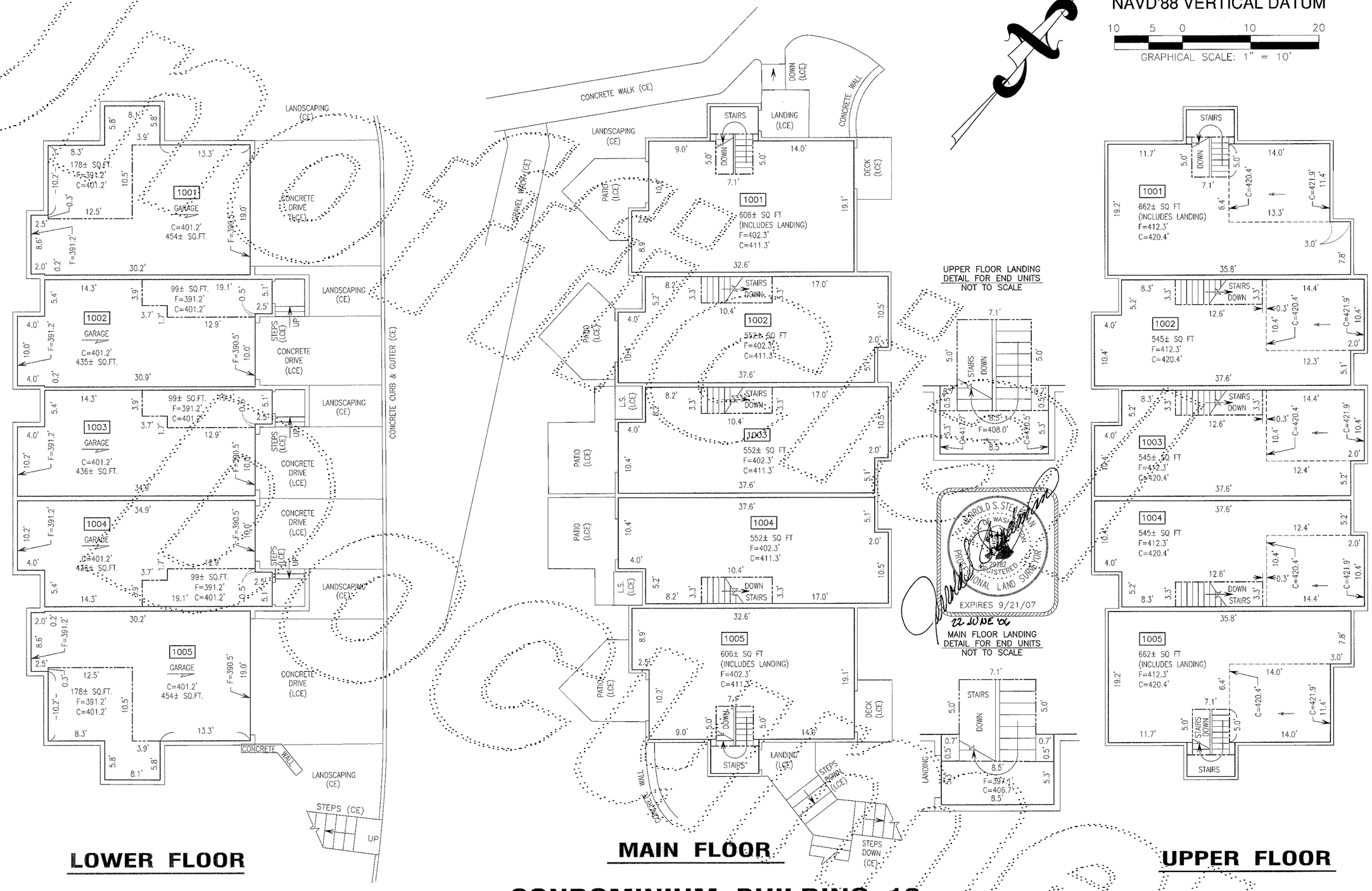
COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE III

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

10 5 0 10 20
GRAPHICAL SCALE: 1" = 10'



CONDOMINIUM BUILDING 10

CONDOMINIUM SURVEY COMPANY

Specializing in
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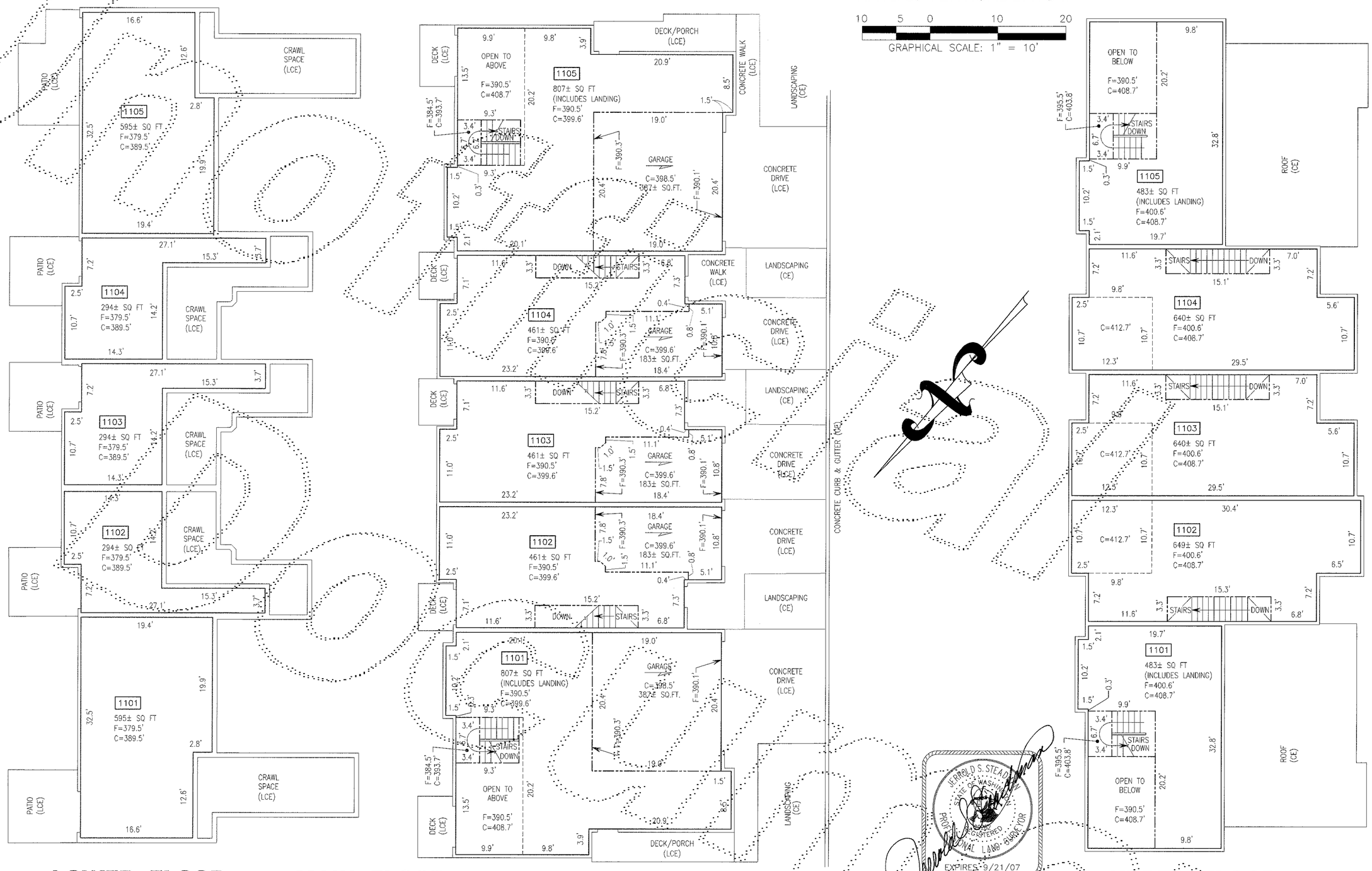
COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE III

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

10 5 0 10 20
GRAPHICAL SCALE: 1" = 10'



LOWER FLOOR **MAIN FLOOR** **CONDOMINIUM BUILDING 11** **UPPER FLOOR**

JERROLD S. STEAD
STATE OF WASHINGTON
PROFESSIONAL REGISTERED LAND SURVEYOR
EXPIRES 9/21/07
22 JUNE '06

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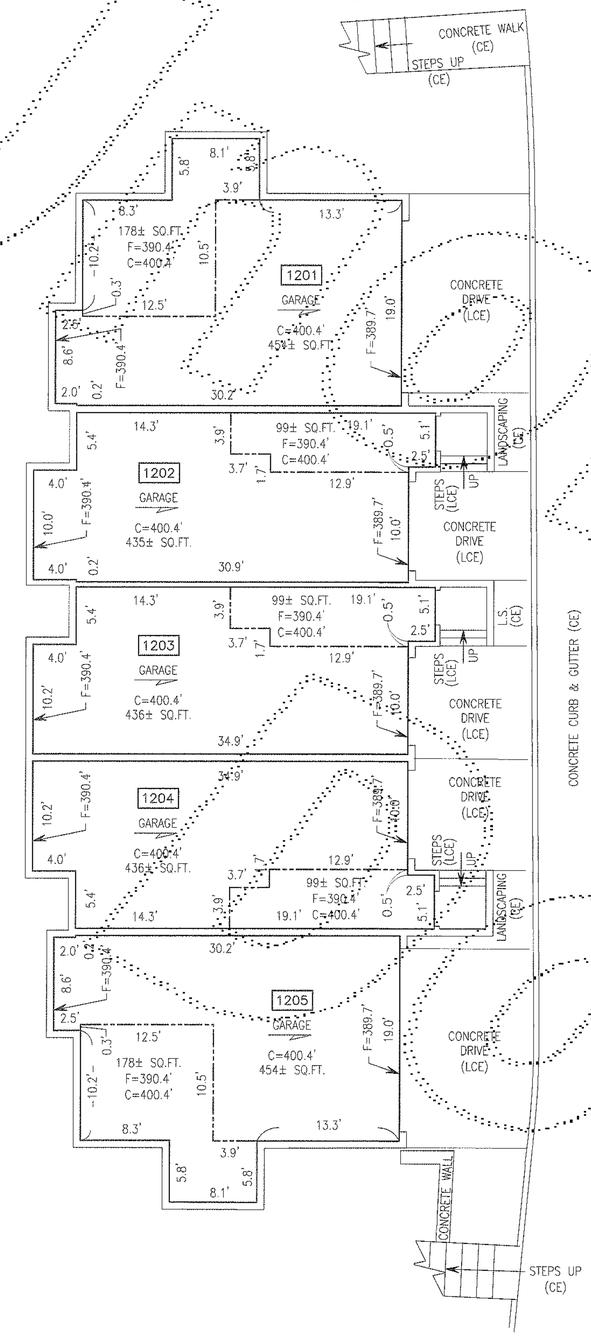
COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE III

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

10 5 0 10 20
GRAPHICAL SCALE: 1" = 10'



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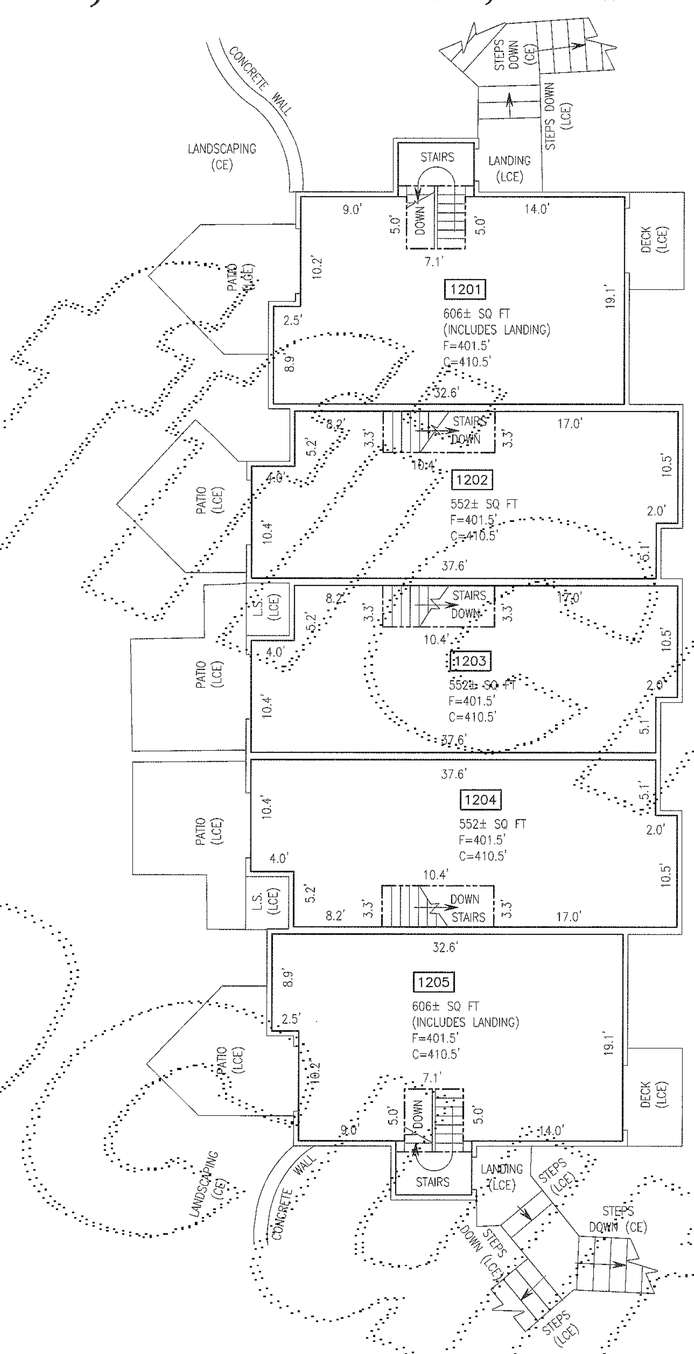

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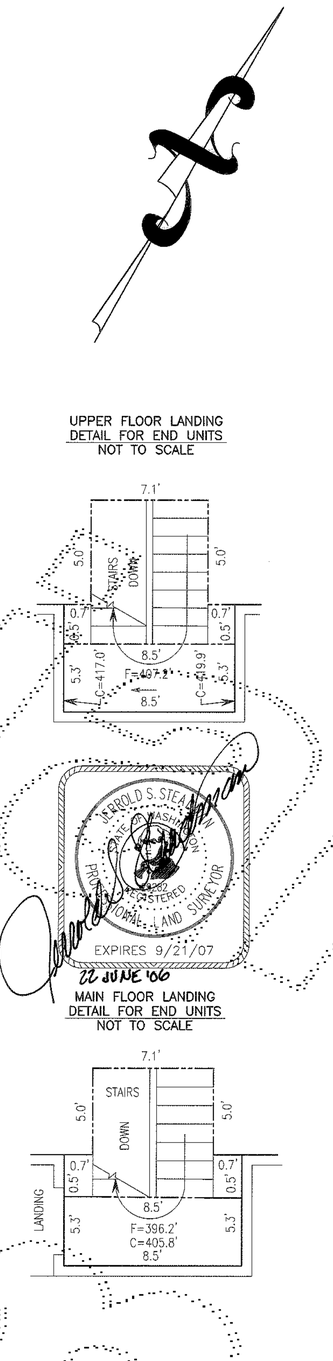

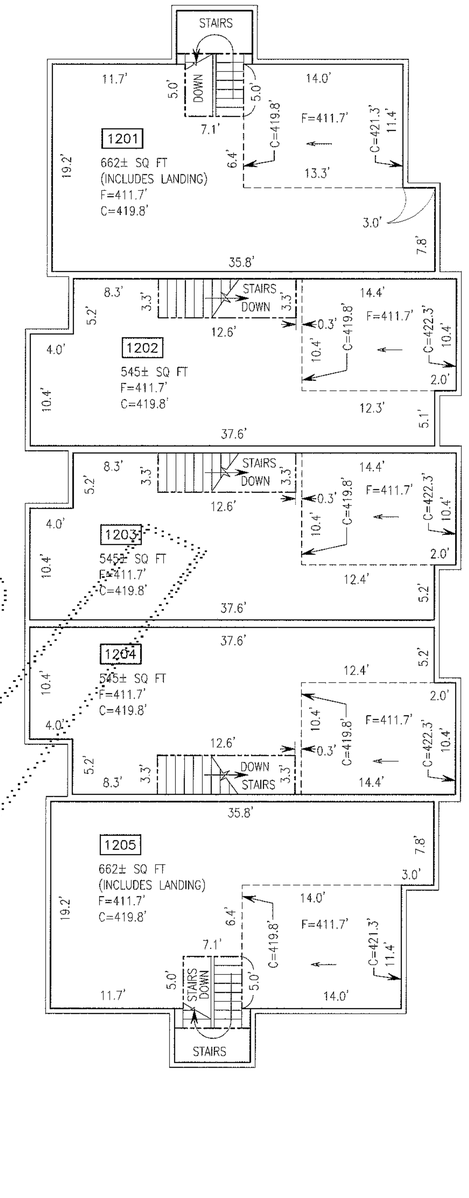

UPPER FLOOR

CONDOMINIUM BUILDING 12

CONDOMINIUM SURVEY COMPANY
Specializing in
CONDOMINIUM SURVEYS ONLY
6564 FIFTH AVENUE SOUTH, SEATTLE, WASHINGTON 98108 (206) 762-3316

CONDOMINIUM SURVEY MAP & PLANS

TALUS DIVISION A, A MASTER PLAT,
VOL. 201, PG. 58-50,
PARCELS 14 & 16

SE 1/4, SW 1/4, SEC. 29,
TWP. 24 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON

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DATE:	21 JUNE 2006
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FINAL CHECK:	JSS
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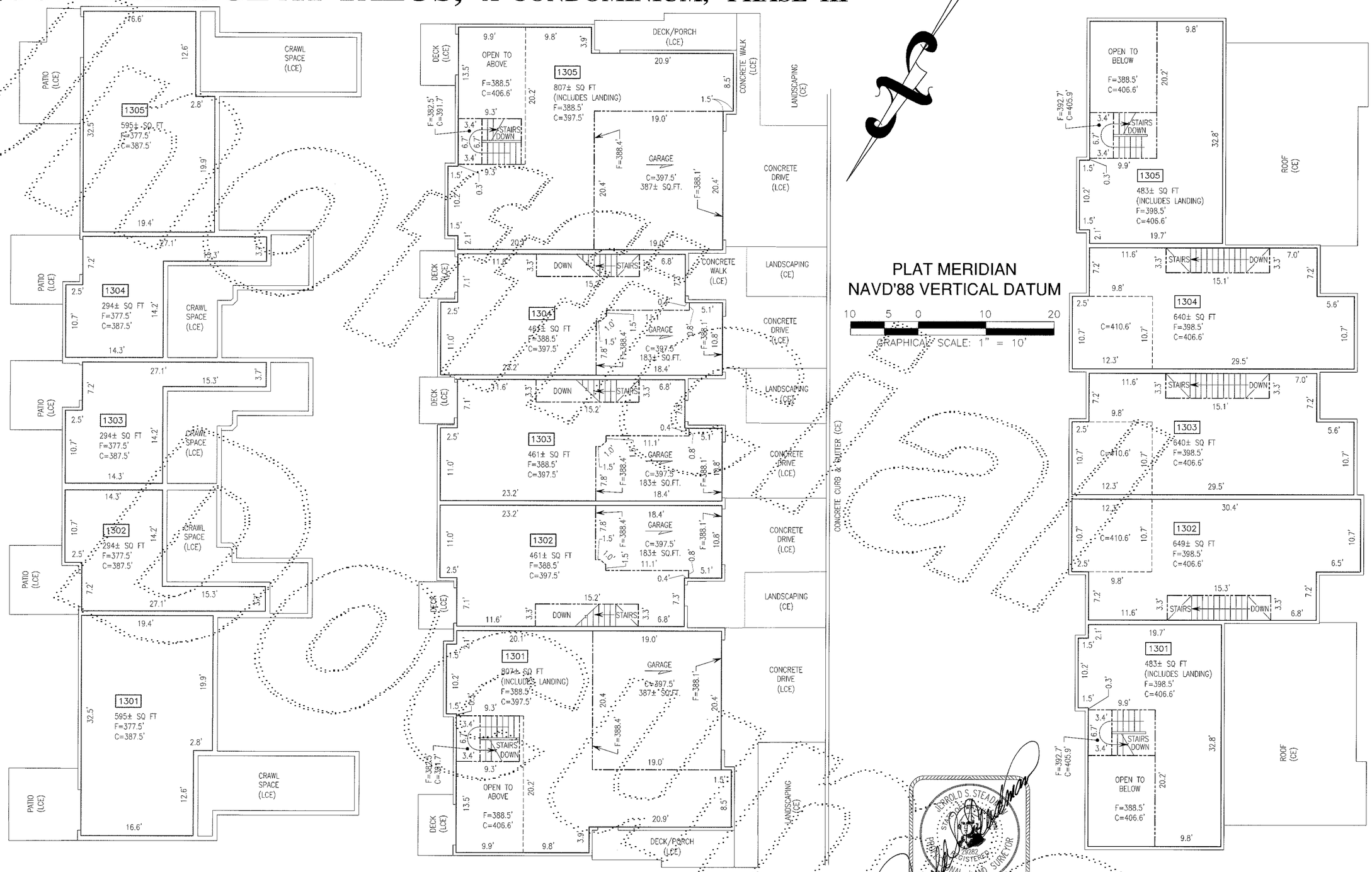
200606290000442 219/042

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE III



LOWER FLOOR **MAIN FLOOR** **UPPER FLOOR**

CONDOMINIUM BUILDING 13

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CONDOMINIUM SURVEY MAP & PLANS

TALUS DIVISION A: A MASTER PLAT, VOL. 201, PG. 38–50, PARCELS 14 & 16.

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COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V

LEGAL DESCRIPTIONS

TOTAL PROPERTY

REVISED PARCELS 16-2 AND 16-3, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, IN KING COUNTY, WASHINGTON.

PHASE V

THAT PORTION OF REVISED PARCEL 16-3, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MOST WESTERLY CORNER OF REVISED PARCEL 16-2 OF SAID CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004;
THENCE SOUTH 28°13'37" EAST, ALONG THE SOUTHWESTERLY BOUNDARY THEREOF AND THE NORTHEASTERLY MARGIN OF SHY BEAR WAY, A DISTANCE OF 286.11 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 380.50 FEET;
THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 5.88 FEET, THROUGH A CENTRAL ANGLE OF 00°52'57";
THENCE NORTH 62°16'12" EAST, A DISTANCE OF 127.39 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID REVISED PARCEL 16-3;
THENCE NORTH 27°40'59" WEST ALONG SAID SOUTHWESTERLY BOUNDARY, A DISTANCE OF 76.00 FEET;
THENCE NORTH 62°19'06" EAST, A DISTANCE OF 208.09 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID REVISED PARCEL 16-3;
THENCE SOUTH 23°50'48" EAST ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 138.65 FEET;
THENCE SOUTH 06°53'53" EAST ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 145.35 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;
THENCE SOUTH 83°06'12" WEST LEAVING SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 59.12 FEET;
THENCE SOUTH 48°56'44" WEST, A DISTANCE OF 68.61 FEET;
THENCE SOUTH 83°07'54" WEST, A DISTANCE OF 57.60 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID REVISED PARCEL 16-3 AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

SURVEY NOTES

FULL RELIANCE HAS BEEN PLACED IN CHICAGO TITLE INSURANCE COMPANY REPORT UNDER ORDER NO. 1162754, DATED APRIL 27, 2005 AND SUPPLEMENTAL NO. 1 DATED MAY 23, 2005 AND SUPPLEMENTAL NO. 2 DATED AUGUST 22, 2005 AND SUPPLEMENTAL NO. 3 DATED JUNE 12, 2006 FOR LEGAL DESCRIPTION AND REVELATION OF EASEMENTS, NO FURTHER SEARCH OF THE RECORD HAS BEEN MADE.

1 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, DOCUMENTED UNDER RECORDING NUMBER 20040526900004. (EASEMENTS SHOWN)

2 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH SHORT PLAT NUMBER SP04-001EV, DOCUMENTED UNDER RECORDING NUMBER 20040519900001. (EASEMENTS SHOWN)

3 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE PLAT OF TALUS DIV. A, A MASTER PLAT, DOCUMENTED IN VOLUME 201 OF PLATS, PAGES 38 THROUGH 50. (EASEMENTS SHOWN)

4 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH SHORT PLAT NUMBER SP01-001EV, DOCUMENTED UNDER RECORDING NUMBER 20010830900005. (EASEMENTS SHOWN)

SURVEY NOTES (CONTINUED)

5 THIS PROPERTY IS SUBJECT TO A UTILITY SYSTEM EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF PUGET SOUND ENERGY AS DOCUMENTED UNDER RECORDING NUMBER 20021010001653. (SHOWN)

6 THIS PROPERTY IS SUBJECT TO A TELECOMMUNICATIONS FACILITIES EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF QWEST AS DOCUMENTED UNDER RECORDING NUMBER 20021010002642. (SHOWN)

7 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UNDERGROUND AND/OR ABOVE-GROUND COMMUNICATIONS, BROADBAND CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES AS DOCUMENTED UNDER RECORDING NUMBER 20030121002116. (SHOWN)

8 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, ALTERING, EXPANDING, REMOVING, REPLACING AND USING A SERIES OF STRUCTURAL RETAINING WALLS AND USING WALL COLLECTION AND CONVEYANCE STORM DRAINAGE FACILITIES, PORTIONS OF SAID PREMISES IN FAVOR OF OLY/COUGAR GENERAL PARTNERSHIP AND TALUS PARCEL 16 LLC AS DOCUMENTED UNDER RECORDING NUMBER 20040713002154. (SHOWN)

9 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF ONE OR MORE UTILITY SYSTEMS IN FAVOR OF PUGET SOUND ENERGY AS DOCUMENTED UNDER RECORDING NUMBER 20041004000028. (NOT SHOWN - BLANKET EASEMENT)

10 THIS PROPERTY IS SUBJECT TO THE EXCEPTION AND RESERVATIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY AS DOCUMENTED UNDER RECORDING NUMBER 212072 AND AS AMENDED BY RECORDING NUMBER 7703160431. (NOT SHOWN - BLANKET CONDITIONS)

12 THIS PROPERTY IS SUBJECT TO THE DECLARATION OF EASEMENTS, AND COVENANT TO SHARE COSTS FOR TALUS, AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20010913001304 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBER 20031223001555 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBERS 20040416001050. (NOT SHOWN - BLANKET CONDITIONS)

13 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT UNDER RECORDING NUMBER 20010924001305 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBERS 20031223001554, 20040416001051, 20050628000474 AND 20051213002703. (NOT SHOWN - BLANKET CONDITIONS)

14 THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN NORTHWEST PROPERTY INVESTORS II, A WASHINGTON LIMITED PARTNERSHIP AND THE CITY OF ISSAQUAH REGARDING PRE-ANNEXATION AGREEMENT FOR COUGAR MOUNTAIN EAST VILLAGE AS DOCUMENTED UNDER RECORDING NUMBER 9606170285. (NOT SHOWN - BLANKET CONDITIONS)

15 THIS PROPERTY IS SUBJECT TO A DEVELOPMENT AGREEMENT, DISCLOSED BY MEMORANDUM THEREOF AND THE TERMS AND CONDITIONS THEREOF BETWEEN COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP AND THE CITY OF ISSAQUAH AS DOCUMENTED UNDER RECORDING NUMBER 20000209001923. (NOT SHOWN - BLANKET CONDITIONS)

16 THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN OLY/INTRACORP GENERAL PARTNERSHIP AND TCI CABLEVISION OF WASHINGTON, INC. REGARDING FACILITIES EASEMENT AGREEMENT AS DOCUMENTED UNDER RECORDING NUMBER 20030121002117. (NOT SHOWN - NOT A PARTY)

24 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF COMCAST OF WASHINGTON IV, INC. FOR A BROADBAND COMMUNICATIONS SYSTEM AS DOCUMENTED UNDER RECORDING NUMBER 20050502001748. (NOT SHOWN- BLANKET EASEMENT)

25 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF CITY OF ISSAQUAH FOR WATERMAIN AND SANITARY SEWER MAIN AS DOCUMENTED UNDER RECORDING NUMBER 20050513001554. (SHOWN)

26 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF CITY OF ISSAQUAH FOR WATERMAIN AND SANITARY SEWER MAIN AS DOCUMENTED UNDER RECORDING NUMBER 20050513001555. (SHOWN)

29 THIS PROPERTY IS SUBJECT TO THE DECLARATION OF ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001155. (NOT SHOWN - BLANKET CONDITIONS)

30 THIS PROPERTY IS SUBJECT TO THE ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001156. (SHOWN)

SURVEY NOTES (CONTINUED)

31 THIS PROPERTY IS SUBJECT TO THE ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001157. (SHOWN)

32 THIS PROPERTY IS SUBJECT TO AN EASEMENT, AND THE TERMS AND CONDITIONS THEREOF GRANTED TO THE CITY OF ISSAQUAH AS DOCUMENTED UNDER RECORDING NUMBER 20050808002039. (SHOWN)

34 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND ENERGY REGARDING ONE OR MORE UTILITY SYSTEMS AREA AFFECTED 10 FEET IN WIDTH HAVING 5 FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF GRANTEE'S SYSTEMS LOCATED AS CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED, OR RELOCATED, EXCEPT THOSE PORTIONS OCCUPIED BY EXISTING BUILDING FOOTINGS, FOUNDATIONS, AND/OR SUBSURFACE STRUCTURES UNDER RECORDING NUMBER 20050901001339. (NOT SHOWN - INSUFFICIENT DESCRIPTION TO PLOT)

35 THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS AND NOTES, IF ANY, AS CONTAINED IN SURVEY MAP AND PLANS AS DOCUMENTED UNDER RECORDING NUMBER 20050913001724 AND AS AMENDED TO SAID CONDOMINIUM SURVEY MAP & PLANS AS DOCUMENTED UNDER RECORDING NUMBER 20060124002120. (NOT SHOWN - BLANKET CONDITIONS)

36 THIS PROPERTY IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND LIABILITY FOR ASSESSMENTS, CONTAINED IN THE DECLARATION OF CONDOMINIUM, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS DOCUMENTED UNDER RECORDING NUMBER 20050913001725 AND/OR AMENDED OF SAID DECLARATION AS DOCUMENTED UNDER RECORDING NUMBER 20060712400217. (NOT SHOWN - BLANKET CONDITIONS)

38 THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN COMCAST OF WASHINGTON IV, INC. AND TALUS PARCEL 16 LLC, REGARDING BROADBAND COMMUNICATIONS SYSTEM AS DOCUMENTED UNDER RECORDING NUMBER 20051117001921. (NOT SHOWN - BLANKET CONDITIONS)

39 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO THE CITY OF ISSAQUAH, A MUNICIPAL CORPORATION FOR WATERMAIN AND SANITARY SEWER MAIN IN A PORTION OF SAID PREMISES AS DESCRIBED IN SAID INSTRUMENT AS DOCUMENTED UNDER RECORDING NUMBER 20060324001142. (SHOWN)

40 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO THE CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION FOR FIREFIGHTER STAGING AREA IN THE PORTIONS OF SAID PREMISES AND OTHER PROPERTY AS DESCRIBED IN SAID INSTRUMENT AS DOCUMENTED UNDER RECORDING NUMBER 20060524002565. (SHOWN)

THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TOPCON GTS 211D TOTAL STATION CALIBRATED AT AN NGS BASELINE WITHIN THE LAST YEAR.

BENCHMARK USED FOR THE VERTICAL ELEVATIONS IS DESCRIBED AS: 3" X 3" CONCRETE MONUMENT WITH NAIL, SET 1.0' BELOW GRADE, IN A STANDARD WSDOT MONUMENT CASE, SURVEY CONTROL POINT ID NUMBER 1945, POINT NAME 2359, AS PUBLISHED IN WASHINGTON COUNCIL OF COUNTY SURVEYORS - SURVEY CONTROL PROJECT 2001, WITH AN ELEVATION OF 78.920', NAVD'88 VERTICAL DATUM.

THE TOTAL PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 307,253 SQUARE FEET OR APPROXIMATELY 7.0536 ACRES.

THE PHASE V PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 66309 SQUARE FEET OR APPROXIMATELY 1.5221 ACRES.

BUILDING LOCATION DIMENSIONS ARE AS MEASURED AT RIGHT ANGLES OR RADIAL FROM THE PROPERTY LINE AT POSITIONS INDICATED.

UNIT DIMENSIONS ARE TO THE INTERIOR FACE OF STUDS ALONG THE PERIMETER WALL AND ARE SHOWN WITHIN ± 0.10 FEET.

DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE.

CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING JOISTS AND ARE SHOWN WITHIN ± 0.10 FEET.

FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE SUB-FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ± 0.10 FEET.

COLUMNS, SILLS AND BEAMS MAY EXTEND INTO PORTIONS OF THE UNITS.

IF AN AREA IS NOT DESIGNATED AS "LCE" IT IS ASSUMED TO BE "GE". (SEE LEGEND)

DECLARATION

I, THE UNDERSIGNED OWNER OF INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, DECLARES THIS SURVEY MAP AND PLANS AND DEDICATE 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.

I FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

DECLARANT HAS AN EASEMENT THROUGH THE COMMON ELEMENTS AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF DISCHARGING DECLARANT'S OBLIGATIONS OR EXERCISING SPECIAL DECLARANT RIGHTS OR DEVELOPMENT RIGHTS, WHETHER ARISING UNDER THE ACT OR RESERVED IN THE DECLARATION.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF, ARE RESTRICTED BY LAW AND THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE I, FILED UNDER KING COUNTY RECORDING NUMBER 20050913001725 AND AS AMENDED BY THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE II, FILED UNDER KING COUNTY RECORDING NUMBER 20060124002121 AND AS AMENDED BY THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE III, FILED UNDER KING COUNTY RECORDING NUMBER 20060807001640 AND AS AMENDED BY THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE III, AN AMENDMENT FILED UNDER KING COUNTY RECORDING NUMBER 20061206001750 AND AS AMENDED BY THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE IV, FILED UNDER KING COUNTY RECORDING NUMBER 20060926000894, AND AS AMENDED BY THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V, FILED UNDER KING COUNTY RECORDING NUMBER

200704060001 08

DECLARANT:

TALUS PARCEL 16 LLC,
A LIMITED LIABILITY COMPANY

BY Dan J. Swallow
PRINT NAME: Dan J. Swallow
ITS: Authorized Signer

STATE OF WASHINGTON)
) SS.
COUNTY OF King)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dan J. Swallow SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Auth Signer OF TALUS PARCEL 16 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.

DATED THIS 30th DAY OF March, 2007

Andrea Manolides Hayford
(SIGNATURE OF NOTARY)

ANDREA MANOLIDES HAYFORD
COMMISSION EXPIRES
NOTARY PUBLIC
07-26-10
STATE OF WASHINGTON

(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellevue
MY APPOINTMENT EXPIRES: 7/26/10

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TALUS PARCEL 16 LLC IN JUNE, 2005.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V, 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.

JERROLD S. STEADMAN, P.L.S.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 29282
STATE OF WASHINGTON

JERROLD S. STEADMAN
STATE OF WASHINGTON
29282
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JERROLD S. STEADMAN SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF CONDOMINIUM SURVEY COMPANY, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 28th DAY OF March, 2007

Michelle A. Marine
(SIGNATURE OF NOTARY)

MICHELLE A. MARINE
COMMISSION EXPIRES
NOTARY
PUBLIC
8-09-10
STATE OF WASHINGTON

MICHELLE A. MARINE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SEATAC
MY APPOINTMENT EXPIRES: 08-09-2010

ASSESSOR'S CERTIFICATE

EXAMINED AND APPROVED THIS 5th DAY OF apr, 2007

S. Noble
KING COUNTY ASSESSOR

Dianne Murdock
KING COUNTY DEPUTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TALUS PARCEL 16 LLC, A WASHINGTON LIMITED LIABILITY COMPANY. THIS 6 DAY OF April, 2007, AT 8 MINUTES PAST 9AM, AND RECORDED IN VOLUME 231 OF CONDOMINIUMS, PAGES 087 TO 094 RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS

CONDOMINIUM SURVEY COMPANY

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FINAL CHECK:	JSS
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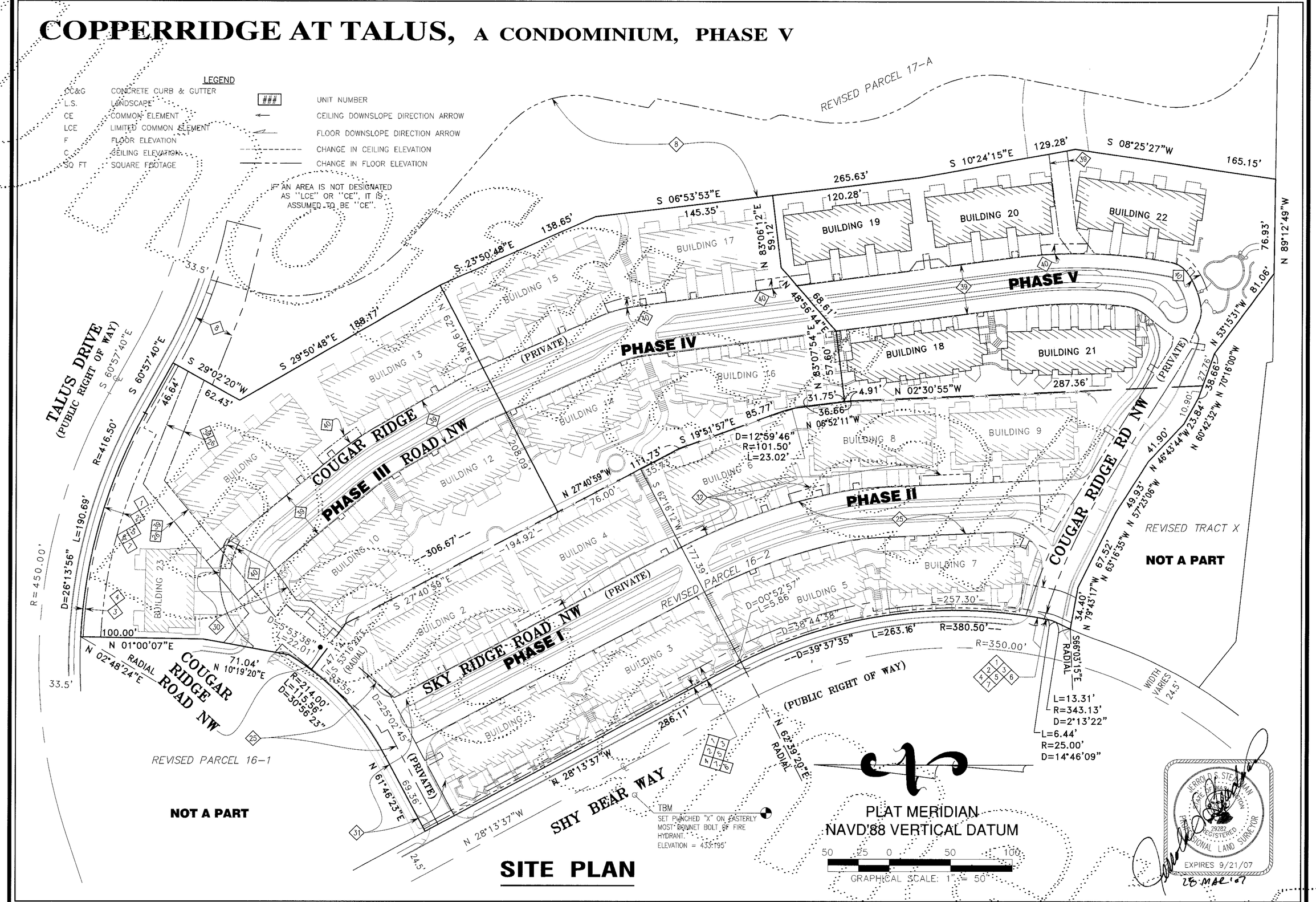
231/088

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V



SITE PLAN

CONDOMINIUM SURVEY COMPANY

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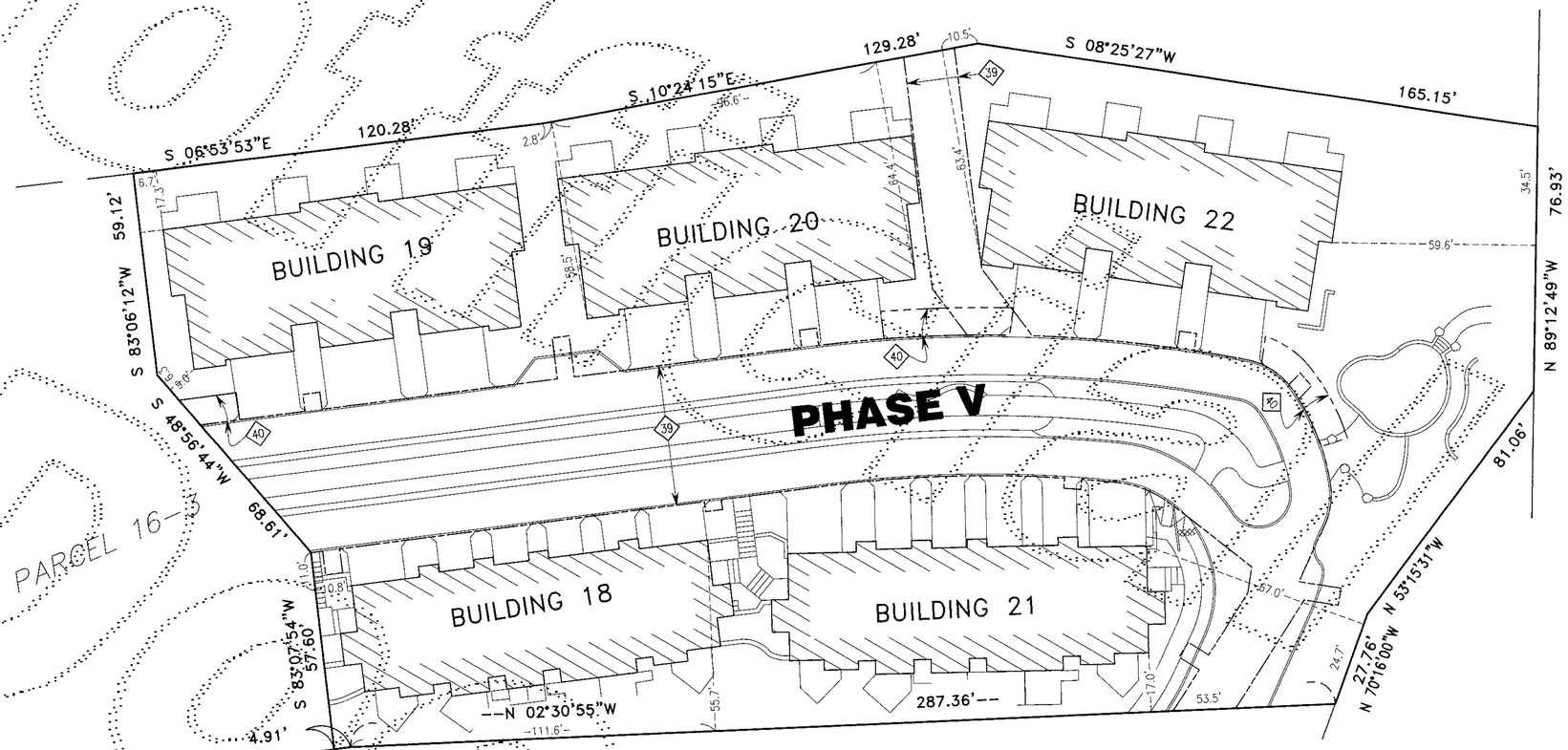
COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

30 15 0 30 60
GRAPHICAL SCALE: 1" = 30'



PHASE V DETAIL

DONALD S. STADDEMAN
STATE OF WASHINGTON
29282
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07
28 MAR '07

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FINAL CHECK:	JSS

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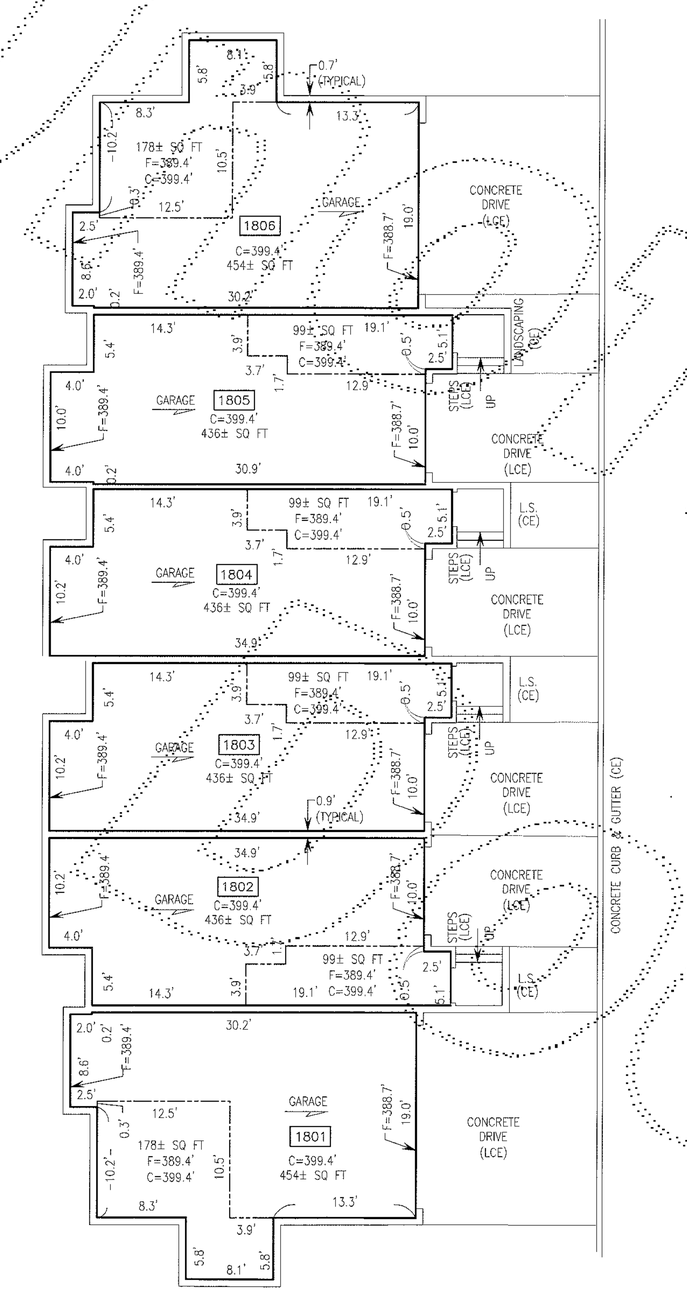
231/090

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

10 5 0 10 20
GRAPHICAL SCALE: 1" = 10'



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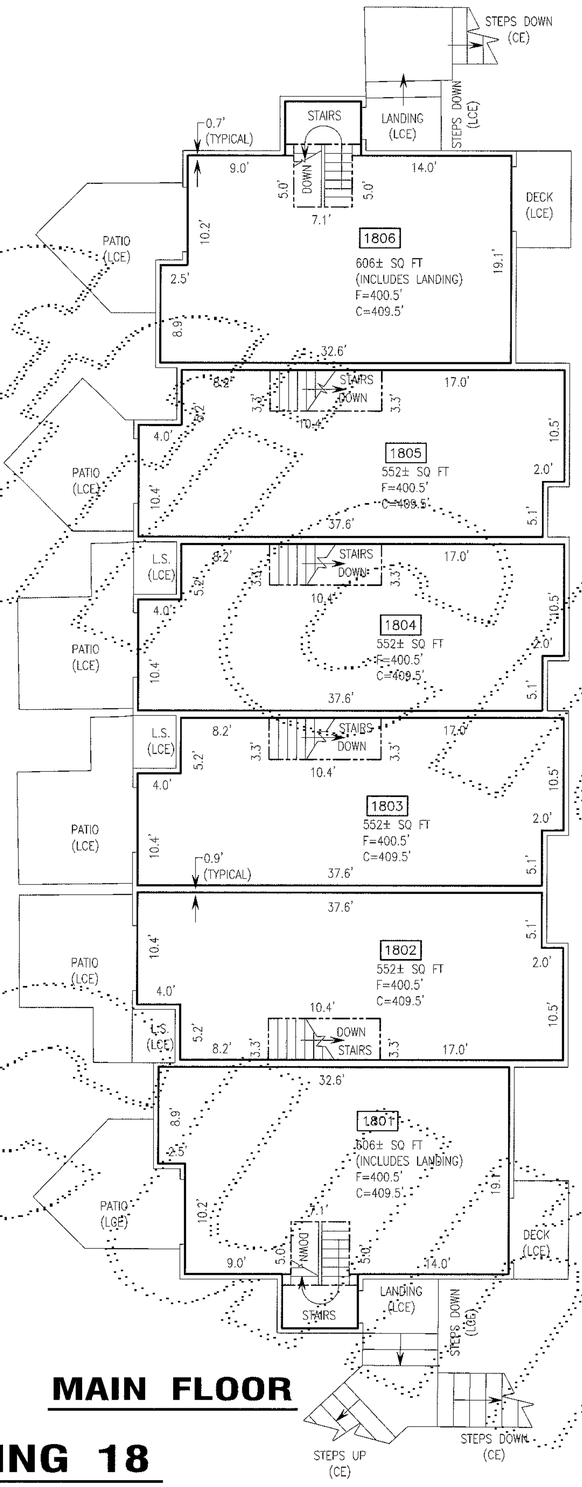

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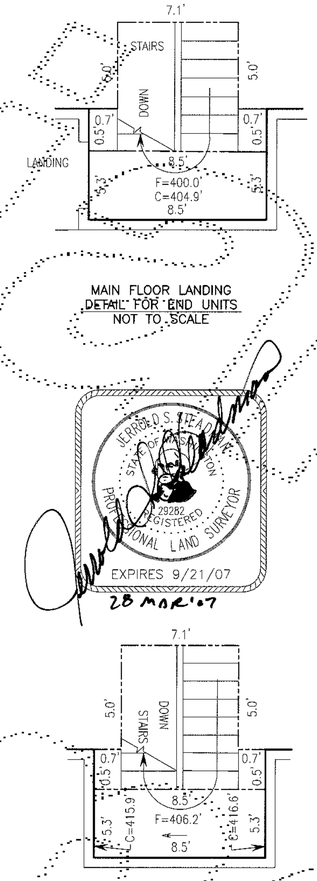

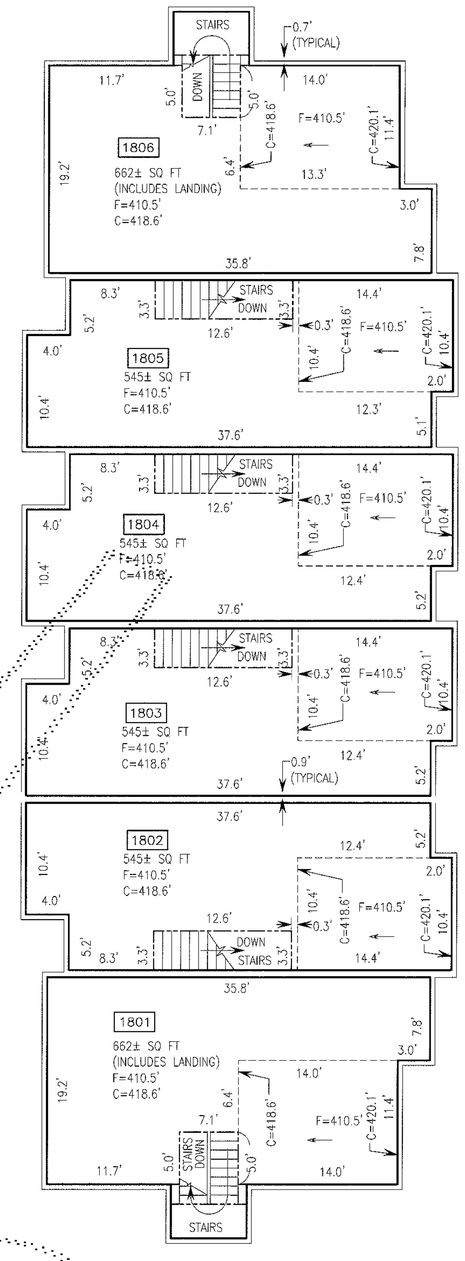

UPPER FLOOR

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CONDOMINIUM SURVEY MAP & PLANS

TALUS DIVISION A, A MASTER PLAT
VOL. 201, PG. 38-50,
PARCELS 14 & 16

SE 1/4, SW 1/4, SEC. 29,
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KING COUNTY, WASHINGTON

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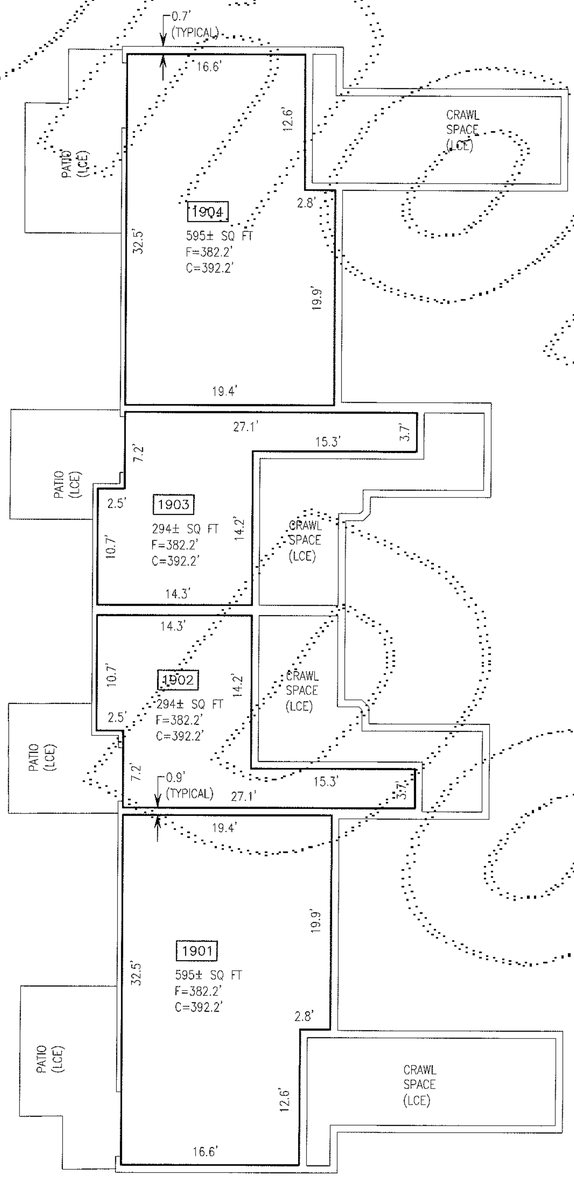
231/091

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

10 5 0 10 20
GRAPHICAL SCALE: 1" = 10'



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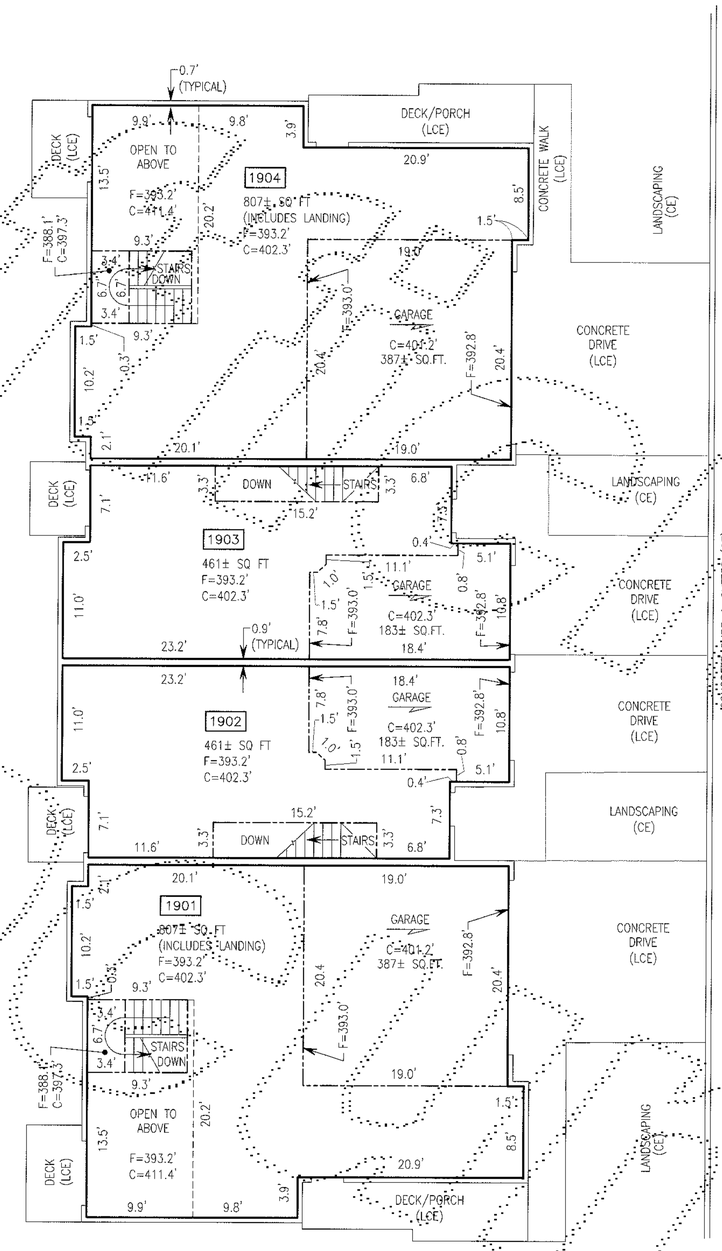
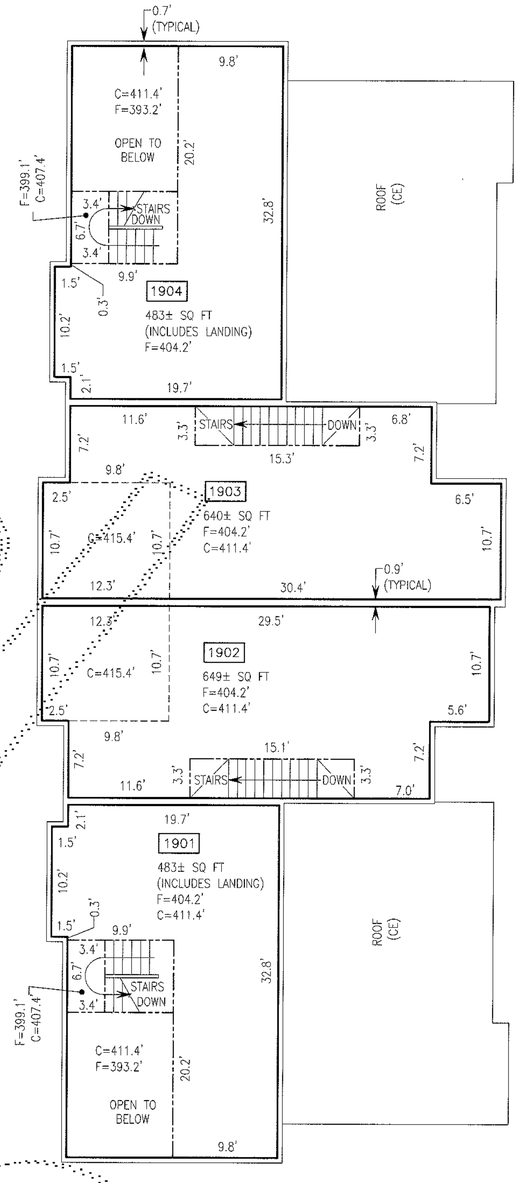


MAIN FLOOR



UPPER FLOOR

JERROLD S. STEAD
STATE OF WASHINGTON
19282
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 9/27/07
28 MAR '07

CONDOMINIUM BUILDING 19

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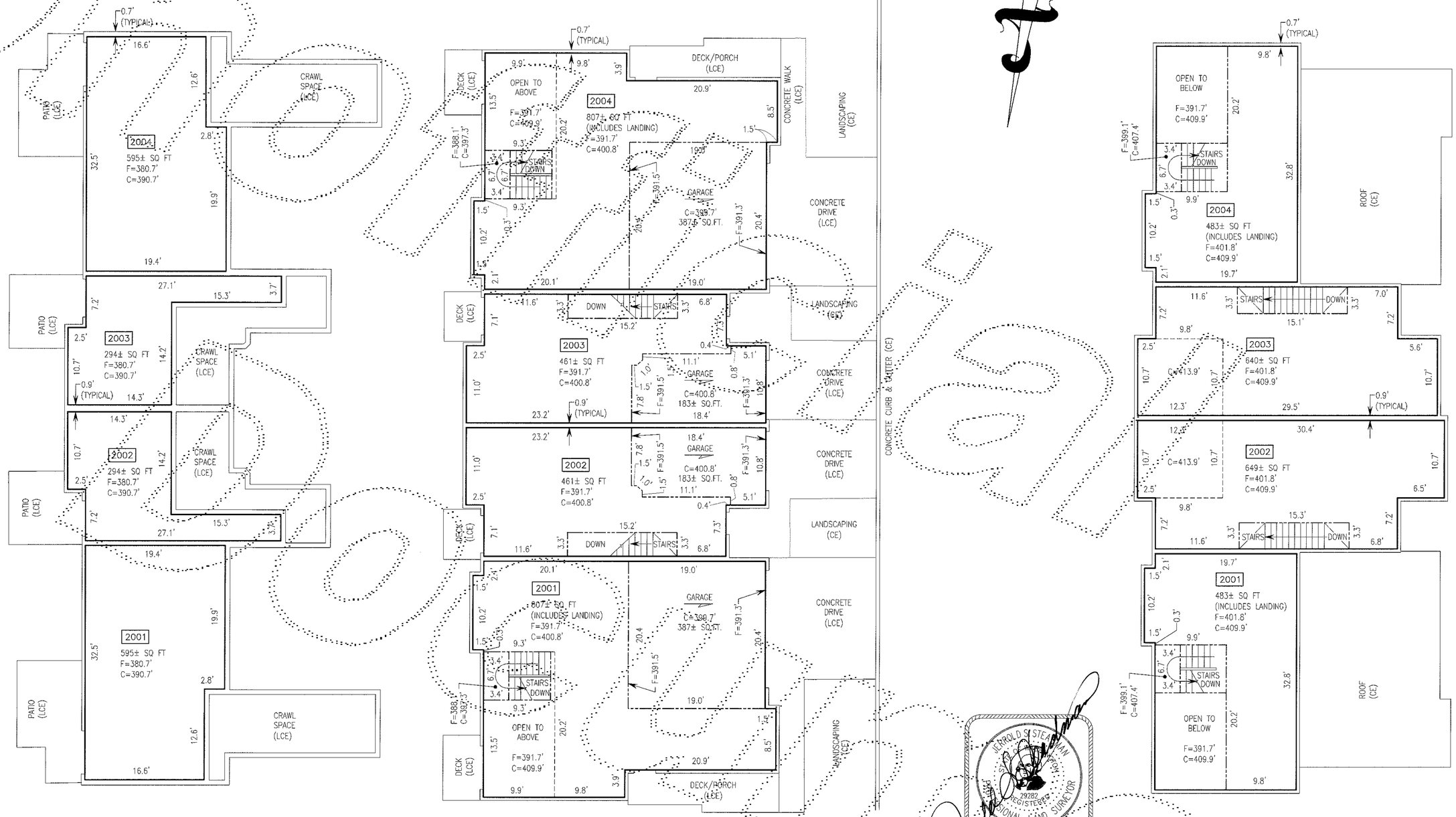
COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

10 5 0 10 20
GRAPHICAL SCALE: 1" = 10'



LOWER FLOOR

MAIN FLOOR

UPPER FLOOR

CONDOMINIUM BUILDING 20

JERROLD S. STEADMAN
STATE OF WASHINGTON
29282
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07
28 MAR '07

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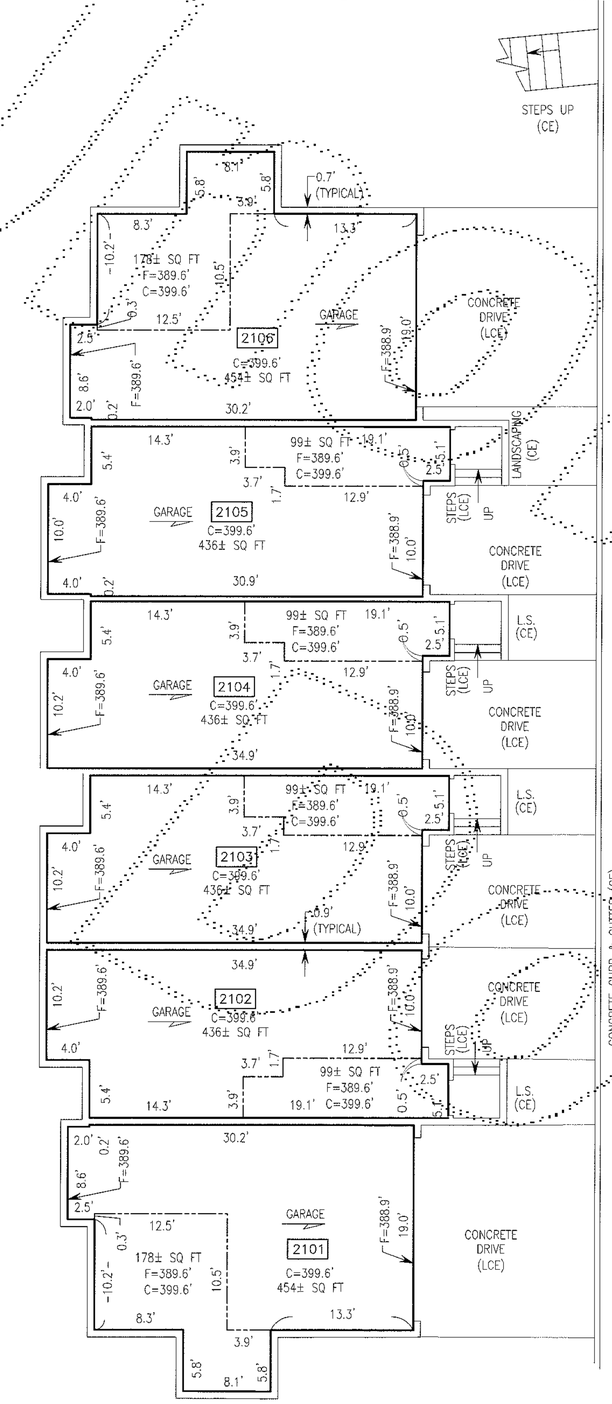
PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

10 5 0 10 20
GRAPHICAL SCALE: 1" = 10'



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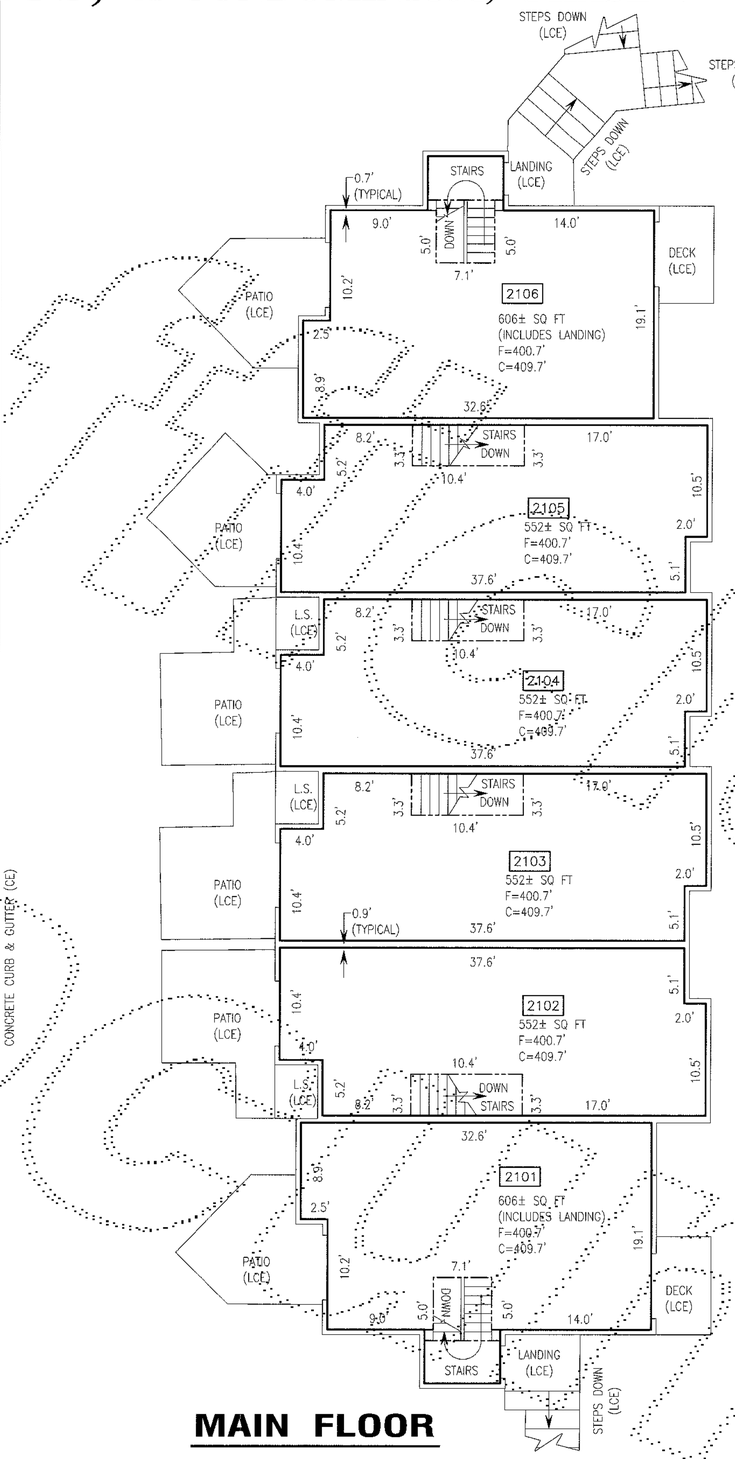

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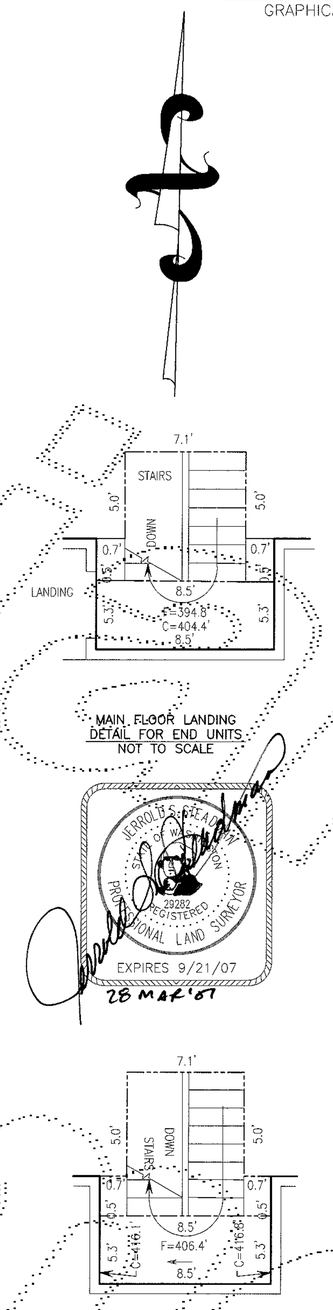

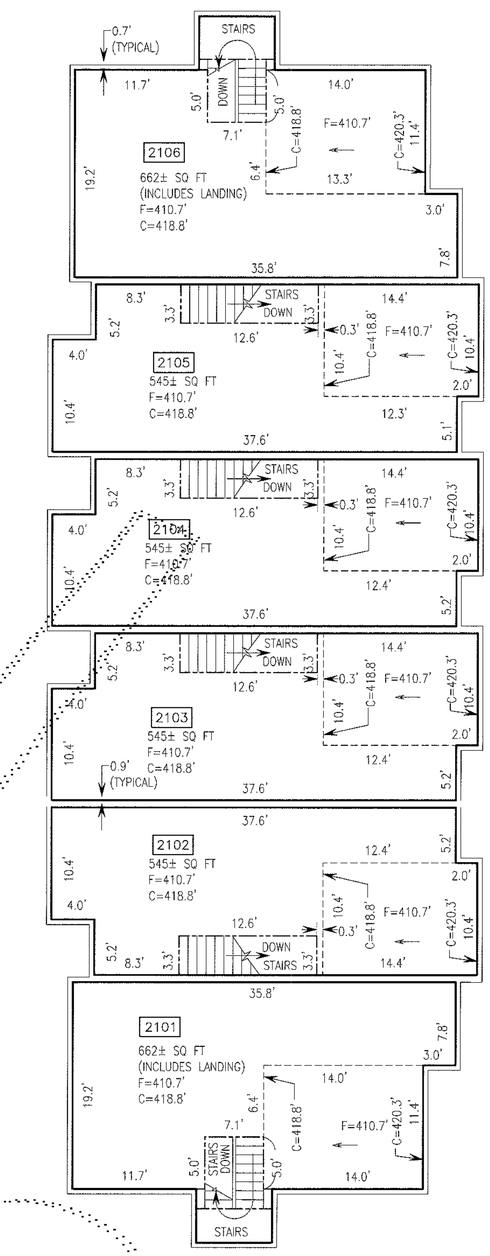

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COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

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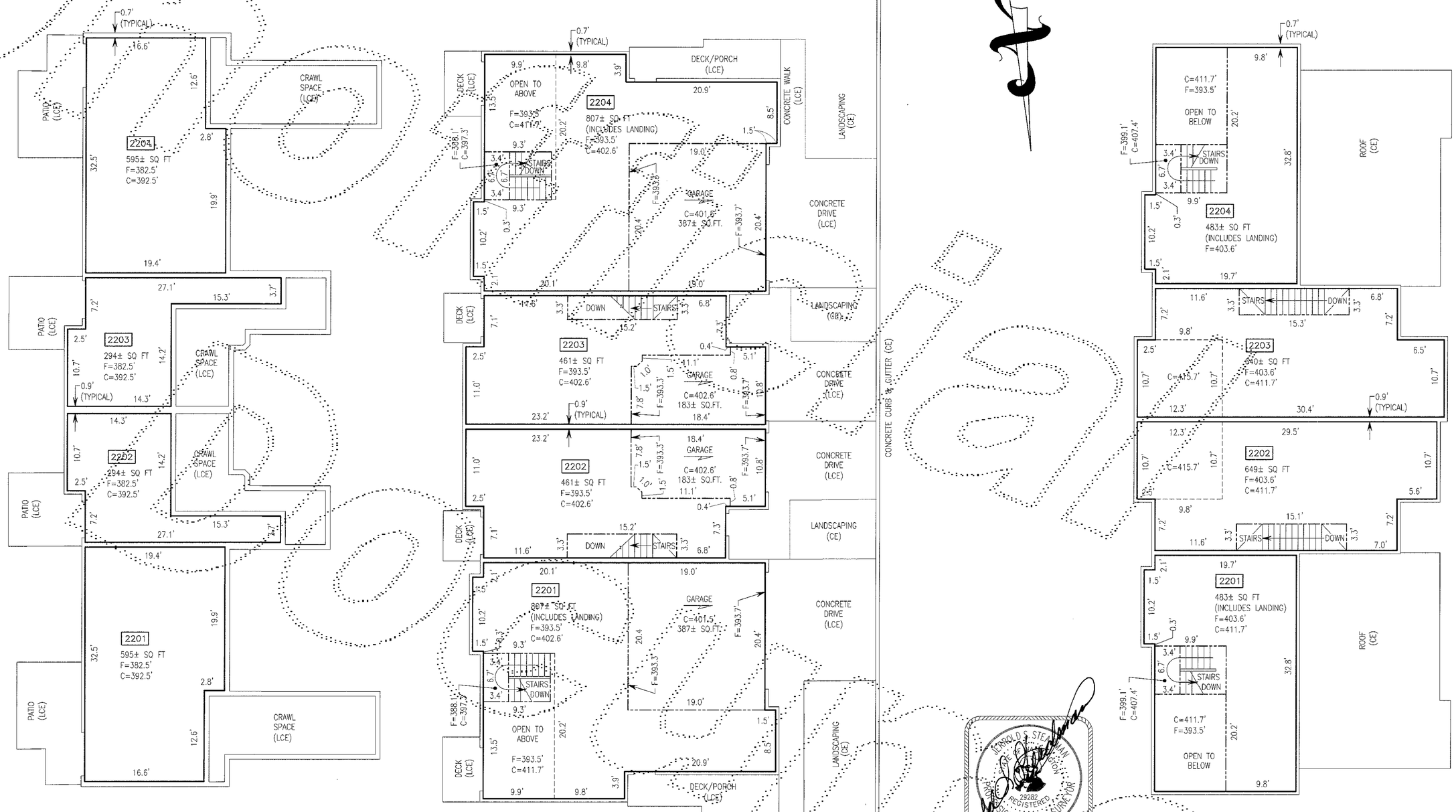
GRAPHICAL SCALE: 1" = 10'



JERROLD S. STEADMAN
STATE OF WASHINGTON
29282
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 9/21/07
28 MAR. '07

CONDOMINIUM BUILDING 22

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COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V

LEGAL DESCRIPTIONS

TOTAL PROPERTY

REVISED PARCELS 16-2 AND 16-3, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, IN KING COUNTY, WASHINGTON.

PHASE V

THAT PORTION OF REVISED PARCEL 16-3, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MOST WESTERLY CORNER OF REVISED PARCEL 16-2 OF SAID CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004;
THENCE SOUTH 28°13'37" EAST, ALONG THE SOUTHWESTERLY BOUNDARY THEREOF AND THE NORTHEASTERLY MARGIN OF SHY BEAR WAY, A DISTANCE OF 286.11 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 380.50 FEET;
THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 5.88 FEET, THROUGH A CENTRAL ANGLE OF 00°52'57";
THENCE NORTH 62°16'12" EAST, A DISTANCE OF 127.39 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID REVISED PARCEL 16-3;
THENCE NORTH 27°40'59" WEST ALONG SAID SOUTHWESTERLY BOUNDARY, A DISTANCE OF 76.00 FEET;
THENCE NORTH 62°19'06" EAST, A DISTANCE OF 208.09 FEET TO A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID REVISED PARCEL 16-3;
THENCE SOUTH 23°50'48" EAST ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 138.65 FEET;
THENCE SOUTH 06°53'53" EAST ALONG SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 145.35 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE;
THENCE SOUTH 83°06'12" WEST LEAVING SAID NORTHEASTERLY BOUNDARY, A DISTANCE OF 59.12 FEET;
THENCE SOUTH 48°56'44" WEST, A DISTANCE OF 68.61 FEET;
THENCE SOUTH 83°07'54" WEST, A DISTANCE OF 57.60 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID REVISED PARCEL 16-3 AND THE TERMINUS OF THE HEREIN DESCRIBED LINE.

SURVEY NOTES

FULL RELIANCE HAS BEEN PLACED IN CHICAGO TITLE INSURANCE COMPANY REPORT UNDER ORDER NO. 1162754, DATED APRIL 27, 2005 AND SUPPLEMENTAL NO. 1 DATED MAY 23, 2005 AND SUPPLEMENTAL NO. 2 DATED AUGUST 22, 2005 AND SUPPLEMENTAL NO. 3 DATED JUNE 12, 2006 FOR LEGAL DESCRIPTION AND REVELATION OF EASEMENTS, NO FURTHER SEARCH OF THE RECORD HAS BEEN MADE.

1 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, DOCUMENTED UNDER RECORDING NUMBER 20040526900004. (EASEMENTS SHOWN)

2 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH SHORT PLAT NUMBER SP04-001EV, DOCUMENTED UNDER RECORDING NUMBER 20040519900001. (EASEMENTS SHOWN)

3 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON THE PLAT OF TALUS DIV. A, A MASTER PLAT, DOCUMENTED IN VOLUME 201 OF PLATS, PAGES 38 THROUGH 50. (EASEMENTS SHOWN)

4 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS AND SETBACKS, IF ANY, SET FORTH IN OR DELINEATED ON CITY OF ISSAQUAH SHORT PLAT NUMBER SP01-001EV, DOCUMENTED UNDER RECORDING NUMBER 20010830900005. (EASEMENTS SHOWN)

SURVEY NOTES (CONTINUED)

5 THIS PROPERTY IS SUBJECT TO A UTILITY SYSTEM EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF PUGET SOUND ENERGY AS DOCUMENTED UNDER RECORDING NUMBER 20021010001653. (SHOWN)

6 THIS PROPERTY IS SUBJECT TO A TELECOMMUNICATIONS FACILITIES EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF QWEST AS DOCUMENTED UNDER RECORDING NUMBER 20021010002642. (SHOWN)

7 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF UNDERGROUND AND/OR ABOVE-GROUND COMMUNICATIONS, BROADBAND CABLE TELEVISION SYSTEM OR OTHER SIMILAR FACILITIES AS DOCUMENTED UNDER RECORDING NUMBER 20030121002116. (SHOWN)

8 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, ALTERING, EXPANDING, REMOVING, REPLACING AND USING A SERIES OF STRUCTURAL RETAINING WALLS AND USING WALL COLLECTION AND CONVEYANCE STORM DRAINAGE FACILITIES, PORTIONS OF SAID PREMISES IN FAVOR OF OLY/COUGAR GENERAL PARTNERSHIP AND TALUS PARCEL 16 LLC AS DOCUMENTED UNDER RECORDING NUMBER 20040713002154. (SHOWN)

9 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF FOR THE PURPOSE OF ONE OR MORE UTILITY SYSTEMS IN FAVOR OF PUGET SOUND ENERGY AS DOCUMENTED UNDER RECORDING NUMBER 20041004000028. (NOT SHOWN - BLANKET EASEMENT)

10 THIS PROPERTY IS SUBJECT TO THE EXCEPTION AND RESERVATIONS CONTAINED IN DEED FROM NORTHERN PACIFIC RAILROAD COMPANY AS DOCUMENTED UNDER RECORDING NUMBER 212072 AND AS AMENDED BY RECORDING NUMBER 7703160431. (NOT SHOWN - BLANKET CONDITIONS)

12 THIS PROPERTY IS SUBJECT TO THE DECLARATION OF EASEMENTS, AND COVENANT TO SHARE COSTS FOR TALUS, AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20010913001304 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBER 20031223001555 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBERS 20040416001050. (NOT SHOWN - BLANKET CONDITIONS)

13 THIS PROPERTY IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT UNDER RECORDING NUMBER 20010924001305 AND AS AMENDED AND/OR MODIFIED UNDER RECORDING NUMBERS 20031223001554, 20040416001051, 20050628000474 AND 20051213002703. (NOT SHOWN - BLANKET CONDITIONS)

14 THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN NORTHWEST PROPERTY INVESTORS II, A WASHINGTON LIMITED PARTNERSHIP AND THE CITY OF ISSAQUAH REGARDING PRE-ANNEXATION AGREEMENT FOR COUGAR MOUNTAIN EAST VILLAGE AS DOCUMENTED UNDER RECORDING NUMBER 9606170285. (NOT SHOWN - BLANKET CONDITIONS)

15 THIS PROPERTY IS SUBJECT TO A DEVELOPMENT AGREEMENT, DISCLOSED BY MEMORANDUM THEREOF AND THE TERMS AND CONDITIONS THEREOF BETWEEN COUGAR MOUNTAIN EAST VILLAGE PARTNERSHIP AND THE CITY OF ISSAQUAH AS DOCUMENTED UNDER RECORDING NUMBER 20000209001923. (NOT SHOWN - BLANKET CONDITIONS)

16 THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN OLY/INTRACORP GENERAL PARTNERSHIP AND TCI CABLEVISION OF WASHINGTON, INC. REGARDING FACILITIES EASEMENT AGREEMENT AS DOCUMENTED UNDER RECORDING NUMBER 20030121002117. (NOT SHOWN - NOT A PARTY)

24 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF COMCAST OF WASHINGTON IV, INC. FOR A BROADBAND COMMUNICATIONS SYSTEM AS DOCUMENTED UNDER RECORDING NUMBER 20050502001748. (NOT SHOWN- BLANKET EASEMENT)

25 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF CITY OF ISSAQUAH FOR WATERMAIN AND SANITARY SEWER MAIN AS DOCUMENTED UNDER RECORDING NUMBER 20050513001554. (SHOWN)

26 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF IN FAVOR OF CITY OF ISSAQUAH FOR WATERMAIN AND SANITARY SEWER MAIN AS DOCUMENTED UNDER RECORDING NUMBER 20050513001555. (SHOWN)

29 THIS PROPERTY IS SUBJECT TO THE DECLARATION OF ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001155. (NOT SHOWN - BLANKET CONDITIONS)

30 THIS PROPERTY IS SUBJECT TO THE ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001156. (SHOWN)

SURVEY NOTES (CONTINUED)

31 THIS PROPERTY IS SUBJECT TO THE ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DOCUMENTED UNDER RECORDING NUMBER 20050718001157. (SHOWN)

32 THIS PROPERTY IS SUBJECT TO AN EASEMENT, AND THE TERMS AND CONDITIONS THEREOF GRANTED TO THE CITY OF ISSAQUAH AS DOCUMENTED UNDER RECORDING NUMBER 20050808002039. (SHOWN)

34 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND ENERGY REGARDING ONE OR MORE UTILITY SYSTEMS AREA AFFECTED 10 FEET IN WIDTH HAVING 5 FEET OF SUCH WIDTH ON EACH SIDE OF THE CENTERLINE OF GRANTEE'S SYSTEMS LOCATED AS CONSTRUCTED OR TO BE CONSTRUCTED, EXTENDED, OR RELOCATED, EXCEPT THOSE PORTIONS OCCUPIED BY EXISTING BUILDING FOOTINGS, FOUNDATIONS, AND/OR SUBSURFACE STRUCTURES UNDER RECORDING NUMBER 20050901001339. (NOT SHOWN - INSUFFICIENT DESCRIPTION TO PLOT)

35 THIS PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS AND NOTES, IF ANY, AS CONTAINED IN SURVEY MAP AND PLANS AS DOCUMENTED UNDER RECORDING NUMBER 20050913001724 AND AS AMENDED TO SAID CONDOMINIUM SURVEY MAP & PLANS AS DOCUMENTED UNDER RECORDING NUMBER 20060124002120. (NOT SHOWN - BLANKET CONDITIONS)

36 THIS PROPERTY IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND LIABILITY FOR ASSESSMENTS, CONTAINED IN THE DECLARATION OF CONDOMINIUM, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS DOCUMENTED UNDER RECORDING NUMBER 20050913001725 AND/OR AMENDED OF SAID DECLARATION AS DOCUMENTED UNDER RECORDING NUMBER 20060712400217. (NOT SHOWN - BLANKET CONDITIONS)

38 THIS PROPERTY IS SUBJECT TO AN AGREEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN COMCAST OF WASHINGTON IV, INC. AND TALUS PARCEL 16 LLC, REGARDING BROADBAND COMMUNICATIONS SYSTEM AS DOCUMENTED UNDER RECORDING NUMBER 20051117001921. (NOT SHOWN - BLANKET CONDITIONS)

39 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO THE CITY OF ISSAQUAH, A MUNICIPAL CORPORATION FOR WATERMAIN AND SANITARY SEWER MAIN IN A PORTION OF SAID PREMISES AS DESCRIBED IN SAID INSTRUMENT AS DOCUMENTED UNDER RECORDING NUMBER 20060324001142. (SHOWN)

40 THIS PROPERTY IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREOF GRANTED TO THE CITY OF ISSAQUAH, A WASHINGTON MUNICIPAL CORPORATION FOR FIREFIGHTER STAGING AREA IN THE PORTIONS OF SAID PREMISES AND OTHER PROPERTY AS DESCRIBED IN SAID INSTRUMENT AS DOCUMENTED UNDER RECORDING NUMBER 20060524002565. (SHOWN)

THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TOPCON GTS 211D TOTAL STATION CALIBRATED AT AN NGS BASELINE WITHIN THE LAST YEAR.

BENCHMARK USED FOR THE VERTICAL ELEVATIONS IS DESCRIBED AS: 3" X 3" CONCRETE MONUMENT WITH NAIL, SET 1.0' BELOW GRADE, IN A STANDARD WSDOT MONUMENT CASE, SURVEY CONTROL POINT ID NUMBER 1945, POINT NAME 2359, AS PUBLISHED IN WASHINGTON COUNCIL OF COUNTY SURVEYORS - SURVEY CONTROL PROJECT 2001, WITH AN ELEVATION OF 78.920', NAVD'88 VERTICAL DATUM.

THE TOTAL PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 307,253 SQUARE FEET OR APPROXIMATELY 7.0536 ACRES.

THE PHASE V PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 66309 SQUARE FEET OR APPROXIMATELY 1.5221 ACRES.

BUILDING LOCATION DIMENSIONS ARE AS MEASURED AT RIGHT ANGLES OR RADIAL FROM THE PROPERTY LINE AT POSITIONS INDICATED.

UNIT DIMENSIONS ARE TO THE INTERIOR FACE OF STUDS ALONG THE PERIMETER WALL AND ARE SHOWN WITHIN ± 0.10 FEET.

DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE.

CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING JOISTS AND ARE SHOWN WITHIN ± 0.10 FEET.

FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE SUB-FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ± 0.10 FEET.

COLUMNS, SILLS AND BEAMS MAY EXTEND INTO PORTIONS OF THE UNITS.

IF AN AREA IS NOT DESIGNATED AS "LCE" IT IS ASSUMED TO BE "GE". (SEE LEGEND)

DECLARATION

I, THE UNDERSIGNED OWNER OF INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, DECLARES THIS SURVEY MAP AND PLANS AND DEDICATE 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.

I FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

DECLARANT HAS AN EASEMENT THROUGH THE COMMON ELEMENTS AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF DISCHARGING DECLARANT'S OBLIGATIONS OR EXERCISING SPECIAL DECLARANT RIGHTS OR DEVELOPMENT RIGHTS, WHETHER ARISING UNDER THE ACT OR RESERVED IN THE DECLARATION.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF, ARE RESTRICTED BY LAW AND THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE I, FILED UNDER KING COUNTY RECORDING NUMBER 20050913001725 AND AS AMENDED BY THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE II, FILED UNDER KING COUNTY RECORDING NUMBER 20060124002121 AND AS AMENDED BY THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE III, FILED UNDER KING COUNTY RECORDING NUMBER 20060807001640 AND AS AMENDED BY THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE III, AN AMENDMENT FILED UNDER KING COUNTY RECORDING NUMBER 20061206001750 AND AS AMENDED BY THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE IV, FILED UNDER KING COUNTY RECORDING NUMBER 20060926000894, AND AS AMENDED BY THE DECLARATION FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V, FILED UNDER KING COUNTY RECORDING NUMBER

200704060001 08

DECLARANT:

TALUS PARCEL 16 LLC,
A LIMITED LIABILITY COMPANY

BY Dan J. Swallow
PRINT NAME: Dan J. Swallow
ITS: Authorized Signer

STATE OF WASHINGTON)
) SS.
COUNTY OF King)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dan J. Swallow SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Auth Signer OF TALUS PARCEL 16 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.

DATED THIS 30th DAY OF March, 2007

Andrea Manolides Hayford
(SIGNATURE OF NOTARY)

ANDREA MANOLIDES HAYFORD
COMMISSION EXPIRES
NOTARY PUBLIC
07-26-10
STATE OF WASHINGTON

(LEGIBLY PRINT OR STAMP NAME OF NOTARY)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Bellevue
MY APPOINTMENT EXPIRES: 7/26/10

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TALUS PARCEL 16 LLC IN JUNE, 2005.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V, 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.

JERROLD S. STEADMAN, P.L.S.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 29282
STATE OF WASHINGTON

JERROLD S. STEADMAN
STATE OF WASHINGTON
29282
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JERROLD S. STEADMAN SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF CONDOMINIUM SURVEY COMPANY, A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 28th DAY OF March, 2007

Michelle A. Marine
(SIGNATURE OF NOTARY)

MICHELLE A. MARINE
COMMISSION EXPIRES
NOTARY
PUBLIC
8-09-10
STATE OF WASHINGTON

MICHELLE A. MARINE
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SEATAC
MY APPOINTMENT EXPIRES: 08-09-2010

ASSESSOR'S CERTIFICATE

EXAMINED AND APPROVED THIS 5th DAY OF apr, 2007

S. Noble
KING COUNTY ASSESSOR

Dianne Murdock
KING COUNTY DEPUTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF TALUS PARCEL 16 LLC, A WASHINGTON LIMITED LIABILITY COMPANY. THIS 6 DAY OF April, 2007, AT 8 MINUTES PAST 9AM, AND RECORDED IN VOLUME 231 OF CONDOMINIUMS, PAGES 087 TO 094 RECORDS OF KING COUNTY, WASHINGTON.

MANAGER

SUPERINTENDENT OF RECORDS

CONDOMINIUM SURVEY COMPANY

Specializing in
CONDOMINIUM SURVEYS ONLY

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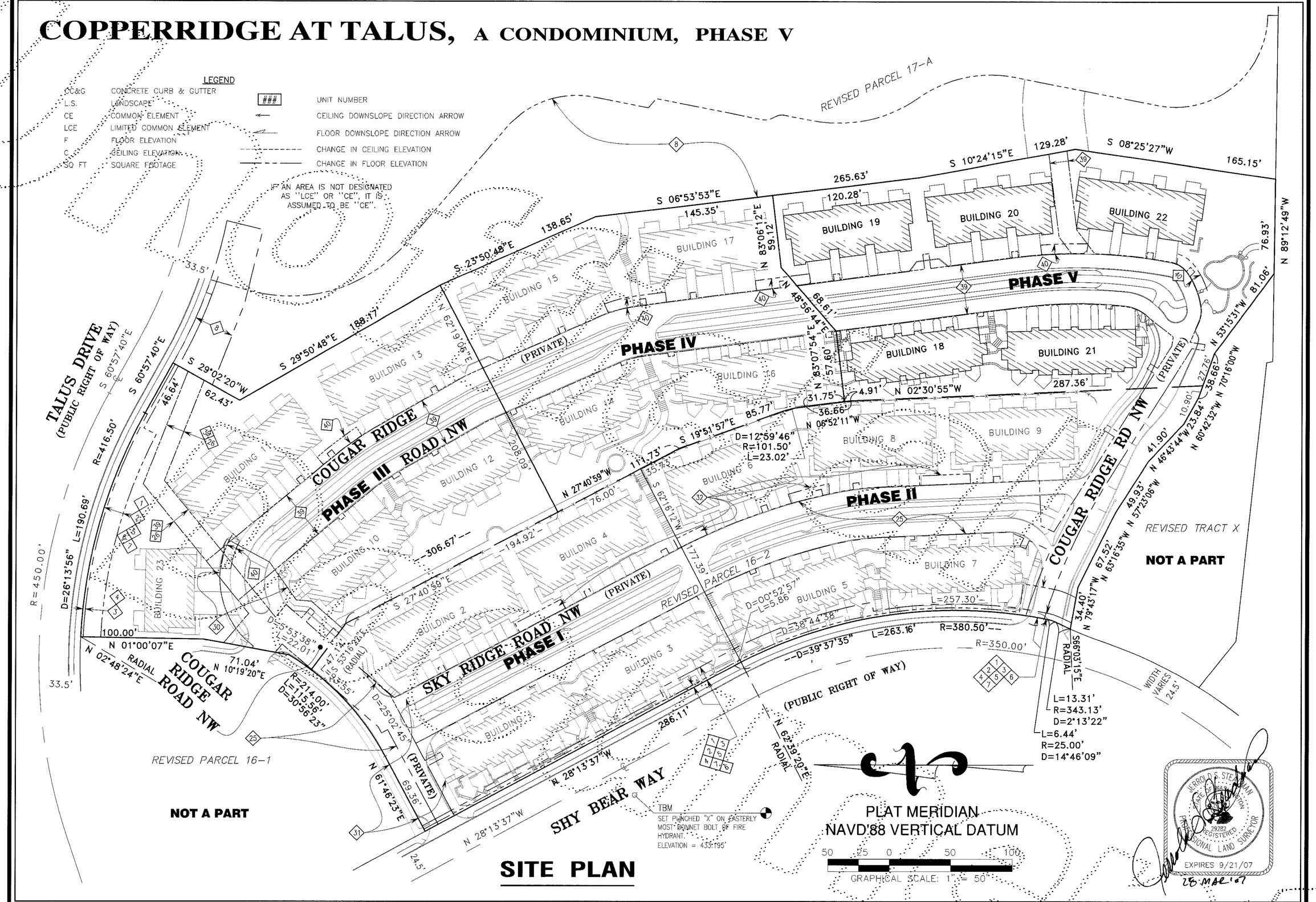
231/088

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V



SITE PLAN

CONDOMINIUM SURVEY COMPANY

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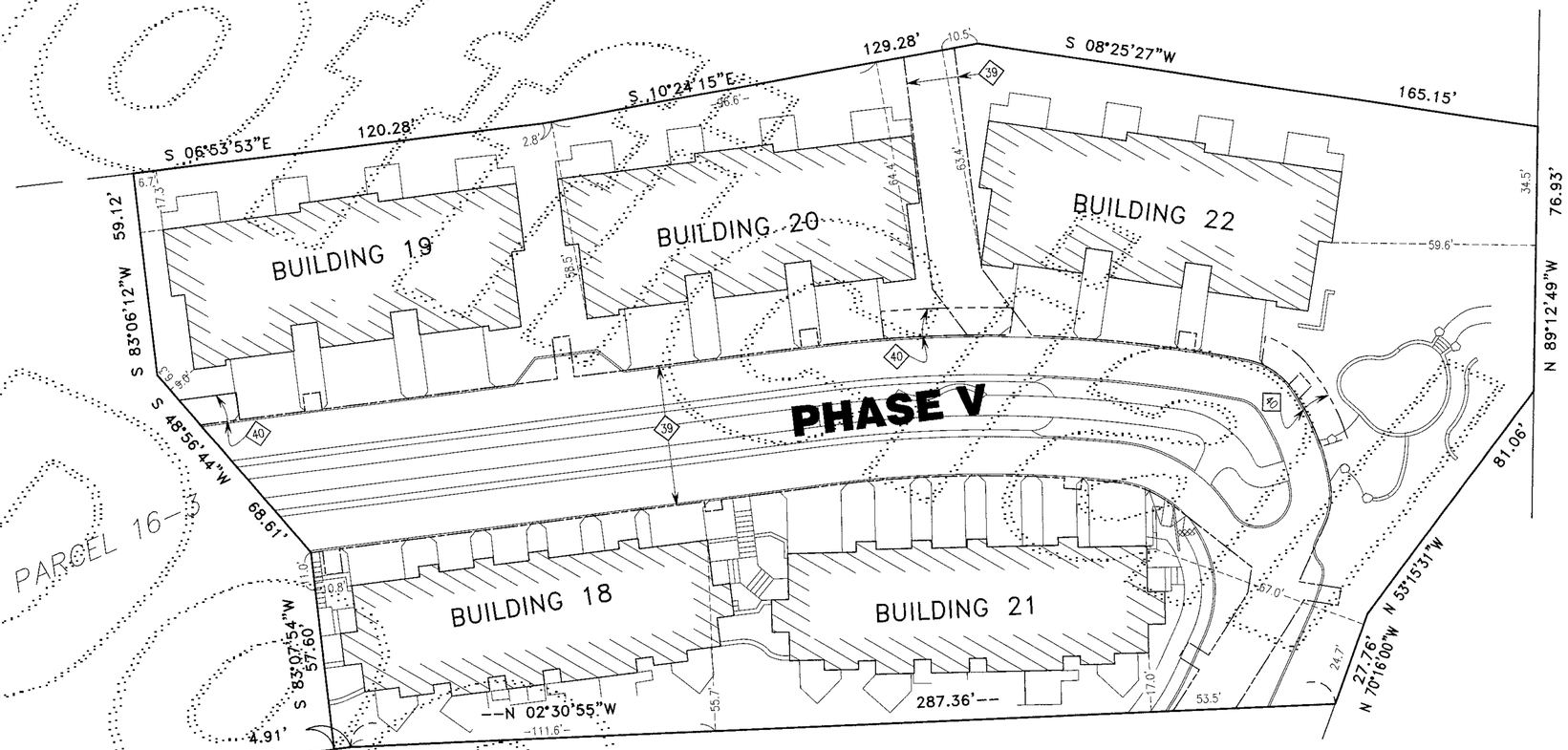
231/089

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

30 15 0 30 60
GRAPHICAL SCALE: 1" = 30'



PHASE V DETAIL

DONALD S. STADDEMAN
STATE OF WASHINGTON
29282
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07
28 MAR '07

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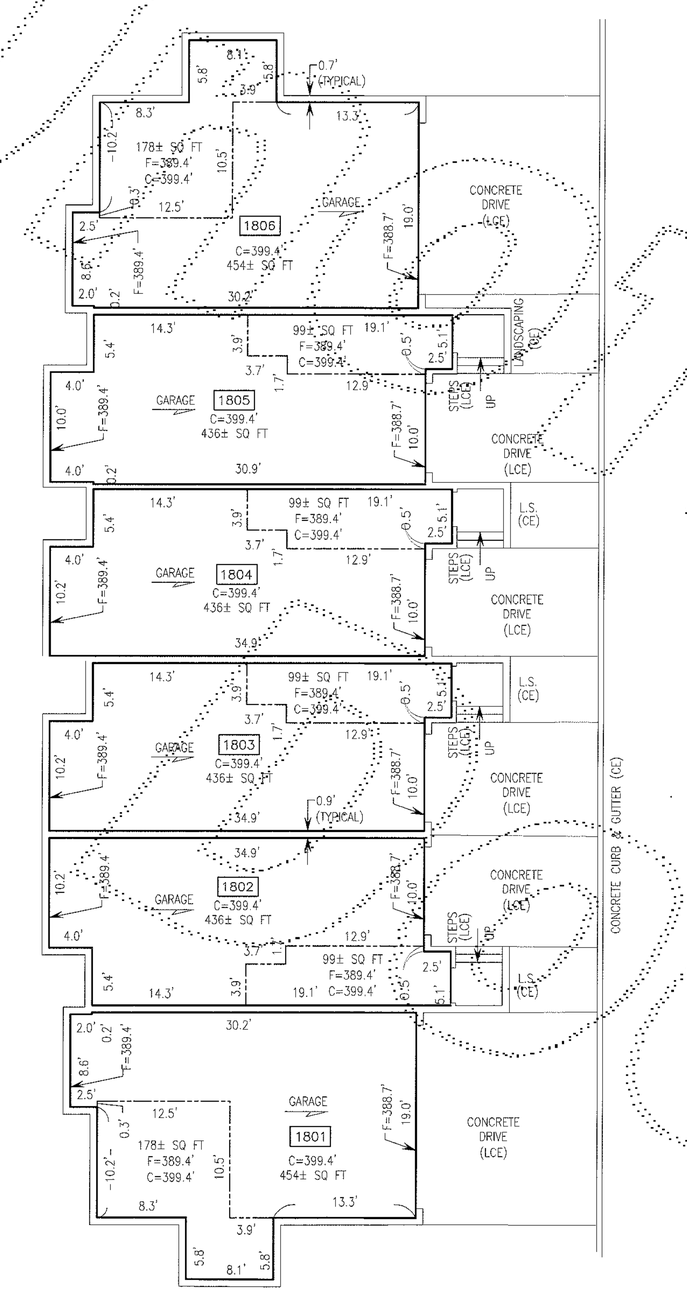
231/090

COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

10 5 0 10 20
GRAPHICAL SCALE: 1" = 10'



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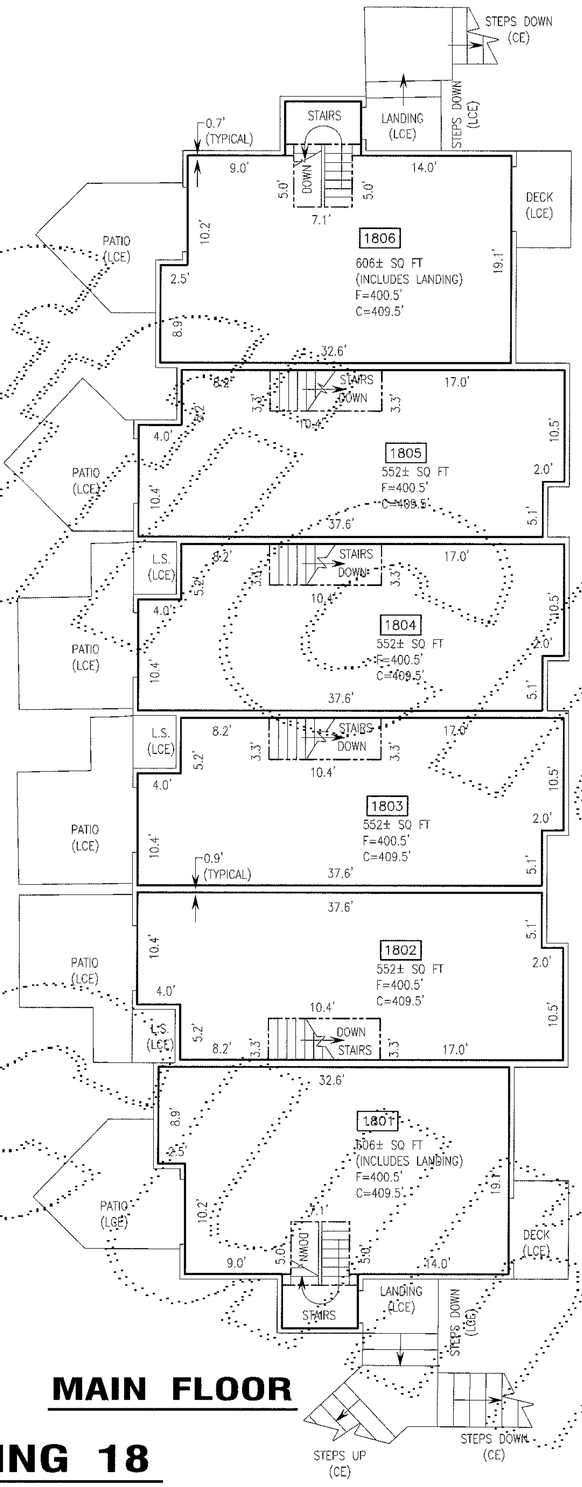

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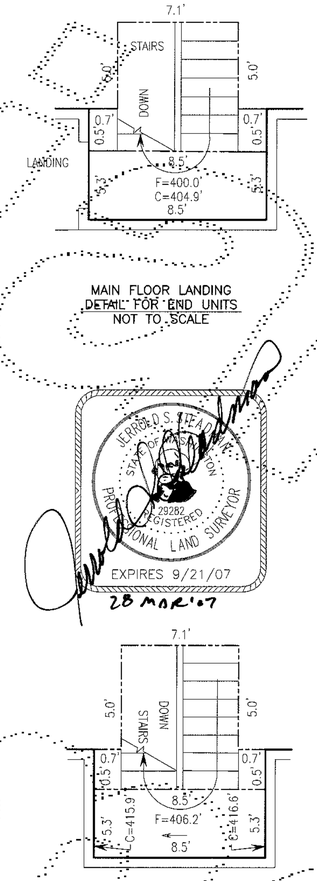

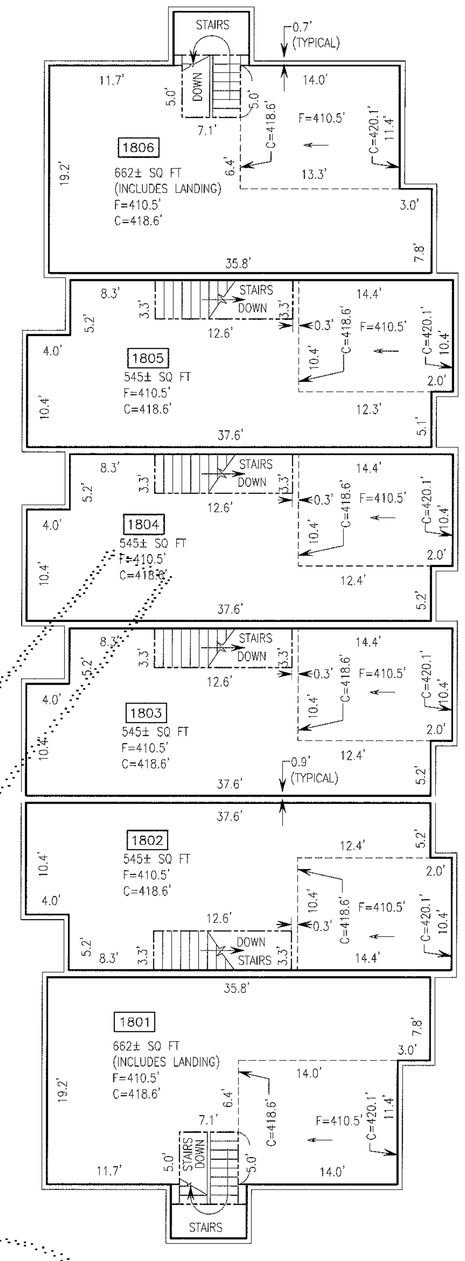

UPPER FLOOR

CONDOMINIUM BUILDING 18

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COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

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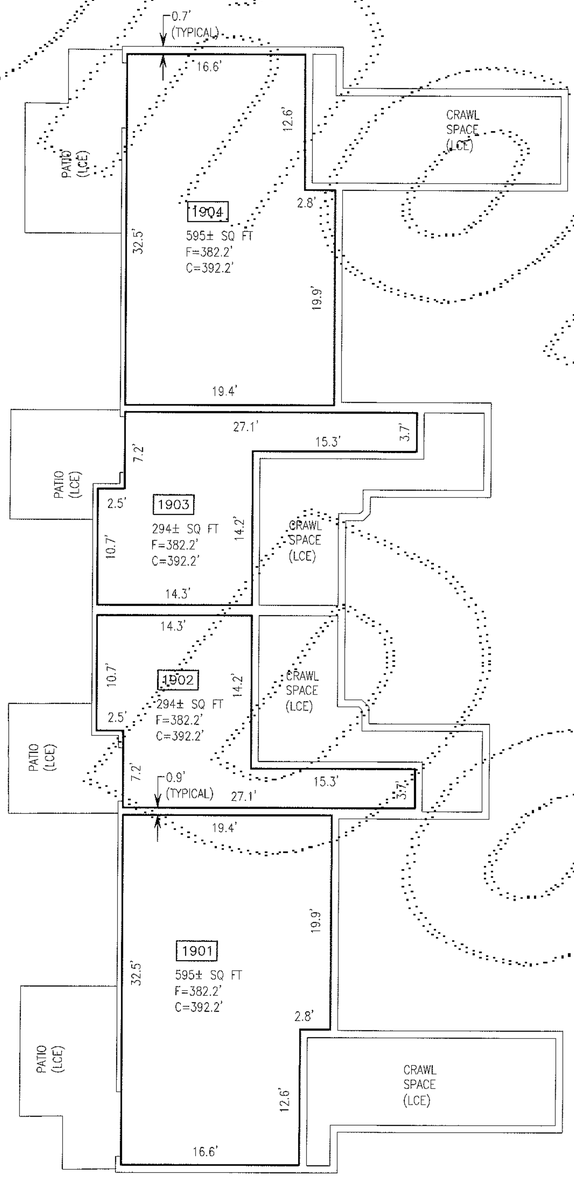
GRAPHICAL SCALE: 1" = 10'



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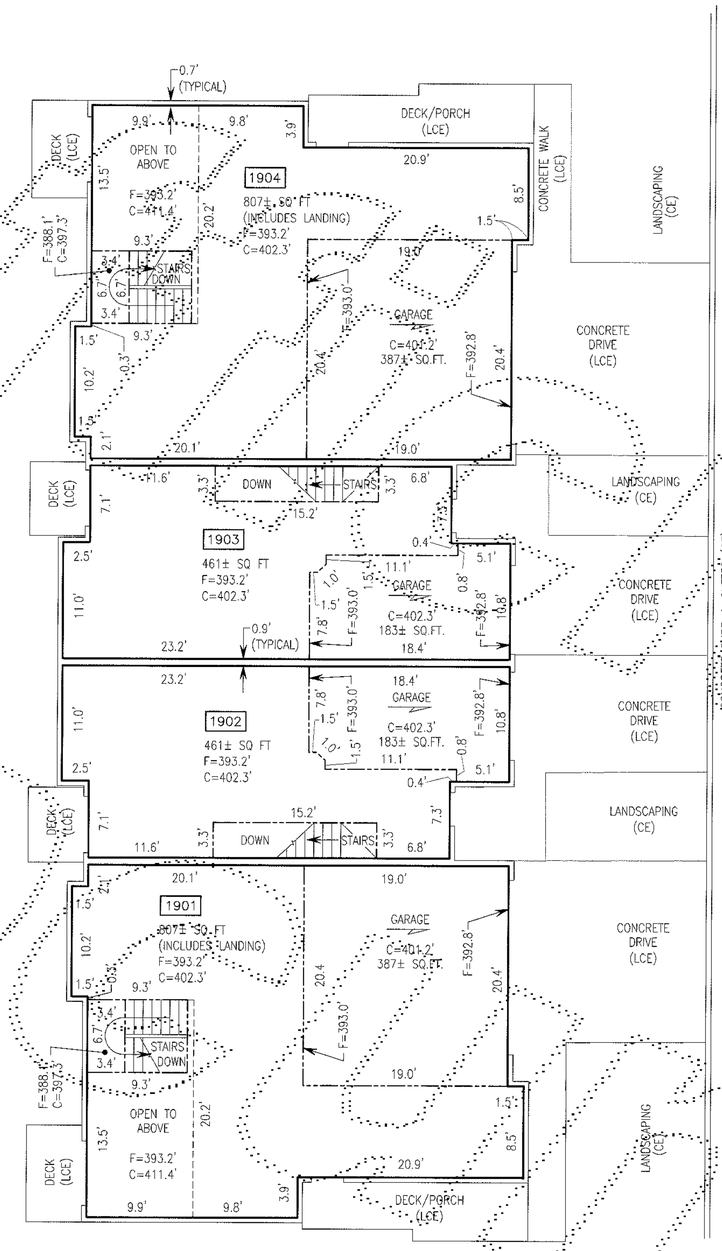

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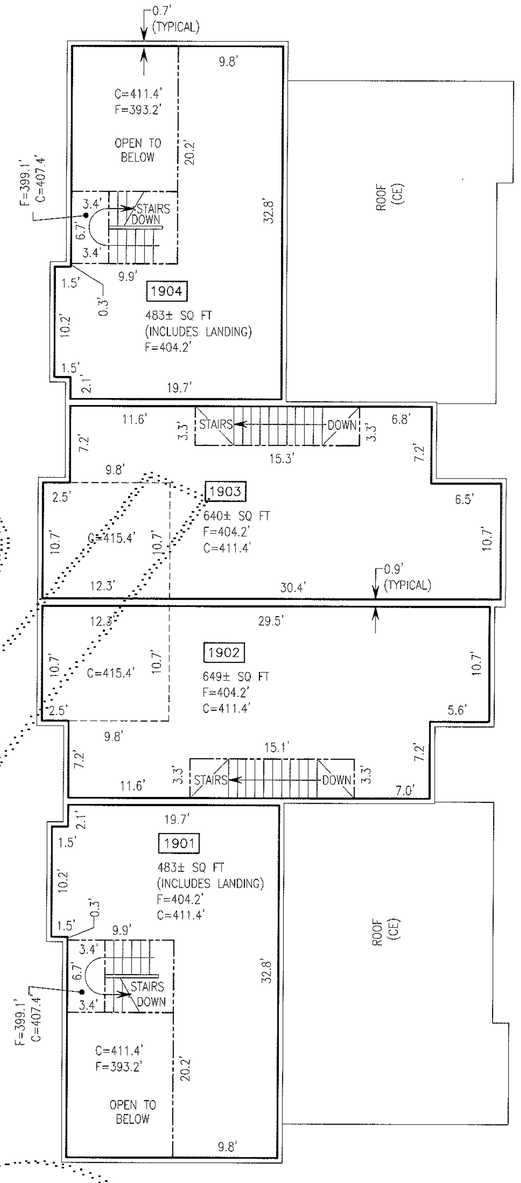

UPPER FLOOR

JERROLD S. STEAD
STATE OF WASHINGTON
19282
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 9/27/07
28 MAR '07

CONDOMINIUM BUILDING 19

CONDOMINIUM SURVEY COMPANY
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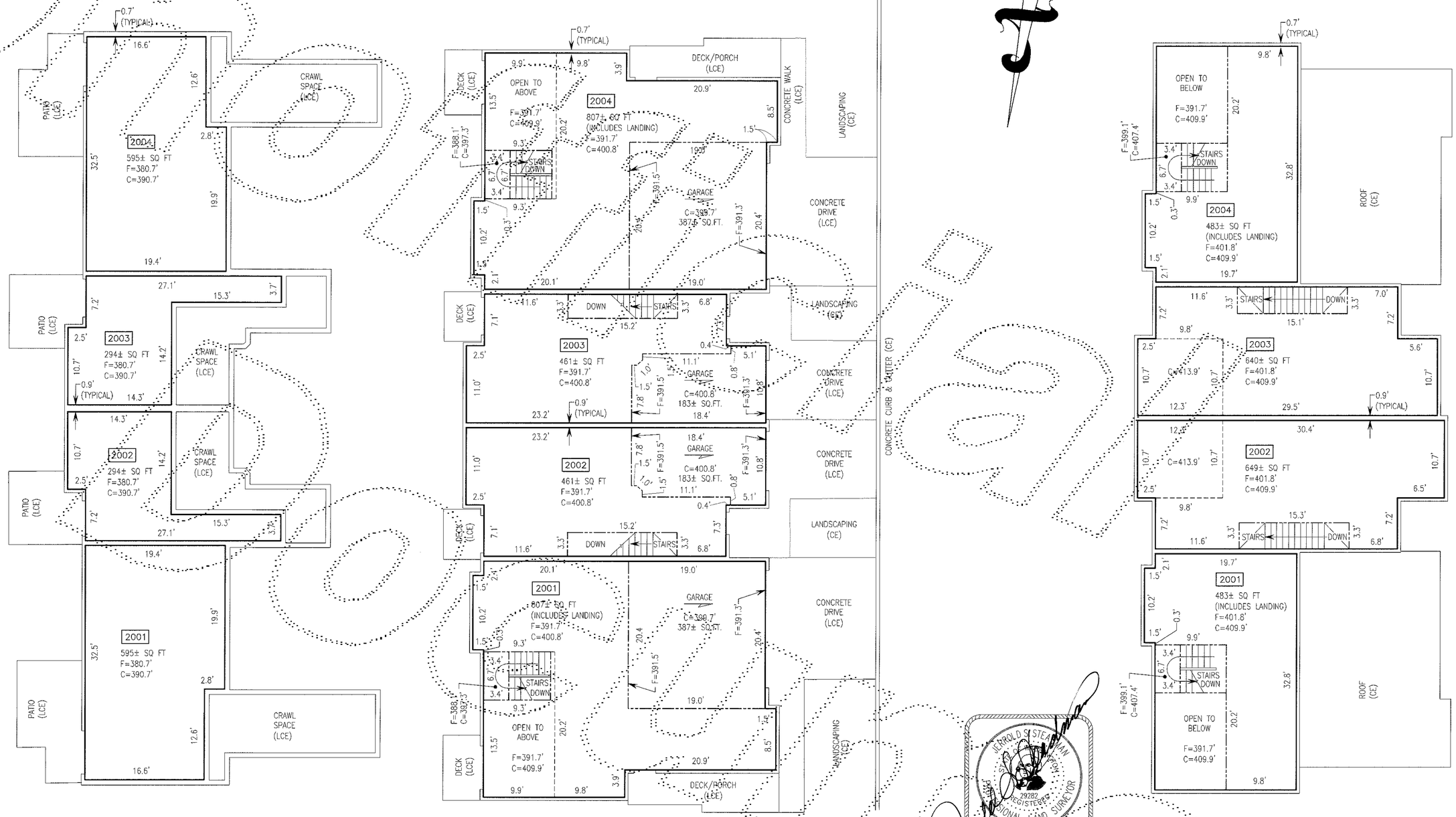
COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

10 5 0 10 20
GRAPHICAL SCALE: 1" = 10'



LOWER FLOOR

MAIN FLOOR

UPPER FLOOR

CONDOMINIUM BUILDING 20

JERROLD S. STEADMAN
STATE OF WASHINGTON
29282
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 9/21/07
28 MAR '07

CONDOMINIUM SURVEY COMPANY

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PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

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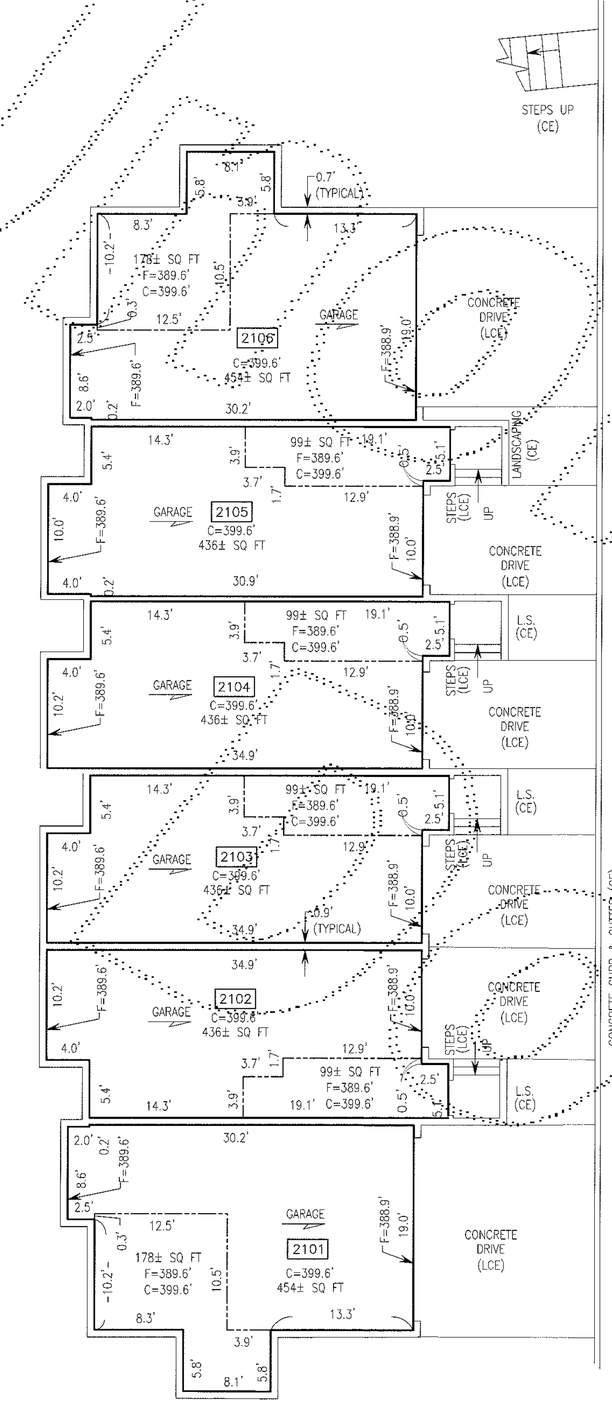
GRAPHICAL SCALE: 1" = 10'



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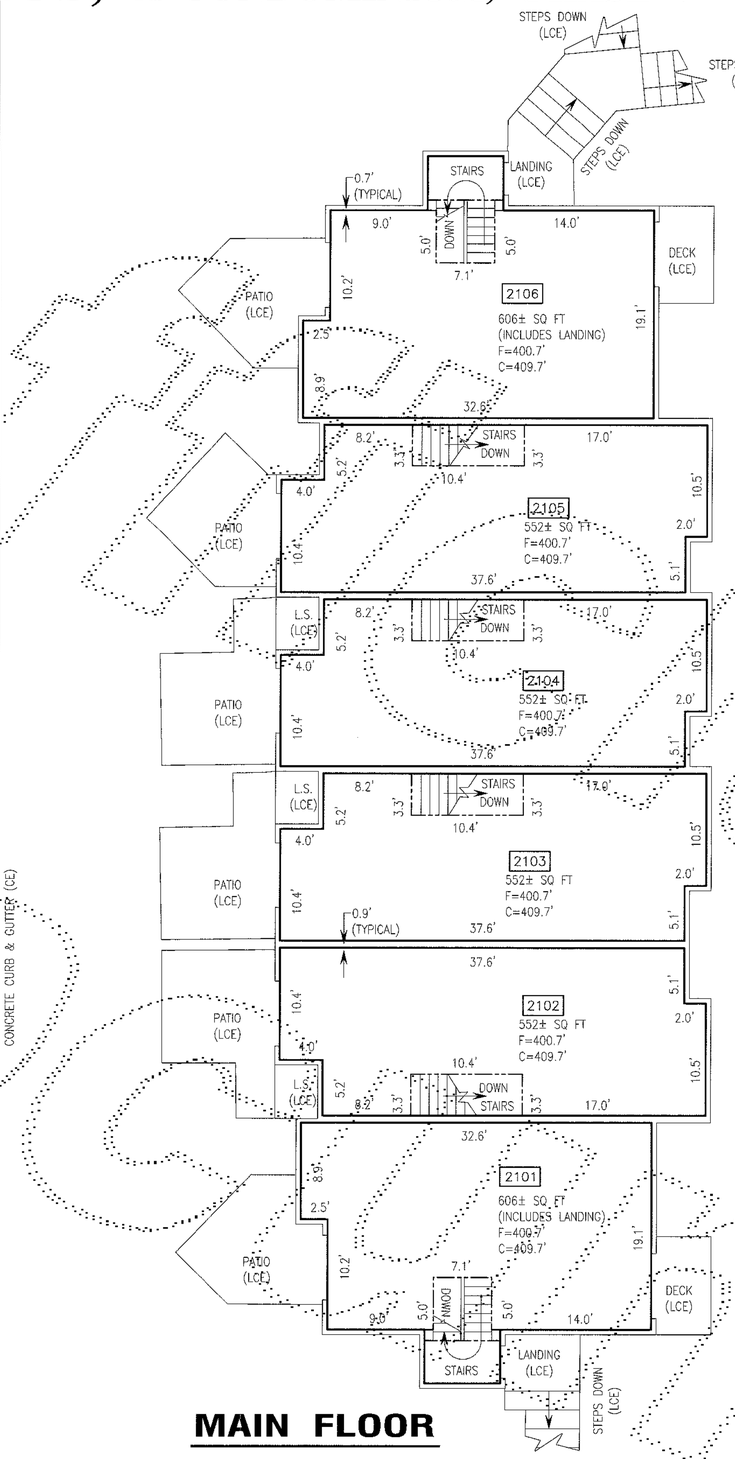

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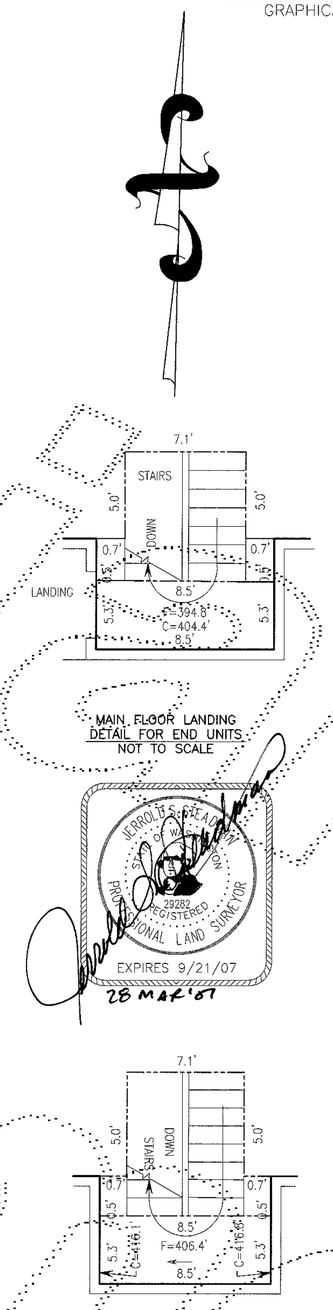

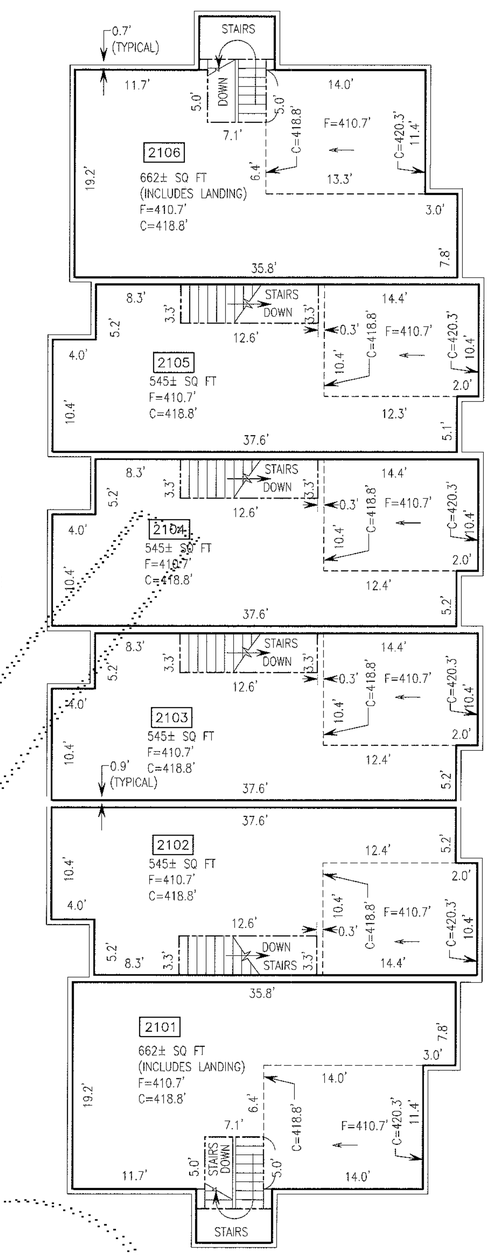

UPPER FLOOR

CONDOMINIUM BUILDING 21

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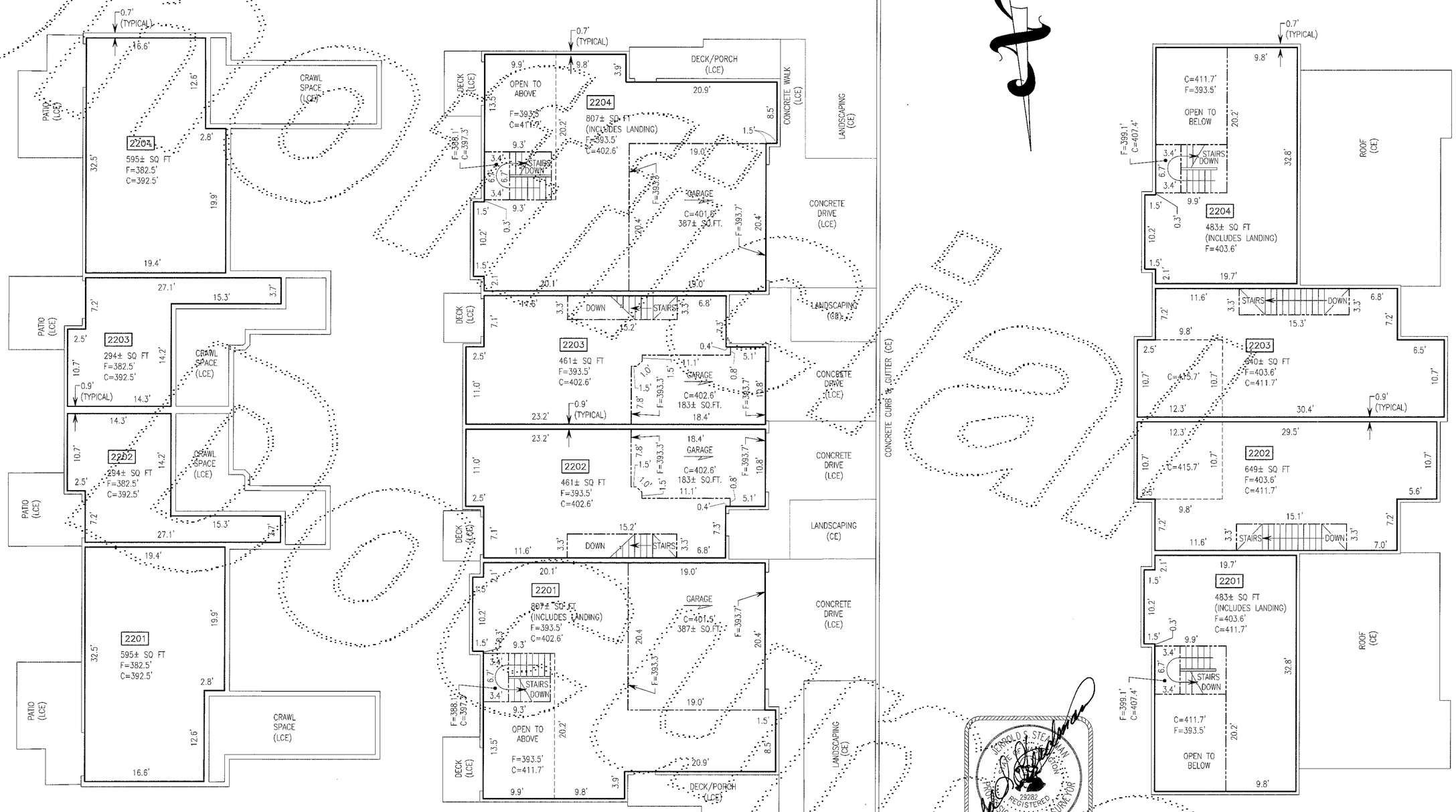
COPPERRIDGE AT TALUS, A CONDOMINIUM, PHASE V

PLAT MERIDIAN
NAVD'88 VERTICAL DATUM

10 5 0 10 20
GRAPHICAL SCALE: 1" = 10'



JERROLD S. STEADMAN
STATE OF WASHINGTON
29282
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 9/21/07
28 MAR. '07

CONDOMINIUM BUILDING 22

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