SPRING PEAK CONDOMINIUM,

A PORTION OF THE SE 1/4, OF THE SW 1/4, SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS FIRST AMENDMENT SURVEY MAP AND PLANS FOR SPRING PEAK CONDOMINIUM, PHASE II, AND DEDIGATE THE SAME FOR A CONDOMINIUM, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, ET SEQ., AND NOT FOR ANY PUBLIC PURPOSE. ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS THEREBY - CREATED ARE SUBSTANTIALLY COMPLETED. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR SPRING PEAK CONDOMINIUM, PHASE I, RECORDED UNDER KING

RECORDING NO. 20160425000 444

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS DECLARATION.

DECLARANT:

TALUS PARCEL 16-1 LLC, A WASHINGTON LIMITED LIABILITY COMPANY

ACKNOWLEDGMENTS.

STATE OF WASHINGTON

IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS , on oath, stated that he was authorized to execute this instrument and acknowledged-h IS THE LIEUTENIAN WITE WOLL OF TALUS PARCEL 16-1 LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

CATHY M. LONG STATE OF WASHINGTON NOTARY PUBLIC MY COMMISSION EXPIRES 06-16-16

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SUPPLIED OF THE STATE OF THE WASHINGTON, RESIDING AT SUPPLIED OF THE STATE OF THE WASHINGTON, RESIDING AT SUPPLIED OF THE STATE OF THE WASHINGTON, RESIDING AT SUPPLIED OF THE STATE OF THE WASHINGTON, RESIDING AT SUPPLIED OF THE STATE OF THE WASHINGTON, RESIDING AT SUPPLIED OF THE WASHING AT SUPPLIED OF THE WASHINGTON, RESIDING AT SUPPLIED OF THE WASHING AT SUPPLIED OF THE WASHING

LEGAL DESCRIPTION-LAND IN THE CONDOMINIUM

REVISED PARCEL 16-1, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, IN KING COUNTY, WASHINGTON;

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 SP-04-001EV, RECORDED UNDER RECORDING NUMBER 20040519900001, IN KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION-LAND DESIGNATED FOR SUBSEQUENT PHASES

THOSE PORTIONS OF REVISED PARCEL 16-1, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLAO3-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004, IN KING COUNTY, WASHINGTON EXCEPT THE FOLLOWING

COMMENCING AT THE SOUTHERN MOST-CORNER OF SAID PARCEL; THENCE N61'46'23"E, ALONG THE SOUTH LINE OF SAID PARCEL. 69.36 FEET TO THE POINT OF BEGINNING; THENCE N2813'37"E 123.64 FEET; THENCE N61'46'23"E 55.82 FEET; THENCE S2813'37"E 116.23 FEET: TO THE SOUTH LINE OF SAID PARCEL AND A POINT OF NON-RADIAL INTERSECTION WITH A 214.00-FOOT CURVE TO THE RIGHT, THE CENTER WHICH BEARS N43'20'45"W, THENCE WESTERLY ALONG SAID CURVE AND SOUTH LINE, THROUGH A CENTRAL ANGLE OF 15'07'08" A DISTANCE OF 56.47 FEET TO THE POINT OF BEGINNING.

-AND EXCEPT:

BEGINNING AT: THE NORTHEAST CORNER OF SAID PARCEL, SAID CORNER BEING IN THE SOUTH RIGHT OF WAY MARGIN OF TALUS DRIVE; THENCE S01'00'07"W, ALONG THE EAST LINE OF SAID PARCEL, 60.21 FEET; THENCE S87'12'44"W 104.85 FEET; THENCE NO2'47'35"W 56.44 FEET TO SAID MARGIN AND A POINT OF NON-RADIAL INTERSECTION WITH A 416.50-FOOT CURVE TO THE RIGHT, THE CENTER WHICH BEARS S12"3"O2"E, THENCE EASTERLY ALONG SAID CURVE AND MARGIN, THROUGH A CENTRAL ANGLE OF 15'01'26" A DISTANCE OF 169.21 FEET TO THE POINT OF BEGINNING.

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID PARCEL; THENCE N2813'37"W ALONG THE WEST LINE OF SAID PARCEL AND THE EASTERLY RIGHT-OF WAY MARGIN OF SHY BEAR WAY, 125.10 FEET; THENCE N61'46'23"E 46.28 FEET; THENCE N19'01'31"W 63.15 FEET; THENCE N70'58'31"E 71.38 FEET; THENCE N87'12'44"E 128.72 FEET TO THE EASTERLY LINE OF SAID PARCEL; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID EASTERLY LINE: SO1'00'07"W. 39.79 FEET AND THENCE S1019'20"W 71.04 FEET; THENCE N28'57'25"W 94.58 FEET; THENCE N87'14'46"E-58.71 FEET; THENCE S2813'37"E 26.64 FEET; THENCE S61'46'23"W 55.82 FEET; THENCE S2813'37"E 123.64 FEET TO THI SOUTH LINE OF SAID PARCEL; THENCE S61'46'23"W ALONG SAID SOUTH LINE, 69.36 FEET TO THE POINT OF BEGINNING.

RESTRICTIONS

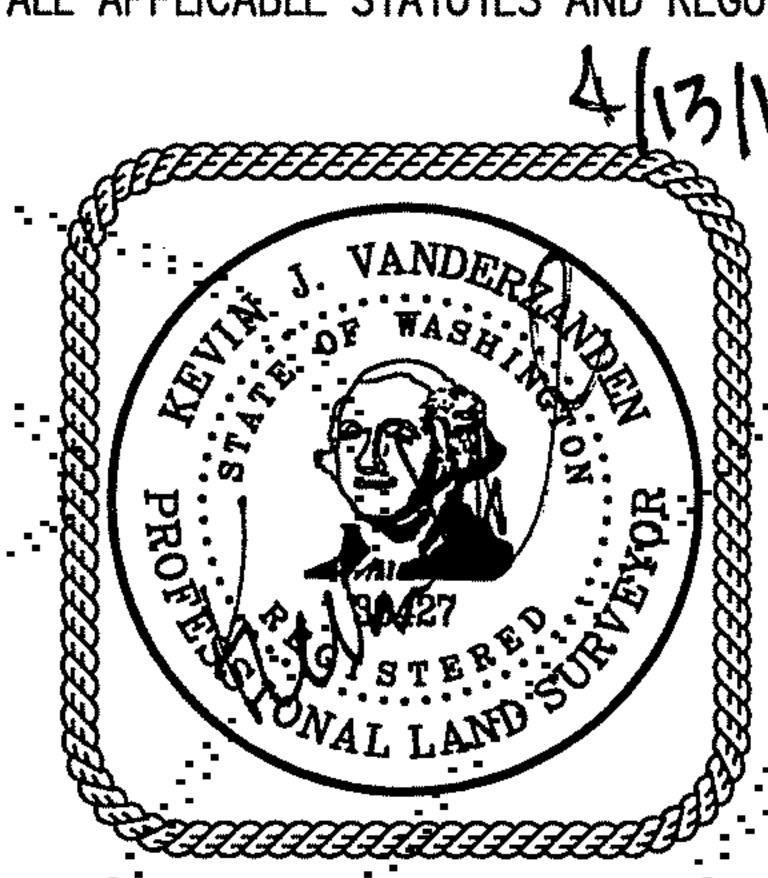
- THIS SITE IS SUBJECT TO AN EASEMENT FOR UTILITY SYSTEMS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20021010001653.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR TELECOMMUNICATIONS FACILITIES AND APPURTENANCES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20021010002642.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR UNDERGROUND AND ABOVE GROUND COMMUNICATION SYSTEMS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20030121002116.
- THIS SITE IS SUBJECT TO A COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF AN ACCESS EASEMENT OVER ADJACENT PROPERTY AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20050718001156.
- -THIS-SITE IS SUBJECT TO A COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION OR REPAIR OF AN ACCESS EASEMENT OVER ADJACENT PROPERTY AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20050718001157.
- THIS SITE IS SUBJECT- TO AN EASEMENT FOR ACCESS AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER-RECORDING NUMBER 20070724002095, SAID EASEMENT IS A RE-RECORDING OF EASEMENT RECORDED UNDER RECORDING NUMBER 20070612002879.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR TEMPORARY CONSTRUCTION AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20130212001725.
- 8.-: THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, PROVISIONS, DEDICATIONS, SETBACKS, AND NOTES, IF ANY, AS SET FORTH ON THE FACE OF THE PLAT OF TALUS DIV. A, RECORDED IN VOLUME 201 OF PLATS, AT PAGES 38-50.
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, PROVISIONS, DEDICATIONS, SETBACKS, AND NOTES, IF ANY, AS SET FORTH ON THE FACE OF CITY OF ISSAQUAH SHORT PLAT NUMBER SP01-001EV, RECORDED: UNDER RECORDING NUMBER 20010830900005.
- 10. THIS SITE IS-SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, PROVISIONS, DEDICATIONS, SETBACKS, AND NOTES, IF ANY, AS SET FORTH ON THE FACE OF CITY OF ISSAQUAH SHORT PLAT NUMBER SP04-001EV, RECORDED UNDER RECORDING NUMBER 20040519900001.
- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, PROVISIONS, --DEDICATIONS, SETBACKS, AND NOTES, IF ANY, AS: SET FORTH ON THE FACE OF CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER: 20040526900004.
- 12. THIS SITE IS SUBJECT TO OIL AND MINERAL RESERVATIONS AND EXCEPTIONS CONTAINED IN DEED RECORDED UNDER RECORDING NUMBER 212072 AND AMENDED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 7703160431
- 13. THIS SITE IS SUBJECT TO MATTERS CONTAINED IN DOCUMENT ENTITLED DECLARATION OF EASEMENTS AND COVENANT TO SHARE COSTS FOR TALUS AS RECORDED UNDER RECORDING NUMBER 20010913001304, AND MODIFICATIONS THERETO AS RECORDED UNDER RECORDING NUMBERS 20031223001555, 20040416001050, 20050315001242, 20070628001263, 20070710000991.
- 14. THIS SITE IS SUBJECT TO CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY FOR ASSESSMENTS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010924001305, AND MODIFICATIONS THERETO AS RECORDED UNDER RECORDING NUMBER 20031223001554, 20040416001051, 20050628000474, 20051213002703, 20070628001260, 20070710000990.
- 15. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 20010914001232,
- 16. THIS SITE IS SUBJECT TO A PRE-ANNEXATION AGREEMENT FOR COUGAR MOUNTAIN EAST VILLAGE AS RECORDED UNDER RECORDING NUMBER 9606170285.
- 17. THIS SITE IS SUBJECT TO A MEMORANDUM OF DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20000209001923.
- 18. THIS SITE IS SUBJECT TO AN EASEMENT FOR GAS AND ELECTRICITY FACILITIES AND APPURTENANCES AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NUMBER 20150311001051.

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 25 HDAY OF April 2016.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FIRST AMENDMENT SURVEY MAP AND PLANS FOR SPRING PEAK CONDOMINIUM, PHASE II IS BASED UPON A FIELD SURVEY; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDING AND THE DIMENSIONS OF THE UNITS, ARE CORRECT; THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THIS SURVEY; THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SHOWN CORRECTLY HEREON, AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.



KEVIN J. VANDERZANDEN PROFESSIONAL LAND SURVEYOR LICENSE NO. 30427 STATE OF WASHINGTON

RECORDING CERTIFICATE

AT/2:38 M, AT THE REQUEST OF CORE DESIGNS

VOLUME: 28 7



14711 N.E. 29th Pl. Suite 101 425.885.7877: Fax 425.885.7963

ENGINEERING . PLANNING . SURVEYING

JOB NO.

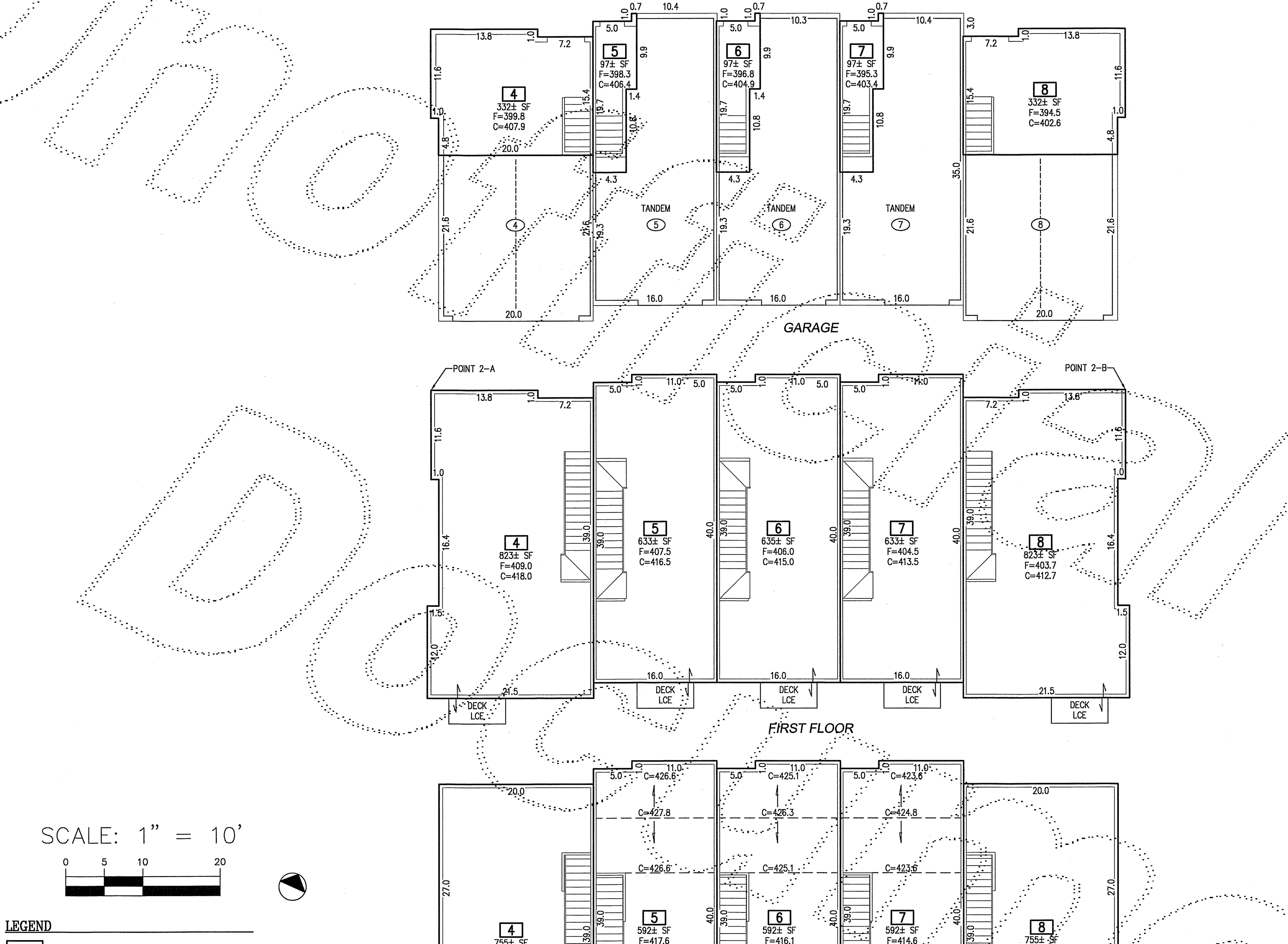


FIRST AMENDMENT SURVEY MAP AND PLANS FOR SHEET 2 OF 4 A PORTION OF THE SE 1/4, OF THE SW 1/4, SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. N71"11'07"E 144.29 (CALC) 144.30 MEAS W/ 'X' IN CONC., DOWN 0.7' IN MONUMENT CASE UTILITY EASEMENTS PER REC .-- 2' PUBLIC MAINTENANCE EASEMENT (PLAT) N7111'07"E 88:79 -S1213'02"E (R) /WALL (TYP)-NEED NOT BE BUILT. PHASE II SEE SHEET 3 VERTICAL DATUM NAVD 88 BASIS OF BEARINGS N71"1'07"E, BETWEEN MONUMENTS IN TALUS DRIVE AT THE INTERSECTION WITH SHY BEAR WAY AND THE POINT OF CURVATURE TO DRIVEWAY - FILED "X" ON MOST NORTHERLY BOLT OF FIRE HYDRANT ON SOUTH SIDE PHASE OF TALUS DRIVE, APPROXIMATELY 175' EAST OF INTERSECTION WITH SHY PLAZA BEAR WAY. EL= 401.02 BUILDING 3 CALCULATED POSITION OF MONUMENT PER SUBJECT TO DEVELOPMENT RIGHTS SEE REFERENCE NUMBER 1 (TYPICAL) POINT 6-A SET FORTH IN THE DECLARATION; FACE OF VERTICAL CURB NEED NOT BE BUILT. GUEST PARKING STALL CE -ACCESS EASEMENT PER REC HANDICAP PARKING STALL CE NOS. -20070612002879 & PLANTER AREA-COMMON ELEMENT COMMON ELEMENT LCE LIMITED COMMON ELEMENT REFERENCES DRIVEWAY CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NUMBER BLA03-004EV, RECORDED UNDER RECORDING NUMBER 20040526900004. MASTER PLAT OF TALUS DIV. A, AS RECORDED UNDER RECORDING NUMBER NOTES ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 0054202-06, DATED OCTOBER 28, 'EASEMENT (PLAT) 2015. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO DRIVEWAY CE INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED CHICAGO TITLE INSURANCE COMPANY COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER 09, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER, 2015. POINT 4-B-3. PHASE II AREA= 13,245± SQUARE FEET (0.3040± ACRES) - :SUBSEQUENT PHASES AREA= 17,527± SQUARE FEET (0.4023± ACRES) TOTAL PROPERTY AREA = $49,316\pm$ SQUARE FEET (1.1321 \pm ACRES). ALL DISTANCES ARE IN FEET. 5. ALL BUILDINGS AND UNITS SHOWN HEREON AS SUBSEQUENT PHASE ARE SUBJECT TO DEVELOPMENT RIGHTS, AND NEED NOT BE BUILT. 14711 N.E. 29th Pl. Suite 101 COPPERRIDGE AT TALUS -WATER & SEWER EASEMENT PER REC. NO. 20050513001554 A CONDOMINIUM DESIGN REC. NO. 20050913001725 ENGINEERING . PLANNING . SURVEYING JOB NO. 14063

SHEET 3 OF 4

PEAK CONDOMINIUM, PHASE II

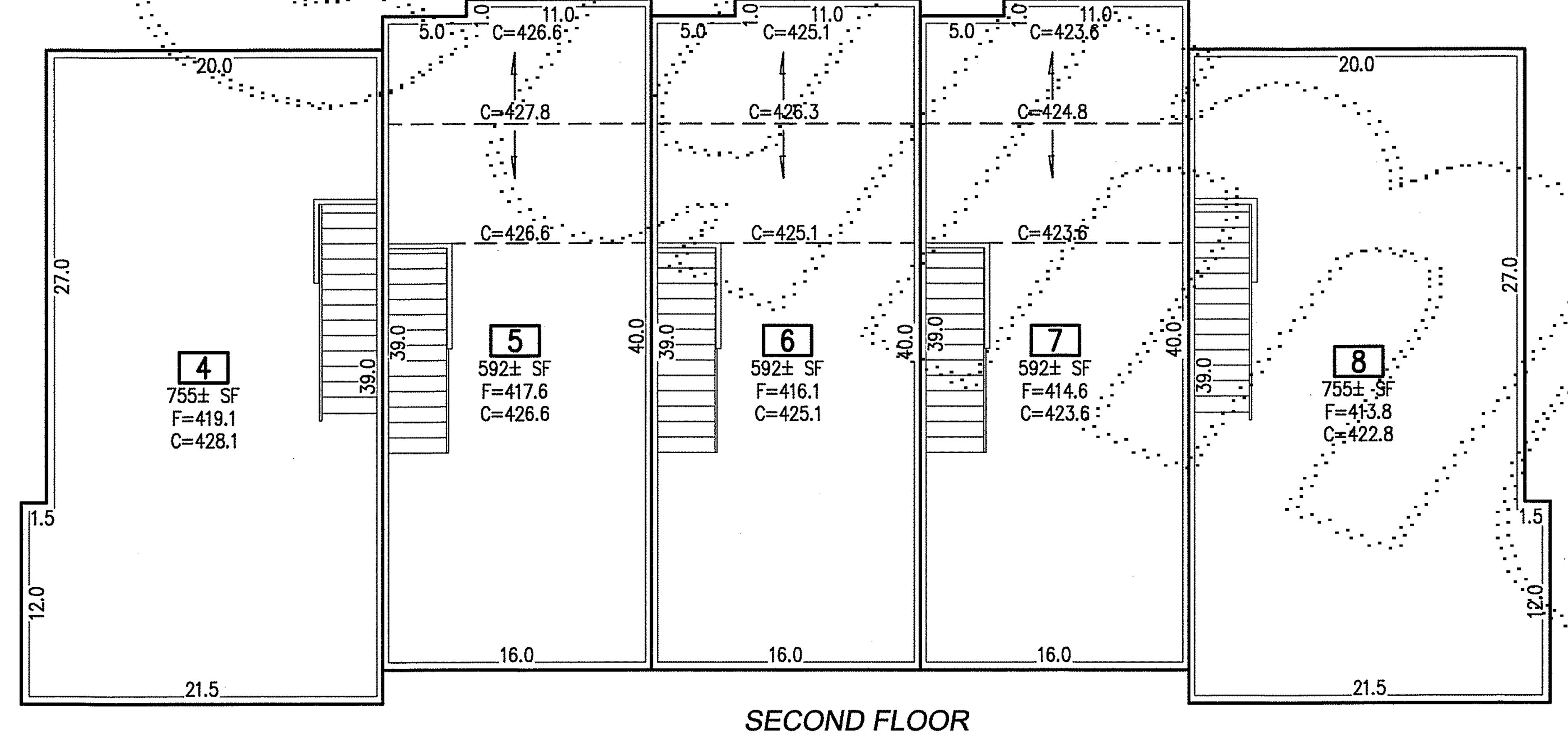
A PORTION OF THE SE 1/4, OF THE SW 1/4, SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.



GARAGE DESIGNATION. LIMITED COMMON ELEMENT

CEILING DOWNSLOPE

- THE SIDE BOUNDARIES ARE THE CENTERLINE OF PARTY WALLS BETWEEN UNITS AND THE OUTSIDE FACE OF STUDS AND INSIDE FACE OF MASONRY FOR THE OTHER PERIMETER WALLS AND ARE SHOWN WITHIN ±0.10 FEET.
- . THE UPPER AND LOWER BOUNDARIES OF THE UNITS ARE THE INSIDE "PAINT" SURFACE OF THE CEILING WALLBOARD, AND THE FINISHED FLOOR EXCLUSIVE OF CARPET AND ARE SHOWN WITHIN ±0.10 FEET.
- 3. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.





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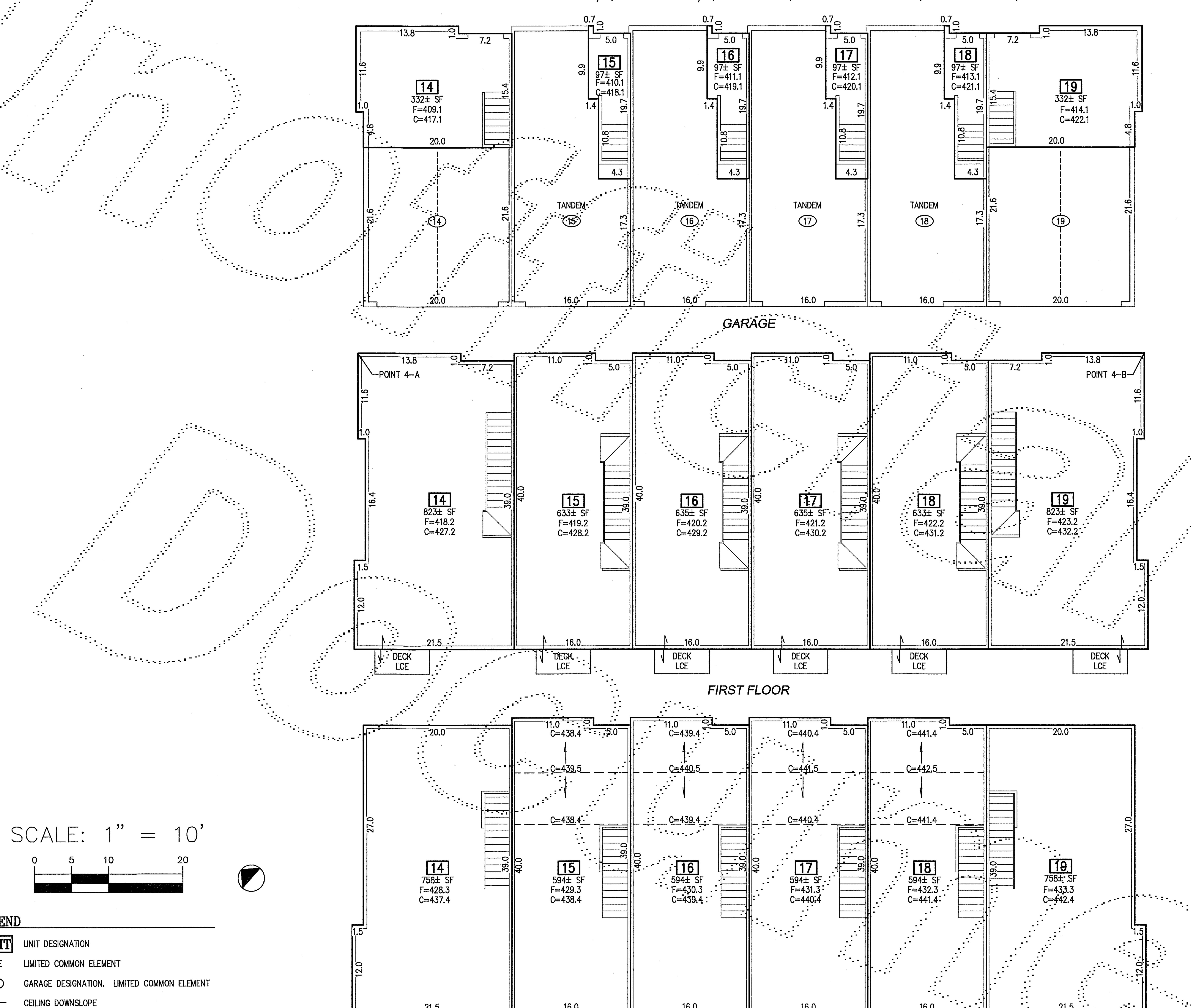
JOB NO. 14063



SHEET 4 OF 4

FIRST AMENDMENT SURVEY MAP AND PLANS FOR

A PORTION OF THE SE 1/4, OF THE SW 1/4, SECTION 29, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.



SECOND FLOOR

NOTES

- THE SIDE BOUNDARIES ARE THE CENTERLINE OF PARTY WALLS BETWEEN UNITS AND THE OUTSIDE FACE OF STUDS AND INSIDE FACE OF MASONRY FOR THE OTHER PERIMETER WALLS AND ARE SHOWN WITHIN ±0.10 FEET.
- THE UPPER AND LOWER BOUNDARIES OF THE UNITS ARE THE INSIDE "PAINT" SURFACE OF THE CEILING WALLBOARD, AND THE FINISHED FLOOR EXCLUSIVE OF CARPET AND ARE SHOWN WITHIN ±0.10 FEET.
- 3. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.



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DESIGN

