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DOCUMENT TITLE: **DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM**

DECLARANT: Brownstone at Issaquah Highlands, L.L.C., a Washington limited liability company

LEGAL DESCRIPTION: SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M.
City of Issaquah
King County, Washington.

Additional legal description is on Page 66 of document.

TAX PARCEL NO(S): 1165060000

DEPARTMENT OF ASSESSMENTS
Examined and approved this 24TH day of SEPTEMBER 2014
LLOYD HARA
Assessor
Deputy Assessor

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DECLARATION
AND
COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS
FOR
BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

Pursuant to the Act defined in Section 1.8.1 and for the purpose of submitting the Property hereinafter described (including the Land described in Exhibit A) to the provisions of said Act, the undersigned, being sole owner(s) of said Property, make the following Declaration. By acceptance of a conveyance, contract for sale, lease, rental agreement, or any form of security agreement or instrument, or any privileges of uses or enjoyment, respecting the Property or any Unit created by this Declaration, it is agreed that this Declaration, together with the Survey Map and Plans referred to herein, states covenants, conditions, restrictions and reservations effecting a common plan for the Condominium development mutually beneficial to all of the described Units; and the covenants, conditions, restrictions, reservations and plan are binding upon the entire Property and upon each such Unit as a parcel of realty, and upon its owners or possessors, and their heirs, personal representatives, successors and assigns, through all successive transfers of all or part of the Property or any security interests therein, without requirement of further specific reference or inclusion in deeds, contracts or security instruments and regardless of any subsequent forfeitures, foreclosures, or sales of Units under security instruments.

ARTICLE 1 -
INTERPRETATION

1.1 Liberal Construction. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development and operation of this Project under the provisions of Washington law. It is intended and covenanted also that, insofar as it affects this Declaration and Condominium, the provisions of the Act under which this Declaration is operative shall be liberally construed to effectuate the intent of this Declaration insofar as reasonably possible.

1.2 Consistent With Act. The terms used herein are intended to have the same meaning given in the Act unless the context clearly requires otherwise or to so define the terms would produce an illegal or improper result.

1.3 Covenant Running With Land. It is intended that this Declaration shall be operative as a set of covenants running with the land, or equitable servitudes, binding on Declarant, its successors and assigns, all subsequent Owners of the Property, together with their grantees, successors, heirs, executors, administrators,

devisees or assigns, supplementing and interpreting the Act, and operating independently of the Act should the Act be inapplicable in any respect.

1.4 Percentage of Owners and Mortgagees. For purposes of determining the percentage of Owners or Mortgagees, or percentage of voting power for, approving a proposed decision or course of action in cases where an Owner owns, or a Mortgagee holds Mortgages on, more than one Unit, such Owner shall be deemed a separate Owner for each such Unit so owned, and such Mortgagee shall be deemed a separate Mortgagee for each such first Mortgage so held.

1.5 Declarant Is Original Owner. Declarant is the original Owner of all Units and Property and will continue to be deemed the Owner thereof except as conveyances or documents changing such ownership regarding specifically described Units are recorded.

1.6 Captions and Exhibits. Captions given to the various Articles and Sections herein are for convenience only and are not intended to modify or affect the meaning of any of the substantive provisions hereof. The various exhibits referred to herein and attached hereto shall be deemed incorporated herein by reference as though fully set forth where such reference is made.

1.7 Inflationary Increase in Dollar Limits. The dollar amounts specified in this Declaration in connection with any proposed action or decision of the Board or Association may, in the discretion of the Board, be increased proportionately by the increase in the Consumer Price Index for the City of Seattle, Washington for All Urban Consumers, prepared by the United States Department of Labor for the base period, January 1, of the calendar year following the year in which the Declaration was recorded, to adjust for any deflation in the value of the dollar.

1.8 Definitions.

1.8.1 "The Act" means the Washington Condominium Act, Laws of 1990, RCW 64.34, as amended.

1.8.2 "Allocated Interests" means those undivided interests in the Common Elements, and the Common Element Expense Liability allocated to each Unit more particularly provided for in Article 8 and as shown on Exhibit C.

1.8.3 "Assessment" means all sums chargeable by the Association against a Unit, including without limitation: (a) regular and special Assessments for Common Expenses, charges and fines imposed by the Association; (b) interest and late charges on any delinquent account; and (c) costs of collection, including reasonable

attorneys' fees, incurred by the Association in connection with the collection of a delinquent Owner's account.

1.8.4 "Association" means BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM ASSOCIATION, comprising all of the Unit Owners acting as a group in accordance with the Bylaws and with this Declaration as it is duly recorded and as they may be lawfully amended, which Association is more particularly provided for in Article 9.

1.8.5 "Board" means the Board of Directors of the Association provided for in Section 10.1.

1.8.6 "Books and Records of the Association" shall be given the broadest possible meaning and shall include, without limitation, exception or qualification, the following:

(a) Declaration, Survey Map and Plans, Articles of Incorporation, Bylaws and other rules and regulations governing the Condominium (or any part thereof), and all Amendments thereto;

(b) Minute books, including all minutes of all Owner, Board, officer, committee or other meetings relating to the Condominium (or any part thereof), including all reports, documents, communications or written instruments attached thereto or referenced therein;

(c) All financial records, including, without limitation, canceled checks, bank statements and financial statements of the Association, and source documents from the time of incorporation of the Association through the current date;

(d) All reports, documents, communications or written instruments pertaining to the personal property of the Association or the Condominium (or any part thereof);

(e) All reports, documents, communications, written instruments, plans and specifications pertaining to the construction, remodeling, maintenance, repair, replacement or condition of the Condominium (or any part thereof);

(f) All insurance policies or copies thereof for the Condominium (or any part thereof) and Association;

(g) Copies of any Certificates of Occupancy that may have been issued for the Condominium (or any part thereof);

(h) Any other permits or notices issued by governmental bodies applicable to the Condominium (or any part thereof) in force or issued;

(i) All written warranties that are still in effect for the Condominium (or any part thereof), or any other areas or facilities which the Association has the responsibility to maintain and repair, from the Declarant, contractor, subcontractors, suppliers and manufacturers, together with all owners' manuals or instructions furnished with respect to installed equipment or building systems;

(j) A roster of Owners, officers and Board members and eligible Mortgagees, and their addresses and telephone numbers, if known;

(k) Any leases of the Common Elements or Areas and other leases to which the Association is a party; any employment, service, consultation, professional or other contracts in which the Association, Board or an officer is one of the contracting parties, or in which the Association or the Owners have an obligation or a responsibility, directly or indirectly, to pay some or all of the fee or charge, or which in any way relate to the Condominium (or any part thereof);

(l) All reports, documents, communications or written instruments pertaining to any litigation or other legal or mediation/arbitration proceeding (whether pending, threatened or under consideration) to which the Association (or Board, officer or Owner) is or may be a party, or which may relate to or affect the Condominium (or any part thereof); and

(m) All other reports, documents, communications or written instruments in any way relating to or affecting the Association, Board, officers, Owners or the Condominium (or any part thereof).

1.8.7 "Bylaws" shall mean the Bylaws of the Association provided for in Section 9.3.

1.8.8 "Common Elements" means all portions of the Condominium other than the Units.

1.8.9 "Common Expenses" shall include all sums lawfully assessed against Owners by the Association and expenses of administration, maintenance, repair or replacement of the Common Elements declared to be Common Expenses by

the Act, this Declaration or the Bylaws (as they may be lawfully amended), and agreed upon as Common Expenses by the Association.

1.8.10 "Common Expense Liability" means the liability for Common Expenses allocated to each Unit pursuant to Article 8.

1.8.11 "Condominium" means the Condominium created by this Declaration and related Survey Map and Plans pursuant to the Act.

1.8.12 "Declarant" means any person who (a) executed this Declaration as Declarant, or (b) reserves or succeeds to any Special Declarant Right under the Declaration.

1.8.13 "Declarant Control" means the right, if expressly reserved by either this Declaration or the Bylaws, of the Declarant or persons designated by the Declarant to appoint and remove Association officers and Board members, or to vote or approve a proposed action of the Board or Association; provided, in no event shall exercising the voting rights allocated to a Unit or Units owned by the Declarant be deemed "Declarant Control."

1.8.14 "Declaration" means this Declaration and any Amendments thereto.

1.8.15 "Development Rights" means rights reserved for the benefit of Declarant as specified in Section 23.2 below.

1.8.16 "Dispose" or "Disposition" means a voluntary transfer or conveyance to a purchaser or lessee of any legal or equitable interest in a Unit, but does not include the transfer or release of the security interest.

1.8.17 "Eligible Mortgagee" means a Mortgagee of a Unit or the Mortgagee of the Condominium that has filed with the Secretary of the Association a written request that it be given copies of notices of any action by the Association that requires the consent of Mortgagees.

1.8.18 "Extraordinary Actions" means any of the following:

(a) Merging or consolidating the Association;

(b) Determining not to require professional management if that management has been required by the Association documents, a majority of Eligible Mortgagees or a majority of the Members;

(c) Abandoning, partitioning, encumbering, mortgaging, conveying, selling or otherwise transferring or relocating the boundaries of Common Elements (except for (i) granting easements which are not inconsistent with or which do not interfere with the intended use of the Common Elements, (ii) dedicating Common Elements as required by a public authority, (iii) limited boundary line adjustments made in accordance with the provisions of the Declaration, or (iv) transferring Common Elements pursuant to a merger or consolidation with a non-profit entity formed for purposes similar to the subject Association);

(d) Using insurance proceeds for purposes other than construction or repair of the insured improvements; or

(e) Making capital expenditures (other than for repair or replacement of existing improvements) during any period of twelve (12) consecutive months costing more than twenty percent (20%) of the Association's annual operating budget.

1.8.19 "Foreclosure" means a forfeiture or judicial or non-judicial foreclosure of a Mortgage or a deed in lieu thereof.

1.8.20 "Identifying Number" means a symbol or address that identifies only one Unit in the Condominium.

1.8.21 "Limited Common Element" means a portion of the Common Elements allocated by this Declaration (or by subsequent Amendments thereto) or by operation of law for the exclusive use of one or more but fewer than all of the Units as provided in Article 7.

1.8.22 "Manager" means the person retained by the Board, if any, to perform such management and administrative functions and duties with respect to the Condominium as are delegated to such person and as are provided in a written agreement between such person and the Association.

1.8.23 "Mortgage" means a mortgage or deed of trust that creates a lien against a Unit, and also means a real estate contract for the sale of a Unit.

1.8.24 "Mortgagee" means the beneficial owner, or the designee of a beneficial owner, of an encumbrance on a Unit created by mortgage or deed of trust, and also means the vendor, or the designee of a vendor, of a real estate contract for the sale of a Unit. A Mortgagee of the Condominium and a Mortgagee of a Unit are included within the definition of Mortgagee.

1.8.25 "Notice and Opportunity to be Heard" means the procedure set forth in the Bylaws.

1.8.26 "Person" means natural persons, partnerships, corporations, associations, personal representatives, trustees or other legal entities.

1.8.27 "Phases 1 and 2" means the first Phase of the Condominium, consisting of the land described in Paragraph 2 of Exhibit A and the eleven (11) Units in Buildings 1 and 5, all as shown on the Survey Map and Plans, and the Limited Common Elements assigned thereto under this Declaration.

1.8.28 "Renting or Leasing" a Unit means the granting of a right to use or occupy a Unit, for a specified term or indefinite term (with rent reserved on a periodic basis), in exchange for the payment of rent.

1.8.29 "Residential Purposes" means use for dwelling or recreational purposes, or both.

1.8.30 "Special Declarant Rights" means any rights reserved for the benefit of Declarant as specified in Section 23.1 below.

1.8.31 "Subsequent Phase" means the creation by the Declarant of additional Units and associated Limited Common Elements on all or a portion of the Subsequent Phase Property pursuant to Article 2.

1.8.32 "Subsequent Phase Amendment" means an Amendment to this Declaration recorded by the Declarant creating Units and Limited Common Elements on the Subsequent Phase Property pursuant to Article 2.

1.8.33 "Subsequent Phase Property" means that portion of the real property initially included in the Condominium upon which the Declarant has the right to create Units and assign Limited Common Elements or to withdraw, as described in Exhibit A and shown on the Survey Map and Plans, as it may be amended upon the creation of Units in a "Subsequent Phase."

1.8.34 "Survey Map and Plans" means the Survey Map and the Plans recorded simultaneously with this Declaration and any Amendments, corrections and addenda thereto subsequently recorded.

1.8.35 "Unit" means a portion of the Condominium designated for separate ownership, the boundaries of which are described pursuant to Article 4.

1.8.36 "Unit Owner" or "Owner" means a Declarant or other person who owns a Unit, but does not include a person who has an interest in a Unit solely as security for an obligation, or is merely "renting" or "leasing" a Unit as defined in Section 1.8.28. "Unit Owner" means the vendee, not the vendor, of a Unit under a real estate contract.

1.9 Construction and Validity.

1.9.1 In the event of a conflict between the provisions of the Declaration and the Bylaws, the Declaration prevails, except to the extent the Declaration is inconsistent with the Act. The creation of this Condominium shall not be impaired and title to the Units and Common Elements shall not be rendered unmarketable or otherwise affected by reason of an insignificant failure of the Declaration or Survey Map and Plans or any Amendment thereto to comply with the Act.

1.9.2 If the Declaration or Bylaws now or hereafter provide that any officers or directors of the Association must be Unit Owners, then notwithstanding the definition contained in Section 1.8.36, the term "Unit Owner" in such context shall, unless the Declaration or Bylaws otherwise provide, be deemed to include any director, officer, partner in or trustee of any person who is, either alone or in conjunction with another person or person, a Unit Owner. Any officer or director of the Association who would not be eligible to serve as such if they were not a director, officer, partner in or trustee of such a person shall be disqualified from continuing in office if they cease to have any such affiliation with that person, or if that person would have been disqualified from continuing in such office as a natural person.

ARTICLE 2 - DESCRIPTION OF LAND; DEVELOPMENT IN PHASES

2.1 Description of Land. The real property initially included in the Condominium is described in Exhibit A, Section 1. The Declarant reserves the right to withdraw from the Condominium all or a portion of the Subsequent Phase Property. In that connection, the Declarant reserves the right to execute, on behalf of the Unit Owners and the Association, any applications to governmental agencies or other documents or instruments necessary to establish the Subsequent Phase Property, or portion thereof that the Declarant desires to withdraw as a legal lot.

2.2 Development in Phases. The Declarant intends to develop the Condominium in Phases on the land described in Exhibit A. This Declaration establishes Phase 1 and Phase 2. Phases 1 and 2 consist of the eleven (11) Units located in Buildings 1 and 5, all as listed in Exhibit C and as shown on the Survey Map and Plans. Phases 1 and 2 also include the roadway providing access to the Units in Phases 1 and 2, as shown on the Survey Map and Plans. The Declarant may create up

to an additional one hundred sixty-five (165) Units in one or more Subsequent Phases by (a) recording an Amendment to Exhibit A to remove that portion of the real property upon which the Units being created are located from the Subsequent Phase Property; (b) recording an Amendment to Exhibit B listing all of the Units in the Condominium, including those being created, together with all of the information called for by that schedule; (c) recording an Amendment to Exhibit C reallocating the Allocated Interests among all of the Units in accordance with Article 8 and Exhibit C; and (d) filing an Amendment to the Survey Map and Plans showing the Units created by that Phase and the Limited Common Elements assigned thereto, and any remaining Subsequent Phase Property.

2.3 Improvements in Subsequent Phases. The improvements added to the property in a Subsequent Phase shall be consistent with the improvements in Phases 1 and 2 in terms of structure type and quality of construction. However, the preceding sentence shall not apply with respect to any portion of the Subsequent Phase Property that is ultimately not incorporated into the Condominium. All Units in each Phase shall be substantially completed before they are added to the Condominium. The Declarant shall be the beneficial Owner of all improvements on the Subsequent Phase Property until Units have been created thereon, and the Declarant shall be the Owner of the Units thereby created until they are conveyed by the Declarant.

2.4 Liens. Any liens that arise in connection with the Declarant's ownership of or construction of improvements on the Subsequent Phase Property shall attach only to the Subsequent Phase Property and shall not affect the rights of Unit Owners or the priority of Mortgages on the Units. All taxes and costs relating to improvements on the Subsequent Phase Property before the Units therein have been created shall be paid by or allocated to the Declarant.

2.5 Election to Withdraw Land. The Declarant may at any time or times elect to withdraw from the Condominium all or a portion of the Subsequent Phase Property, as it may be described in Exhibit A at that time, by (a) recording a notice of withdrawal signed only by the Declarant which describes the land being withdrawn; (b) recording an Amendment to Exhibit A describing the land remaining in the Condominium; (c) recording an Amendment to Exhibit A describing any remaining land subject to Development Rights; and (d) filing an Amendment to the Survey Map and Plans showing the land remaining in the Condominium. At the time Declarant elects to withdraw land from the Condominium, Declarant may reserve for the benefit of such land the right to use the Common Elements of the Condominium by recording an Amendment to the Declaration providing the terms of such use and any special costs or fees which will be charged for such use.

2.6 Expiration of Development Rights. The Development Rights specified herein shall terminate on the earlier of (a) the seventh (7th) anniversary of the recording

of this Declaration, or (b) the recording of a notice signed by the Declarant that it no longer wishes to exercise any of the Development Rights.

ARTICLE 3 - DESCRIPTION OF UNITS

Either Exhibits B or C, or both, attached hereto set forth the following:

3.1 Number of Units. The number of Units which Declarant has created and reserves the right to create.

3.2 Unit Number. The Identifying Number of each Unit created by this Declaration.

3.3 Unit Description. With respect to each existing Unit:

3.1.1 The approximate square footage;

3.1.2 The number of bathrooms, whole or partial, in any Unit;

3.1.3 The number of rooms designated primarily as bedrooms in any Unit;

3.1.4 The number of built-in fireplaces in any Unit; and

3.1.5 The level or levels on which each Unit is located.

3.4 Access to Common Ways and Public Streets. Each Unit has direct access to Common Element stairways, walls, parking areas and/or driveways, and all such Common Elements have direct access to public streets through NE Discovery Drive and NE Ellis Drive.

ARTICLE 4 - UNIT BOUNDARIES

The boundaries of a Unit are the unfinished interior surfaces of its perimeter walls, floors, ceilings, windows and doors, and the Unit includes both the portions of the Building so described and the air space so encompassed. The perimeter boundaries of all Units are as located and depicted on the Survey Map and Plans. The vertical boundaries of each Unit are also as located and depicted on the Survey Map and Plans. The term "interior surfaces" shall not include paint, wallpaper, paneling, carpeting, tiles or other such decorative surface coverings or finishes. Said decorative finishes and coverings, along with fixtures and other tangible personal property (including furniture,

planters, mirrors and the like) located in and used in connection with said Unit or Limited Common Element, shall be deemed a part of said Unit or Limited Common Element.

ARTICLE 5 - DESCRIPTION OF OTHER IMPROVEMENTS

Exhibit B attached hereto describes the recreational facilities, the number of covered, uncovered and garage parking spaces, and other improvements included in the Condominium.

ARTICLE 6 - DESCRIPTION OF COMMON ELEMENTS AND FACILITIES CERTAIN ITEMS MAY BE MADE OWNER'S RESPONSIBILITY

The Common Elements consist of all portions of the Condominium except Units and the Limited Common Elements, including all portions of the walls, floors or ceilings that are not a part of or within the boundaries of a Unit. The Common Elements also include any chute, flue, duct, wire, conduit, bearing wall or column, or any other fixture which lies partially within and partially outside the designated boundaries of a Unit and which serves more than one Unit or any portion of the Common Elements.

ARTICLE 7 - DESCRIPTION OF LIMITED COMMON ELEMENTS

7.1 Description. Each Limited Common Element forms a portion of the Property legally described herein and shall consist of the following, all of which, to the extent not otherwise stated, are reserved for the exclusive use of the Unit Owner to which they are the most immediately adjacent or are herein assigned:

7.1.1 All portions of the Property designated as Limited Common Elements by the Act or this Declaration;

7.1.2 If any chute, flue, duct, wire, conduit, bearing wall, bearing column, or any other fixture lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a Limited Common Element allocated solely to the Unit, and any portion thereof serving more than one Unit or any portion of the Common Elements is a part of the Common Elements; and

7.1.3 Any shutters, awnings, window boxes, door-steps, stoops, porches, balconies, patios, and all exterior doors and windows or other fixtures designed to serve a single Unit, but which are located outside that Unit's boundaries.

7.2 Reservation of Use. Except as otherwise stated herein, the Limited Common Elements are reserved for the exclusive use of the Units to which they are assigned in the Act and this Declaration and such Unit Owners' respective tenants, invitees and licensees. No portion of any of the Property may be reallocated as Limited Common Elements, except as provided in this Declaration or the Act.

7.3 Parking Spaces.

7.3.1 Number and Location. The total number of parking spaces in the Condominium, if all Phases are established, will be approximately five hundred eighty-nine (589), two hundred ninety-one (291) of which will be covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which will be driveway parking spaces assigned to a Unit, and eleven (11) of which will be uncovered street parking spaces located near Buildings 2, 3, 19 and 20. The boundaries of said garage parking spaces are defined by the walls or interiors of the striping enclosing said garage parking spaces. The Identifying Numbers and locations of the garage parking spaces are shown on the Survey Map and Plans.

7.3.2 Declarant's Assignments. The Declarant reserves the right to make the initial assignment of the garage parking spaces to each Unit, such assignment being made in Exhibit B attached hereto and by amendments thereto prepared, adopted, executed and recorded solely by the Declarant. With respect to each Unit, Declarant may make such assignments prior to or contemporaneously with the closing of the sale of such Unit by Declarant or at any time thereafter prior to the expiration of the Special Declarant Rights.

7.3.3 Rights to Use. Subject to this Declaration and applicable Rules, each Unit Owner has the unqualified and exclusive right to use the garage parking space(s) that are assigned to its Unit as a Limited Common Element.

7.3.4 Expiration of Declarant's Assignment Rights. The Declarant's rights to create Limited Common Elements in the parking garage shall terminate upon the earlier of (a) five (5) years after the date this Declaration is recorded, or (b) one (1) year after the conveyance of record of the last Unit owned by the Declarant.

7.3.5 Leasing. After the Declarant's initial assignment, a Unit Owner may lease the garage parking space assigned to that Unit, but only to its Unit's tenant or to any other Unit Owner or a tenant occupying its Unit; provided, the lease term shall automatically expire on the date the Unit Owner disposes of its interest in the Unit (whether such disposition is by deed, contract, foreclosure or otherwise). The Board shall be notified in writing of the existence of any such rental or lease arrangement.

7.3.6 Reallocation Between Units. Except as provided in Section 7.3.2, a Limited Common Element may only be reallocated between Units with the approval of the Board and by an amendment to this Declaration executed by the Owners of, and approved in writing by the Mortgagees holding Mortgages against, the Units to which the Limited Common Element was and will be allocated. The Board shall approve the request of the Owner or Owners under this Section within thirty (30) days after receiving such request in writing, unless the proposed reallocation does not comply with the Act or this Declaration. The failure of the Board to act upon a request within such period shall be deemed approval thereof. The amendment shall be recorded in the names of the parties and of the Condominium.

7.3.7 Conversion of Common Element to Limited Common Element. The Owners of the Units to which at least sixty-seven percent (67%) of the voting power, including the Owner of the Unit to which the Limited Common Element will be assigned, must agree to convert a Common Element to a Limited Common Element. Such conversion shall be reflected in an amendment to this Declaration and Survey Map and Plans. This Section shall not apply to any such conversion made as a result of the exercise of any right reserved by the Declarant in this Declaration to assign and create Limited Common Elements in garage parking spaces.

7.3.8 Conversion of Limited Common Element to Common Element. The Owners of the Units to which at least sixty-seven percent (67%) of the voting power, including the Owner of the Unit to which the Limited Common Element has been assigned, must agree to convert a Limited Common Element to a Common Element. Such conversion shall be reflected in an amendment to this Declaration and Survey Map and Plans. This Section shall not apply to any such conversion made as a result of the exercise of any right reserved by the Declarant in this Declaration to assign and create Limited Common Elements in garage parking spaces.

7.3.9 Incorporation of Limited Common Element Into Unit. The Owners of the Units to which at least sixty-seven percent (67%) of the voting power, including the Owner of the Unit to which the Limited Common Element will be incorporated, must agree to incorporate a Limited Common Element into an existing Unit. Such incorporation shall be reflected in an amendment to this Declaration and the Survey Map and Plans. This Section shall not apply to any such reallocation made as a result of the exercise of any right reserved by the Declarant in this Declaration to assign and create Limited Common Elements in parking spaces.

ARTICLE 8 - ALLOCATED INTERESTS

"Allocated Interests" means the allocation of interest in the Common Elements, the Common Expense Liability and voting, if applicable, set forth in Exhibit C attached

hereto. The Allocated Interest pertaining to each Unit cannot be changed except as provided in this Declaration. The Allocated Interest and the title to the respective Units shall not be separated or separately conveyed, and each Allocated Interest shall be deemed to be conveyed with its respective Unit even though the description in the instrument of conveyance or encumbrance may refer only to the title to the Unit.

ARTICLE 9 - OWNERS ASSOCIATION

9.1 Form of Association. The Association shall be organized as a non-profit corporation and shall be known as "BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM ASSOCIATION." The Association will be organized no later than the date the first Unit in the Condominium is conveyed. The Association will be governed by the Board, comprised of the number of members specified in the Bylaws. The rights and duties of the Board and Association shall be governed by the provisions of the Act, the Declaration and the Bylaws.

9.2 Membership.

9.2.1 Qualification. Each Owner (including Declarant) shall be a member of the Association and shall be entitled to one (1) membership for each Unit so owned; provided that, if a Unit has been sold on contract, the contract purchaser shall exercise the rights of the Unit Owner for purposes of the Association, this Declaration and the Bylaws, except as hereinafter limited. Ownership of a Unit shall be the sole qualification for membership in the Association.

9.2.2 Transfer of Membership. The Association membership of each Owner (including Declarant) shall be appurtenant to the Unit giving rise to such membership, and shall not be assigned, transferred, pledged, hypothecated, conveyed or alienated in any way except upon the transfer of title to said Unit, and then only to the transferee of title to such Unit. Any attempt to make a prohibited transfer shall be void. Any transfer of title to a Unit shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof.

9.3 Adoption of Bylaws of Association. Bylaws (and Amendments thereto) for the administration of the Association and the Property, and for other purposes not inconsistent with the Act or with the intent of this Declaration, shall be adopted by the Association. Declarant will adopt initial Bylaws.

9.4 Voting. The total voting power of all Owners will at all times be equal to the total number of then existing Units in the Condominium. If and when all Phases are established and one hundred seventy-six (176) Units created, then the total voting power of all Owners will be one hundred seventy-six (176) votes. At all times, each Unit

Owner shall have one (1) vote for each Unit owned. The rights and processes for holding and conducting meetings of the Association, and voting at any such meetings, are all set forth in the Bylaws.

ARTICLE 10 - MANAGEMENT OF CONDOMINIUM

10.1 Administration of the Condominium. The Unit Owners covenant and agree that the administration of the Condominium shall be in accordance with the provisions of this Declaration and the Bylaws of the Association which are made a part hereof.

10.2 Management By Board.

10.2.1 On Behalf of Association. Except as otherwise provided in this Declaration, the Bylaws, Section 10.3.2 below or the Act, the Board shall act in all instances on behalf of the Association. In the performance of their duties, the officers and members of the Board are required to exercise ordinary and reasonable care.

10.2.2 Limitation of Board Authority. The Board shall not act on behalf of the Association to amend the Declaration in any manner that requires the vote or approval of the Unit Owners pursuant to Section 21.1, to terminate the Condominium pursuant to RCW 64.34.268, or to elect members of the Board or determine the qualifications, powers and duties, or terms of office of members of the Board pursuant to this Section 10; but the Board may fill vacancies in its membership for the unexpired portion of any term.

10.2.3 Budget Approval. Within thirty (30) days after adoption of any proposed budget for the Condominium, the Board shall provide a summary of the budget to all Unit Owners and shall set a date for a meeting of the Unit Owners to consider ratification of the budget not less than fourteen (14) nor more than sixty (60) days after mailing of the summary. Unless at that meeting the Owners of Units to which a majority of the votes in the Association are allocated reject the budget, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected or the required notice is not given, the periodic budget last ratified by the Unit Owners shall be continued until such time as the Unit Owners ratify a subsequent budget proposed by the Board.

10.3 Authority of the Association.

10.3.1 The Association acting through the Board, or the Manager appointed by the Board, for the benefit of the Condominium and the Owners, shall enforce the provisions of this Declaration and of the Bylaws, shall have all powers and

authority permitted to the Board under the Act and this Declaration, including but not limited to the following:

(a) Adopt Bylaws, rules and regulations;

(b) Adopt and amend budgets for revenues, expenditures and reserves, and impose and collect Assessments for Common Expenses from Unit Owners;

(c) Hire and discharge or contract with managing agents and other employees, agents and independent contractors;

(d) Institute, defend or intervene in litigation or administrative proceedings in its own name on behalf of itself or two (2) or more Unit Owners on matters specifically involving the Common Elements. The Association shall be expressly prohibited from instituting, defending or intervening in litigation, arbitration or administrative proceedings in its own name, or on behalf of two (2) or more Unit Owners on matters either relating to Units or not directly involving the Common Elements;

(e) Make contracts and incur liabilities;

(f) Regulate the use, maintenance, repair, replacement and modification of Common Elements;

(g) Cause additional improvements to be made as a part of the Common Elements;

(h) Acquire, hold, encumber and convey in its own name any right, title or interest to real or personal property, but Common Elements may be conveyed or subjected to a security interest only pursuant to Section 10.8;

(i) Grant easements, leases, licenses and concessions through or over the Common Elements, and for services provided to Unit Owners;

(j) Impose and collect any payments, fees or charges for the use, rental or operation of the Common Elements, and for services provided to Unit Owners;

(k) Impose and collect charges for late payments of Assessments and, after notice and an opportunity to be heard by the Board or by such representative designated by the Board and in accordance with such

provisions as provided in the Declaration or Bylaws or rules and regulations adopted by the Board, levy reasonable fines in accordance with a previously established schedule thereof adopted by the Board and furnished to the Owners for violations of the Declaration, Bylaws and rules and regulations of the Association;

(l) Impose and collect reasonable charges for the preparation and recording of Amendments to the Declaration, resale certificates required by RCW 64.34.425 and statements of unpaid Assessments;

(m) Provide for the indemnification of its officers and Board and maintain liability insurance for the directors and officers;

(n) Assign its right to future income, including the right to receive Common Expense Assessments, but only to the extent the Declaration provides;

(o) Exercise any other powers conferred by the Declaration or Bylaws;

(p) Exercise all other powers that may be exercised in this State by the same type of corporation as the Association;

(q) Exercise any other powers necessary and proper for the governance and operation of the Association;

(r) Maintain and repair any Unit, its appurtenances, appliances, and any Limited Common Elements, if such maintenance or repair is reasonably necessary in the discretion of the Board to protect the Common Elements or preserve the appearance and value of the Condominium, and the Owner of said Unit has failed and refused to perform said maintenance or repair within a reasonable time after written notice of the necessity of said maintenance or repair has been delivered by the Board to the Owner; provided that, the Board shall levy a special charge against the Unit of such Owner for the cost of such maintenance or repair; and

(s) Pay any amount necessary to discharge any lien or encumbrance levied against the entire Property or any part thereof which is claimed to or may, in the opinion of the Board, constitute a lien against the Property or against the Common Elements, rather than merely against the interest therein of particular Owners. Where one or more Owners are responsible for the existence of such lien, they shall be jointly and severally liable for the cost of discharging it, and any costs and expenses (including court costs

and attorneys' fees) incurred by the Board by reason of such lien or liens shall be specially charged against the Owners and the Units responsible to the extent of their responsibility.

10.3.2 The Board's power hereinabove enumerated shall be limited in that the Board shall have no authority to acquire and pay for out of the Association funds a capital addition or improvement (other than for purposes of restoring, repairing or replacing portions of the Common Elements) having a total cost in excess of Five Thousand Dollars ($5,000), without first obtaining the affirmative vote of a majority of Owners at a meeting called for such purpose, or if no such meeting is held, then the written consent of a majority of Owners; provided that, any expenditure or contract for each capital addition or improvement in excess of Twenty-Five Thousand Dollars ($25,000) must be approved by Owners having not less than sixty-seven percent (67%) of the voting power.

10.3.3 Nothing herein contained shall be construed to give the Association authority to conduct an active business for profit on behalf of all the Owners or any of them.

10.3.4 The Board and its agents or employees may enter any Unit or Limited Common Element when necessary in connection with any maintenance, landscaping or construction for which the Board is responsible or in the event of emergencies. Such entry shall be made with as little inconvenience to the Owners as practicable, and any damage caused thereby shall be repaired by the Board paid for as a Common Expense if the entry was due to an emergency, or for the purpose of maintenance or repairs to Common or Limited Common Elements where the repairs were undertaken by or under the direction or authority of the Board; provided that, if the repairs or maintenance were necessitated by or for the Unit entered or its Owners, or requested by its Owners, the costs thereof shall be specially charged to such Unit. In furtherance of the foregoing, the Board (or its designated agent) shall have the right at all times to possess such keys and/or lock combinations as are necessary to gain immediate access to Units and Limited Common Elements.

10.4 Borrowing by Association. In the discharge of its duties and the exercise of its powers as set forth in Section 10.3.1, but subject to the limitations set forth in this Declaration, the Board may borrow funds on behalf of the Association and to secure the repayment of such funds, assess each Unit (and the Owner thereof) for said Unit's pro rata share of said borrowed funds and the obligation to pay said pro rata share shall be a lien against said Unit and the undivided interest in the Common Elements appurtenant to said Unit. Provided that, the Owner of a Unit may remove said Unit and the percentage of undivided interest in the Common Elements appurtenant to such Unit from the lien of such Assessment by payment of the Allocated Interest in the Common Expense Liability attributable to such Unit. Subsequent to any such payment, discharge

or satisfaction, the Unit and the Allocated Interest in the Common Elements appurtenant thereto shall thereafter be free and clear of the liens so paid, satisfied or discharged. Such partial payment, satisfaction or discharge shall not prevent the lienor from proceeding to enforce their rights against any Unit and the Allocated Interest in the Common Elements appurtenant thereto not to be paid, satisfied or discharged.

10.5 Association Records and Funds.

10.5.1 Records and Audits. The Association shall keep financial records sufficiently detailed to enable the Association to comply with RCW 64.34.425 in providing resale certificates. All Books and Records of the Association (as defined in Section 1.8) shall be made reasonably available (at all reasonable hours of weekdays or under other reasonable circumstances) for examination and copying by Declarant, and any Owner, Mortgagee or their agents. At least annually, the Association shall prepare, or cause to be prepared, a financial statement of the Association in accordance with generally accepted accounting principles. If this Condominium consists of fifty (50) or more Units, the financial statements of the Condominium shall be audited at least annually by a certified public accountant. If this Condominium consists of fewer than fifty (50) Units, an annual audit is also required but may be waived annually by Owners (other than the Declarant) of Units to which sixty percent (60%) of the votes are allocated, excluding the votes allocated to Units owned by the Declarant.

10.5.2 Fund Commingling. The funds of the Association shall be kept in accounts in the name of the Association and shall not be commingled with the funds of any other Association, nor with the funds of any Manager of the Association or any other person responsible for the custody of such funds. Any reserve funds of the Association shall be kept in a segregated account, and any transaction affecting such funds, including the issuance of checks, shall require the signature of at least two (2) persons who are officers or directors of the Association.

10.6 Association as Trustee. With respect to a third person dealing with the Association in the Association's capacity as a trustee, the existence of trust powers and their proper exercise by the Association may be assumed without inquiry. A third person is not bound to inquire whether the Association has power to act as trustee or is properly exercising its powers. A third person, without actual knowledge that the Association is exceeding or improperly exercising its powers, is fully protected in dealing with the Association as if it possessed and properly exercised the powers it purports to exercise. A third person is not bound to assure the proper application of trust assets paid or delivered to the Association in its capacity as trustee.

10.7 Common Elements, Conveyance and Encumbrance.

10.7.1 In General. Portions of the Common Elements which are not necessary for the habitability of a Unit may be conveyed or subjected to a security interest by the Association if the Owners of Units to which at least eighty percent (80%) of the votes in the Association are allocated, including eighty percent (80%) of the votes allocated to Units not owned by Declarant or an Affiliate of Declarant, agree to that action; but all the Owners of Units to which any Limited Common Element is allocated must agree in order to convey that Limited Common Element or subject it to a security interest. Proceeds of the sale or financing are an asset of the Association.

10.7.2 Agreement. An agreement to convey Common Elements or subject them to a security interest must be evidenced by the execution of an agreement, or ratification thereof, in the same manner as a deed, by the requisite number of Unit Owners. The agreement must specify a date after which the agreement will be void unless recorded before that date. The agreement and all ratification thereof must be recorded in every county in which a portion of the Condominium is situated and is only effective upon recording.

10.7.3 Conditions Precedent. The Association, on behalf of the Unit Owners, may contract to convey Common Elements or subject them to a security interest, but the contract is not enforceable against the Association until approved pursuant to Sections 10.7.1 and 10.7.2. Thereafter, the Association has all powers necessary and appropriate to affect the conveyance or encumbrance, including the power to execute deeds or other instruments.

10.7.4 Void Transactions. Any purported conveyance, encumbrance or other voluntary transfer of Common Elements, unless made pursuant to this Section, is void.

10.7.5 Support Right. A conveyance or encumbrance of Common Elements pursuant to this Section shall not deprive any Unit of its rights of access and support.

10.8 Termination of Contracts and Leases. If entered into before the Board elected by the Unit Owners pursuant to the Bylaws takes office, (a) any management contract, employment contract, lease or recreational or parking areas or facilities, (b) any other contract or lease between the Association and a Declarant or an Affiliate of a Declarant, or (c) any contract or lease that is not bona fide or was unconscionable to the Unit Owners at the time entered into under the circumstances then prevailing, may be terminated without penalty by the Association at any time after the Board elected by the Unit Owners pursuant to the Bylaws takes office upon not less than ninety (90) days' notice to the other party or within such lesser notice period provided

for without penalty in the contract or lease. This Section does not apply to any lease, the termination of which would terminate the Condominium or reduce its size, unless the real property subject to that lease was included in the Condominium for the purpose of avoiding the right of the Association to terminate a lease under this Section.

10.9 Association Dispute Resolution.

10.9.1 The term "Legal Proceedings" as used herein shall include litigation, administrative, mediation, arbitration or other proceedings in the name of the Association on behalf of itself or two (2) or more Unit Owners on matters affecting the Condominium.

10.9.2 The provisions of this Section 10.9 shall not apply to Legal Proceedings, as a result of which the Association could not be held responsible for costs of suit (including fees for attorneys, experts, witnesses, investigations and other costs of suit) in an aggregate amount of more than Five Thousand Dollars ($5,000) (including, without limitation, fees contingent on the result) and which involve any of the following:

(a) Collection of delinquent regular or special Assessments, the enforcement of any Assessment lien, and interest and penalties in connection therewith;

(b) Collection of monies owed to the Association, or recovery of damages caused to the Association or Condominium (or any part thereof), when the principal amount to be recovered involves less than Twenty-five Thousand Dollars ($25,000);

(c) Enforcement of the provisions of the Declaration, Articles, Bylaws or rules and regulations of the Association;

(d) Defense of a claim against the Association; or

(e) The filing of a complaint, answer or other pleading for the limited purpose of satisfying a statute of limitation deadline, avoiding entry of a default order or judgment, or preventing personal injury or serious harm to the Condominium (if such purpose is certified in good faith by the Association's attorney), but except for this limited purpose, the other conditions of Section 10.9 must be satisfied.

10.9.3 In order for the Association (or the Board acting on behalf of the Association) to institute or intervene in Legal Proceedings, and in order for the Association to become obligated in the aggregate sum in excess of Five Thousand

Dollars ($5,000), to attorneys, professionals, consultants or other experts in connection with Legal Proceedings, the following conditions must first be satisfied:

(a) The Board has received a detailed written summary ("Litigation Summary") concerning the substance of the proceeding, including: (i) agreements with lawyers, experts and consultants and issues involved; (ii) legal and factual basis of anticipated allegations on behalf of and against the Association; (iii) remedies to be sought on behalf of and against the Association; (iv) estimated amount to be sought on behalf of (and that could be sought from) the Association; (v) Association's estimated costs of suit (including fees for attorneys, experts, witnesses, investigations and other costs of suits) and any third-party costs of suit that the Association would pay if the Association does not prevail; (vi) reports and recommendations by any professionals or consultants retained by the Association (and by any opposing party, if available); (vii) any written demands or settlement offers made by an opposing party (the Board shall request that an opposing party make such demand and settlement offer); and (viii) any negative consequences that the Association, Condominium or Owners could suffer during such proceedings, including required disclosures to prospective purchasers, impediments to Unit refinancing or diminishment of Unit value.

(b) If the proceeding will involve a claim against the Declarant (or Declarant's contractor, subcontractors, vendors, suppliers or other professionals) concerning construction defects or other condition of the Condominium, the Litigation Summary will also include a description of the construction defects or other condition (which shall also have been transmitted to the Declarant), and any written response from the Declarant concerning such defects (including any offer to settle by performing remedial work, payment of cash or a combination of both).

(c) A copy of the Litigation Summary shall be transmitted to all Owners, together with a written notice of the Owners' right of access to the Books and Records of the Association as provided in Section 10.5.1, and a written notice of a special meeting of the Owners to be convened as provided in this Declaration, at which meeting the Declarant (and its representatives) shall be entitled to attend and participate in on a non-voting basis.

(d) The Owners holding seventy percent (70%) of the total Association voting power must grant approval for the Association (or the Board acting on behalf of the Association) to institute or intervene in legal proceedings; provided that, under no circumstances may legal proceedings be commenced against Declarant (or Declarant's contractor, subcontractors, vendors, suppliers or other professionals) with respect to any alleged construction defect or other

condition which Declarant has agreed in writing to remedy and is proceeding with reasonable diligence to do so.

10.9.4 Policy–Mediation. The parties to this Declaration (as specified in Section 10.9.5 below) hope there will be no disputes arising out of their relationship. To that end, each commits to cooperate in good faith and to deal fairly in performing their duties under this Declaration in order to accomplish their mutual objectives and avoid disputes. But if a dispute arises, to the maximum extent allowed by Washington law, the parties agree to resolve all disputes by the following alternate dispute resolution process: (a) the parties will seek a fair and prompt negotiated resolution, but if this is not successful, (b) all disputes shall be resolved by binding arbitration; provided that, during this process, (c) at the request of either party made not later than forty-five (45) days after the initial arbitration demand, the parties will attempt to resolve any dispute by non-binding mediation (but without delaying the arbitration hearing date). The parties confirm that by agreeing to this alternate dispute resolution process, they intend to give up their right to have any dispute decided in court by a judge or jury, to the maximum extent allowed by Washington law.

10.9.5 Binding Arbitration. Except as may be otherwise mandated in RCW 64.55.010, *et. seq.*, or otherwise by the Act, any claim, except a claim involving an action for judicial or non-judicial foreclosure of the Association's lien for Assessments, between or among any party subject to this Declaration (including without limitation, the Declarant, Association, Board or officers, Unit Owners or their employees or agents) arising out of or relating to this Declaration, a Unit or Units, the Condominium or the Association, shall be determined by Arbitration in the county in which the Condominium is located commenced in accordance with RCW 7.04.060; provided that, the total award by a single arbitrator (as opposed to a majority of the arbitrators) shall not exceed Fifty Thousand Dollars ($50,000), including interest, attorneys' fees and costs. If any party demands a total award greater than Fifty Thousand Dollars ($50,000), there shall be three (3) neutral arbitrators. If the parties cannot agree on the identity of the arbitrators within ten (10) days of the arbitration demand, the arbitrators shall be selected by the administrator of the American Arbitration Association (AAA) office in Seattle from its Large, Complex Case Panel (or have similar professional credentials). Each arbitrator shall be an attorney with at least fifteen (15) years experience in commercial or real estate law, and shall reside in the county in which the Condominium is located. Whether a claim is covered by the Article shall be determined by the arbitrators. All statutes of limitations which would otherwise be applicable shall apply to any arbitration proceeding hereunder.

10.9.6 Hearing; Law; Appeal Limited. The arbitrators shall take such steps as may be necessary to hold a private hearing within ninety (90) days of the initial demand for arbitration and to conclude the hearing within three (3) days, and the

arbitrators' written decision shall be made not later than fourteen (14) calendar days after the hearing. The parties have included these time limits in order to expedite the proceeding, but they are not jurisdictional, and the arbitrators may for good cause afford or permit reasonable extensions or delays, which shall not affect the validity of the award. The written decision shall contain a brief statement of the claim(s) determined and the award made on each claim. In making the decision and award, the arbitrators shall apply applicable substantive law. Absent fraud, collusion or willful misconduct by an arbitrator, the award and decision shall be final, and the judgment may be entered in any court having jurisdiction thereof. The arbitrators may award injunctive relief or any other remedy available from a judge, including without limitation joinder of parties or consolidation of this arbitration with any other involving common issues of law or fact or which may promote judicial economy; but shall not have the power to award punitive or exemplary damages, or to award attorneys' fees and costs in excess of Ten Thousand Dollars ($10,000) to the prevailing party. The decision and award of the arbitrators need not be unanimous; rather, the decision and award of two (2) arbitrators shall be final.

10.9.7 Statutory Dispute Resolution. Sections 10.9.4 through 10.9.6 shall not apply to the extent that they violate any provision of the Act. Further, the mediation and arbitration process set forth in Sections 10.9.4 through 10.9.6 are inapplicable to actions for which RCW 64.55.100, *et seq.*, specifies a mediation and arbitration process.

10.10 Association Inspections. The Association is required to perform periodic maintenance of the Common Elements and Units as described in Exhibit F and outlined in the Maintenance Manual provided to the Association by Declarant. At least annually, the Association shall have the Condominium inspected in order to ascertain the physical condition of the improvements in the Condominium and to determine whether maintenance, repairs or replacements of any such improvements are indicated. Immediately upon completion of the inspection, the inspector shall prepare for the Board a detailed report for future reference, describing the inspector's observations, any improvements that the inspector believes require maintenance, repairs or replacements, and the corrective action the inspector believes should be taken. If the Board believes that the Declarant may be responsible to perform any of the maintenance, repairs or replacement described in that report, then the Board shall provide a written request to Declarant of the Board's determination. The notice shall include both a copy of the inspector's report and all supporting data, together with a detailed description of such improvements, their location and the corrective action requested. Notices and inspection reports shall be provided to Declarant at the following address:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.
11624 SE 5th Street, Suite 200
Bellevue, WA 98005

or to such other address or by such other means as Declarant may designate by notice to the Association. Declarant will provide to the Board a detailed response to the Board's written notice within sixty (60) days after receipt of such notice. If Declarant has furnished an inspection report to the Association pursuant to Section 23.1.3, the Association may use that report as the report required by this Section.

10.11 Building Enclosure Inspection. The Association shall have the Condominium inspected by a qualified engineer or architect ("the Inspector") in order to ascertain whether any of the improvements in the Condominium related to the Building Enclosure (as that term is defined in RCW 64.55) require maintenance, repairs or replacements. This inspection shall occur prior to the expiration of the four (4) year statute of limitations described in RCW 64.34.452. Immediately upon completion of the inspection, the Inspector shall prepare for the Board a detailed report of the Inspector's observations. Until December 31 of the calendar year that six (6) years following the calendar year in which the last Unit was added to the Condominium, the Association shall (a) provide reasonable advance notice to Declarant of when the inspections are to occur, (b) permit a representative of Declarant to be present during the inspections, and (c) provide Declarant with copies of inspection reports promptly upon receipt. Notices and inspection reports shall be provided to Declarant at the address specified in Section 10.10 above.

ARTICLE 11 -
USE; REGULATION OF USES; ARCHITECTURAL UNIFORMITY

11.1 Residential Units. The Units shall be used for: (a) residential purposes only, including sleeping, eating, food preparation for on-site consumption by occupants and guests, entertaining by occupants of personal guests and similar activities commonly conducted within a residential dwelling, without regard to whether the Unit Owner or occupant resides in the Unit as a primary or secondary personal residence, on an ownership, rental, lease or invitee basis, for common social, recreational or other reasonable uses normally incident to such purposes; and (b) for purposes of operating the Association and managing the Condominium. No business, trade or similar activity shall be conducted at the Condominium, except that a Unit Owner or occupant residing in a Unit may conduct business activities within the Unit so long as (i) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit, except for business signage to the extent permitted in Section 11.9, (ii) the business activity is of the type permitted to be conducted by "Live-Work" Units under applicable Issaquah City Codes, and otherwise conforms to all zoning requirements applicable to the Condominium; (iii) the business activity does not involve

more than two (2) visitations of the Unit per day collectively by clients, customers, suppliers or other business invitees, or door-to-door solicitation of residents of the Condominium, and no visitations after six (6) p.m.; (iv) no persons other than the Unit Owner perform any business activity within a Unit, (v) the Unit Owner resides within the Unit, and (vi) the business activity is consistent with the residential character of the Condominium and does not constitute a nuisance, a hazardous or offensive use, or threatens the security or safety of other residents of the Condominium, as may be determined in the sole discretion of the Board. If the Board reasonably determines that a Unit Owner's use of its Unit violates any of the restrictions listed under (i) through (vi), and continues after two written warnings from the Board to the offending Unit Owner and an Opportunity to be Heard as provided in the Bylaws, then the Board may require such Unit Owner to cease and desist its business activities within a Unit. If such Unit Owner in good faith disagrees with the decision of the Board, then the Unit Owner may cause such dispute to be submitted to the dispute resolution process described in Sections 10.9.5 and 10.9.6 by delivering to the Board, within ten (10) days after receipt from for Board of any such cease and desist notice, written demand that the dispute be resolved in accordance with Sections 10.9.5 and 10.9.6. This Subsection shall not apply to any activity conducted by the Declarant with respect to the development, operation and/or sale of any Units owned by Declarant.

11.2 Vehicle Parking Restrictions. Parking spaces (except fully enclosed garages) are restricted to use for parking of operative motor vehicles, and other items and equipment may be parked or kept therein only subject to the rules or regulations of the Board. No motor vehicle may be parked in a location or manner that blocks or impairs access to any other Unit. Also, motor vehicles may only be parked within designated parking areas which are either shown as garages or uncovered parking spaces on the Survey Map and Plans, or the driveways in front of garages (so long as no part of a vehicle extends beyond the end of the driveway, or blocks any other vehicle in any way). No commercial or recreational vehicles may be parked at the Condominium other than in enclosed garages. The term "commercial vehicles" shall be defined as any vehicle used for business related purposes, whether so labeled or not, that meets any of the following criteria: (a) Gross Vehicle Weight Rating (GVWR) over 10,000 pounds, (b) dual rear wheels on a single axle ("dually"), (c) multiple rear axles, or (d) the vehicle has exterior accessories that can extend or can be extended from the vehicle beyond or above the perimeter of the vehicle's body. The Board may be responsible for ensuring that Unit Owners are aware of and comply with all fire lane restrictions. The Board may require removal of any inoperative, improperly licensed or unsightly vehicle, and any other equipment or item improperly stored in parking spaces. If the same is not removed, the Board shall cause removal at the risk and expense of the Owner thereof. No garage shall be used for a storage, work or shop area if such use impairs the ability of the owner of such garage to park a motor vehicle therein. No

portion of a garage may be converted for use as an apartment or other integral part of the living area in any Unit.

11.3 Common Drives and Walks. Common drives, walks, corridors, stairways and other general Common Elements shall be used exclusively for normal transit, and no obstructions and/or decorations or other items shall be placed thereon or therein except by express written consent of the Board. The streets located throughout the Condominium are designated as fire lanes. No parking shall occur within these areas.

11.4 Maintenance of Common Elements and Units.

11.4.1 Association and Owner Responsibilities. Except as provided below, the Association is responsible for the maintenance, repair and replacement of the Common Elements and Limited Common Elements, and each Owner is responsible for the maintenance and repair of the Owner's Unit. Each Owner shall, at their sole expense, have the right and the duty to keep the interior of their Unit and its improvements, equipment, appliances and appurtenances in good order, condition and repair. Each Owner shall be responsible for the maintenance, repair or replacement of the doors to the Owner's Unit, broken or damaged glass in the windows or doors to the Unit, and any wiring, plumbing, vents, plumbing fixtures, water heaters, fans, heating or other equipment, electrical fixtures or appliances which serve only that Unit, whether or not located in the Unit; provided that the Association may elect to perform any such maintenance, repair or replacement work and charge the Unit Owner for the costs thereof. However, the Association shall be responsible for the maintenance, repair or replacement of any wiring, plumbing, vents, plumbing fixtures, water heaters, fans, heating or other equipment, electrical fixtures or appliances which serve more than one Unit, whether or not located in the Unit. All expenses incurred by the Association in connection with any of the foregoing shall be Common Expenses.

11.4.2 Additional Rights and Duties of Owners. Without limiting the generality of the foregoing, each Owner shall have the right and the duty, at their sole cost and expense, to install, maintain, repair, paint, paper, panel, plaster, tile and finish the windows, window frames, interior doors, frames and trim, interior non-load bearing partitions, the interior surfaces of the ceilings, floors and the perimeter walls in the Unit and the surfaces of the bearing and non-bearing walls located within their Unit, and shall not permit or commit waste of their Unit or the Common Elements. Each Owner shall have the right to substitute new finished surfaces for the finished surfaces then existing on said ceilings, floors and walls; provided, that except for hard surface flooring installed by Declarant or installed as part of the original construction of the Unit, no Owner shall install hard surface flooring within a Unit except with the prior written consent of the Board. This Section shall not be construed as permitting any violation of any other provision of this Declaration or any interference with or damage to the structural integrity of the Unit or interference with the use and enjoyment of the

Common Elements or of the other Units or any of them, or materially increasing sound transmission between Units, nor shall it be construed to limit the powers or obligations of the Board or Board hereunder. It is the responsibility of each Unit Owner to read the homeowners' maintenance manual provided by Declarant, and follow the procedures set forth therein to ensure that the Unit functions in the way it was designed.

11.5 Alteration of Units.

11.5.1 Non-Structural. A Unit Owner may make any improvements or alterations to the Owner's Unit that do not affect the structural integrity or mechanical or electrical systems or lessen the support of any other Units or any part of the Condominium.

11.5.2 Common Element. A Unit Owner may not change the appearance of the Common Elements or the exterior appearance of a Unit without permission of the Association.

11.6 Maintenance of Limited Common Elements. Limited Common Elements, as defined in Article 7, including Residential Limited Common Elements, are for the sole and exclusive use of the Units for which they are reserved or assigned; provided, that the use, condition and appearance thereof may be regulated under provisions of the Bylaws, Rules and Regulations, or this Declaration, including the following:

11.6.1 Decisions by Board. Decisions with respect to the standard of appearance and condition of Limited Common Elements, and with respect to the necessity for and manner of caring for, maintaining, repairing, repainting or redecorating Limited Common Elements ("Maintenance Work" herein), shall be made by the Board.

11.6.2 Performance of Work. Performance of such Maintenance Work shall be carried out by the Owner or Owners of Units to which the Limited Common Element in question is assigned or reserved; provided, that by written notice, the Board may elect to perform such Maintenance Work themselves.

11.6.3 Board Approval. Owners may not, however, modify, paint or otherwise decorate or in any way alter their respective Limited Common Elements without prior written approval of the Board.

11.6.4 Owner Pays Costs. Unit Owners will be responsible for the cost of such Maintenance Work for the Limited Common Elements reserved for or assigned to their Units. With respect to any such Maintenance Work performed by the Board, the cost thereof (or the appropriate share thereof if the Limited Common Element in question has been assigned or reserved jointly to more than one Unit) shall

be levied as a special charge against the Unit or Units (and the Owner or Owners thereof) to which such Limited Common Element is assigned or reserved.

11.6.5 Multiple Owners. With respect to a Limited Common Element reserved for or assigned to more than one Unit for the mutual and joint use thereof, the cost of such Maintenance Work for such Limited Common Element shall be divided in equal shares among the Units for which such Limited Common Element is reserved.

11.6.6 Cost as Special Charge. With respect to any such Maintenance Work performed by the Board, the cost thereof (or the appropriate share thereof if the Limited Common Element in question has been assigned or reserved jointly to more than one Unit) shall be levied as a special charge against the Unit or Units (and the Owner or Owners thereof) to which such Limited Common Element is assigned or reserved.

11.7 Exterior Appearance. In order to preserve a uniform exterior appearance to the Unit and the Common and Limited Common Elements visible to the public, the Board shall require and provide for the painting and other decorative finish of the Unit, or patio/yard areas, or other Common or Limited Common Elements, and prescribe the type and color of such decorative finishes, and may prohibit, require or regulate any modification or decoration of the Units, or patio/yard areas or other Common or Limited Common Elements undertaken or proposed by any Owner. This power of the Board extends to screens, doors, awnings, rails or other visible portions of each Unit. The Board may also require use of a uniform color and kind of Unit window covering (including draperies, blinds, shades, etc.) visible from the exterior or from Common Elements. Notwithstanding the foregoing, Declarant reserves the right to make minor modifications to the exteriors of Units in unsold Units, including but not limited to the installation of privacy screens and fences.

11.8 Effect on Insurance. Nothing shall be done or kept in any Unit or in the Common or Limited Common Elements which will increase the rate of insurance on the Common Elements or Unit without the prior written consent of the Board. No Owner and/or purchaser shall permit anything to be done or kept in their Unit or in the Common or Limited Common Elements which will result in the cancellation of insurance on any Unit or any part of the Common or Limited Common Elements, or which would be in violation of any laws.

11.9 Signs. No sign of any kind shall be displayed to the public view on or from any Unit or Common or Limited Common Elements without the prior consent of the Board; provided that, the Board shall, by and subject to appropriate rule, permit temporary placement of a sign, at a space designated by the Board, indicating that a Unit is for sale or lease; and provided that, this Section shall not apply to Declarant or Declarant's agents in exercising any Special Declarant Rights reserved by Declarant

under this Declaration. The Board shall not unreasonably withhold its consent to business signs for live/work Units that are visible to the public, provided that any such sign complies with all applicable governmental sign codes.

11.10 Pets. Domestic household pets, such as cats and dogs, may be kept by Unit Owners, provided that the keeping of pets shall be subject to such reasonable rules and regulations as the Board may adopt from time to time. The Board may require, after Notice and Opportunity to be Heard, the removal of any animal which the Board in the exercise of reasonable discretion finds disturbing other Unit Owners unreasonably, and may exercise this authority for specific animals even though other animals are permitted to remain. Pets will not be allowed on any Common Element (or Limited Common Elements allocated for the use of more than one Unit) unless they are on a leash or being carried and are being walked to or from the Unit to a public walk or street. At all times the Common Elements shall be free from pet debris, including food and feces matter. Pet feces must be properly disposed. No livestock, poultry or other animals whatsoever shall be allowed or kept in any part of the Condominium, nor may any animal be bred or used therein for any commercial purpose.

11.11 Offensive Activity. No noxious or offensive activity shall be carried on in any Unit or Common or Limited Common Element, nor shall anything be done therein which may be or become an annoyance or nuisance to other Owners. All occupants shall avoid making noises and using musical instruments, radios and amplifiers in such manner as may disturb other occupants. Owners shall also control their pets so that they do not disturb other occupants.

11.12 Common Element Alterations. Nothing shall be altered or constructed in, or (except for an Owner's personal property) removed from, the Common Elements except upon the written consent of the Board and after procedures required herein or by law. This shall include but not be limited to additional telephone or cable jacks, electrical outlets, air conditioners, satellite dishes, alarm systems and water filters.

11.13 House Rules. The Board or the Association membership is empowered to pass, amend and revoke detailed administrative rules and regulations, or "House Rules," necessary or convenient from time to time to ensure compliance with the general guidelines of this Article. Such House Rules shall be binding on all Unit Owners, lessees, guests and invitees upon adoption by the Board or Association.

11.14 Rental Units. The leasing or renting of a Unit by its Owner shall be governed by the provisions of this Section 11.14:

11.14.1 No Transient Purposes. No Unit Owner, including a lender in possession of a Unit following a default in a Mortgage, a Foreclosure proceeding or any deed or other arrangement in lieu of a Foreclosure, shall be permitted to Lease their

Unit for any period of less than thirty (30) days. The Association may by resolution of the Board of Directors prohibit the Leasing of any Unit for a period of less than six (6) months. Time sharing of Units is not allowed.

11.14.2 No Partial Leases. No Unit Owner may Lease less than the entire Unit.

11.14.3 Written Leases. All Leasing or Rental agreements shall be in writing and be subject to this Declaration and Bylaws (with a default by the tenant in complying with this Declaration and/or Bylaws constituting a default under the Lease or Rental agreement).

11.14.4 Rent to Association. If a Unit is rented by its Owner, the Board may collect, and the tenant or lessee shall pay over to the Board, so much of the rent for such Unit as is required to pay any amounts due the Association hereunder, plus interest and costs if the same are in default over thirty (30) days. The renter or lessee shall not have the right to question payment to the Board, and such payment will discharge the lessee's or renter's duty of payment to the Owner for rent to the extent such rent is paid to the Association, but will not discharge the liability of the Owner or purchaser and the Unit under this Declaration for Assessments and charges, or operate as an approval of the lease. The Board shall not exercise this power where a receiver has been appointed with respect to the Unit or its Owner, nor in derogation of any right which a Mortgagee of such Unit may have with respect to such rents. Other than as stated in this Section 11.14, there is no restriction on the right of any Unit Owner to Lease or otherwise rent their Unit.

11.14.5 Approval of Lease. Each Unit Owner desiring to rent their Unit shall submit for approval by the Board the lease agreement with the prospective renter or lessee. The Board shall approve such lease agreement, provided that both the charge due the Association under Section 12.15 has been paid by the Unit Owner, and the Board determines that the lease agreement satisfies the requirements of this Declaration and the Bylaws relating thereto.

11.15 Slope Maintenance. The Association will strictly comply with the slope retention restrictions and requirements described in the attached Exhibit D.

11.16 Satellite Dishes. The installation of satellite dishes and related items shall be subject to the policy and rules set forth in the attached Exhibit E.

11.17 Special Unit Owner and Association Maintenance Obligations. Notwithstanding any other provision of this Declaration, both (a) each Unit Owner, with respect to their Unit and the Limited Common Elements for which they may have the obligation to maintain pursuant to this Declaration, and (b) the Association, with respect

to the Common Elements and all other portions of the Condominium for which it may have the obligation to maintain pursuant to this Declaration, shall have the affirmative duty to follow the maintenance procedures and work specified in Exhibit F to this Declaration.

11.18 Restricted Activities. The following activities are prohibited within the Condominium unless expressly authorized by, and then subject to, such conditions as may be imposed by the Board:

11.18.1 Obstruction or re-channeling of drainage flows after location and installation of drainage swales, storm sewers or storm drains, except that the Declarant and the Association shall have such right; provided that, the exercise of such right shall not materially diminish the value of or unreasonably interfere with the use of any Unit without the Owner's consent.

11.18.2 Conversion of any garage, attic or other unfinished space, other than a basement, to finished space for use as an apartment or other integral part of the living area in any Unit.

ARTICLE 12 - COMMON EXPENSES AND ASSESSMENTS

12.1 Estimated Expenses. Within sixty (60) days prior to the beginning of each calendar year, or such other fiscal year as the Board may adopt, the Board shall (a) estimate the charges including Common Expenses and any special charges for particular Units to be paid during such year, (b) make provision for creating, funding and maintaining reasonable reserves for contingencies and operations, as well as for maintenance, repair, replacement and acquisition of Common Elements, and (c) take into account any expected income and any surplus available from the prior year's operating fund. Without limiting the generality of the foregoing but in furtherance thereof, the Board shall create and maintain from regular monthly Assessments a reserve fund for replacement of those Common Elements which can reasonably be expected to require replacement or a major repair. The Board shall calculate the contributions to said reserve fund so that there are sufficient funds therein to replace, or perform such major repair, to each Common Element covered by the fund at the end of the estimated useful life of each such Common Element. The initial Board, whether appointed by Declarant or elected by Unit Owners, may at any suitable time establish the first such estimate. If the sum estimated and budgeted at any time proves inadequate for any reason (including non-payment for any reason of any Owner's Assessment), the Board may at any time levy a further Assessment, which shall be assessed to the Owners according to Section 12.4. Similarly, if the sum estimated, budgeted and being collected and/or already collected at any time proves excessive, the Board may (a) reduce the amount being assessed, and/or (b) apply existing funds

(in excess of current needs and required reserves) against either (i) future Assessments, (ii) to pay deficiencies in required reserves, (iii) prepay reserves, or (iv) not prepay, but instead increase the amount to be in reserve funds.

12.2 Payment by Owners. Each Owner shall be obligated to pay their share of Common Expenses and special charges made pursuant to this Article to the Treasurer for the Association in equal monthly installments in advance and not in arrears on or before the first day of each month during such year, or in such other reasonable manner as the Board shall designate. No Owner may exempt himself from liability for payment of Assessments for any reason, including waiver of use or enjoyment of any of the Common Elements or abandonment of the Owner's Unit.

12.3 Commencement of Assessments. Assessments for all Units in Phases 1 and 2 will commence on a date no later than sixty (60) days after the date of first conveyance of a Unit in Phases 1 and 2 to an Owner (other than Declarant or an Affiliate of Declarant); provided that Declarant may delay the commencement of Assessments for Common Expenses and pay all actual Common Expenses (with no allocations to reserves), except to the extent required otherwise by FNMA. Until the Association makes an Assessment, the Declarant shall pay all Common Expenses. After any Assessment has been made by the Association, Assessments must be made against all Units based on a budget adopted by the Association. Monthly Assessments will commence on Units established in Phases after Phases 1 and 2 upon the addition of those Units in that Phase of the Condominium. All costs associated with Subsequent Phase Property shall be borne solely by or allocated to Declarant until Assessments have commenced with respect to Units on the Property or the Declarant no longer has the Development Right to create Units on that Property.

12.4 Allocated Liability. Except for Assessments under Sections 12.5, 12.6, 12.7, 12.8, 12.9 and 12.10, all Common Expenses must be assessed against all of the Units in accordance with the allocations set forth in Exhibit C. Any past-due Common Expense Assessment or installment thereof bears interest at the rate established by the Association pursuant to Section 12.12.12.

12.5 Limited Common Element. Any Common Expense associated with the operation, maintenance, repair or replacement of a Limited Common Element shall be paid by the Owner of or assessed against the Units to which that Limited Common Element is equally assigned.

12.6 Only Some Units Benefited. The Board may elect that any Common Expense or portion thereof benefiting fewer than all of the Units must be assessed exclusively against the Units benefited.

12.7 Insurance Costs. The Board may elect that the costs of insurance must be assessed in proportion to risk.

12.8 Utility Costs. The Board may elect that the costs of utilities must be assessed in proportion to usage. Each Unit may be individually metered and each Unit Owner will be solely responsible for all natural gas, water and electricity provided to their Unit. Each Unit Owner will be solely responsible for all costs of repairing and maintaining the natural gas furnace installed in their Unit.

12.9 Assessments for Judgment. Assessments to pay a judgment against the Association pursuant to RCW 64.34.368(1) may be made only against the Units in the Condominium at the time the judgment was entered in proportion to their Allocated Common Expense Liabilities at the time the judgment was entered.

12.10 Owner Misconduct. To the extent that any Common Expense is caused by either the misconduct or negligent act or omission of any Unit Owner, the Association shall assess that expense against the Owner's Unit, provided that this Section shall not alter or void any waiver of subrogation provision in this Declaration.

12.11 Reallocation. If Common Expense Liabilities are reallocated, Common Expense Assessments and any installment thereof not yet due shall be recalculated in accordance with the reallocated Common Expense Liabilities.

12.12 Lien for Assessments.

12.12.1 Lien. The Association has a lien on a Unit for any unpaid Assessments levied against a Unit from the time the Assessment is due.

12.12.2 Priority. A lien under Section 12.12 shall be prior to all other liens and encumbrances on a Unit except: (a) liens and encumbrances recorded before the recording of the Declaration; (b) a Mortgage on the Unit recorded before the date on which the Assessment sought to be enforced became delinquent; and (c) liens for real property taxes and other governmental Assessments or charges against the Unit.

12.12.3 Mortgage Priority. Except as provided in Sections 12.12.4 and 12.12.5, the lien shall also be prior to the Mortgagee described in Section 12.12.2(b) to the extent of Assessments for Common Expenses, excluding any amounts for capital improvements, based on the periodic budget adopted by the Association pursuant to Section 12.1, which would have become due during the six (6) months immediately preceding the date of the Sheriff's sale in an action for judicial Foreclosure by either the Association or a Mortgagee, the date of a trustee's sale in a non-judicial Foreclosure by a Mortgagee, or the date of recording of the Declaration of Forfeiture in a proceeding by the vendor under a real estate contract.

12.12.4 Mortgagee Notice. The priority of the Association's lien against Units encumbered by a Mortgage held by an Eligible Mortgagee or by a Mortgagee which has given the Association a written request for a notice of delinquent Assessments shall be reduced by up to three (3) months if and to the extent that the lien priority under Section 12.12.3 includes delinquencies which relate to a period after such holder becomes an Eligible Mortgagee or has given such request for notice and before the Association gives the holder a written notice of the delinquency. This Section does not affect the priority of mechanics' or materialmen's liens, or the priority of liens for other Assessments made by the Association.

12.12.5 Recording as Notice. Recording of the Declaration constitutes record notice and perfection of the lien for Assessments. While no further recording of any claim of lien for Assessments under this Section shall be required to perfect the Association's lien, the Association may record a notice of claim of lien for Assessments under this Section in the real property records of any county in which the Condominium is located. Such recording shall not constitute the written notice of delinquency to a Mortgagee referred to in Section 12.12.4.

12.12.6 Limitation on Action. A lien for unpaid Assessments and the personal liability for payment of Assessments is extinguished unless proceedings to enforce the lien or collect the debt are instituted within three (3) years after the amount of the Assessments sought to be recovered becomes due.

12.12.7 Foreclosure. The lien arising under Section 12.12 may be enforced judicially by the Association or its authorized representative in the manner set forth in RCW 61.12. The Association or its authorized representative shall have the power to purchase the Unit at the Foreclosure sale and to acquire, hold, lease, mortgage or convey the same. Upon an express waiver in the complaint of any right to a deficiency judgment in a judicial Foreclosure action, the period of redemption shall be eight (8) months. Nothing in this Section shall prohibit an Association from taking a deed in lieu of Foreclosure. The lien arising under this Section 12.12 also may be foreclosed nonjudicially in the manner set forth in RCW Ch. 61.24 for nonjudicial foreclosure of deeds of trust. For the purpose of preserving the Association's nonjudicial foreclosure option, this Declaration shall be considered to create a grant of each Unit in trust to Chicago Title Insurance Company, or its successors or assigns ("Trustee"), to secure the obligations of each Unit Owner ("Grantor") to the Association ("Beneficiary") for the payment of Assessments. Grantor shall retain the right to possession of Grantor's Unit so long as Grantor is not in default of an obligation to pay Assessments. Trustee shall have a power of sale with respect to each Unit, which becomes operative in the case of a default in a Grantor's obligation to pay Assessments. The Units are not used principally for agricultural or farming purposes. If

the Association forecloses its lien nonjudicially pursuant to this Section, it shall not be entitled to the lien priority over Mortgages provided in exception (b) of Section 12.12.3.

12.12.8 Receiver. From the time of commencement of an action by the Association to foreclose a lien for nonpayment of delinquent Assessments under a Unit that is not occupied by the Owner thereof, the Association shall be entitled to the appointment of a receiver to collect from the lessee thereof the rent for the Unit as and when due. If the rental is not paid, the receiver may obtain possession of the Unit, refurbish it for rental up to a reasonable standard for rental units in this type of Condominium, rent the Unit or permit its rental to others, and apply the rents first to the cost of the receivership and attorneys' fees thereof, then to the cost of refurbishing the Unit, then to applicable charges, then to costs, fees and charges of the Foreclosure action, and then to the payment of the delinquent Assessments. Only a receiver may take possession and collect rents under this Section, and a receiver shall not be appointed less than ninety (90) days after the delinquency. The exercise by the Association of the foregoing rights shall not affect the priority of preexisting liens on the Unit.

12.12.9 Mortgagee Liability. Except as provided in Section 12.12.3, the holder of a Mortgage or other Purchaser of a Unit who obtains the right of possession of the Unit through Foreclosure shall not be liable for Assessments or installments thereof that became due prior to such right of possession. Such unpaid Assessments shall be deemed to be Common Expenses collectible from all of the Unit Owners, including such Mortgagee or other purchaser of the Unit. Foreclosure of a Mortgage does not relieve the prior Owner of personal liability for Assessments accruing against the Unit prior to the date of such sale as provided in this Section.

12.12.10 Lien Surviving Sale. The lien arising under Section 12.12 shall not be affected by the sale or transfer of the subject Unit except in the event of sale through Foreclosure, as provided in Section 12.12.7.

12.12.11 Owner Liability. In addition to constituting a lien on the Unit, each Assessment shall be the joint and several obligation of the Owner or Owners of the Unit to which the same are assessed as of the time the Assessment is due. In a voluntary conveyance the grantee of a Unit shall be jointly and severally liable with the grantor for all unpaid Assessments against the latter up to the time of the grantor's conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefor. Suit to recover a personal judgment for any delinquent Assessment shall be maintainable in any court of competent jurisdiction without foreclosing or waiving the lien securing such sums.

12.12.12 Late Charges. The Association may from time to time establish reasonable late charges and a rate of interest to be charged on all subsequent

delinquent Assessments or installments thereof. In the absence of another established non-usurious rate, delinquent Assessments shall bear interest from the date of delinquency at the maximum rate permitted under RCW 19.52.020 on the date on which the Assessments became delinquent.

12.12.13 Attorneys' Fees. The prevailing party shall be entitled to recover all attorneys' fees and costs incurred in connection with the collection of delinquent Assessments, whether or not such collection activities result in suit being commenced or prosecuted to judgment. In addition, the prevailing party shall be entitled to recover costs and reasonable attorneys' fees if it prevails on appeal and in the enforcement of a judgment.

12.12.14 Assessment Certificate. Upon written request, the Association shall furnish to a Unit Owner or a Mortgagee a statement signed by an officer or authorized agent of the Association setting forth the amount of unpaid Assessments against that Unit. The statement shall be furnished within fifteen (15) days after receipt of the request and is binding on the Association, the Board and every Unit Owner unless and to the extent known by the recipient to be false.

12.13 Acceleration of Assessments. In the event any monthly Assessment of special charge attributable to a particular Unit remains delinquent for more than sixty (60) days, the Board may, upon fifteen (15) days' written notice to the Owner of such Unit, accelerate and demand immediate payment of all, or such portion as the Board determines, of the monthly Assessments and special charges which the Board reasonably determines will become due during the next succeeding twelve (12) months with respect to such Unit.

12.14 Delinquent Assessment Deposit; Working Capital.

12.14.1 Delinquent Assessment Deposit.

(a) A Unit Owner may be required by the Board or by the Manager, from time to time, to make and maintain a deposit not less than one (1) month nor in excess of three (3) months' estimated monthly Assessments and charges, which may be collected as are other Assessments and charges. Such deposit shall be held in a separate fund, be credited to the Unit owned by such Owner, and be for the purpose of establishing a reserve for delinquent Assessments.

(b) Resort may be had thereto at any time when such Owner is ten (10) days or more delinquent in paying their monthly or other Assessments and charges. Said deposits shall not be considered as advance payments of regular Assessments. In the event the Board should draw upon said deposit as a

result of a Unit Owner's delinquency in payment of any Assessments, said Owner shall continue to be responsible for the immediate and full payment of said delinquent Assessment (and all penalties and costs thereon) and thus the full restoration of said deposit, and the Board shall continue to have all of the rights and remedies for enforcing such Assessment payment and deposit restoration as provided by this Declaration and by law.

12.14.2 No Refund of Deposits Upon Sale of Unit. Upon the sale of a Unit, the Seller/Owner thereof shall not be entitled to a refund from the Association of any deposit or reserve account made or maintained with respect to such Unit pursuant to this or any other Section of this Declaration; rather, any such deposit or reserve account shall continue to be held by the Association for the credit of such Unit, the Unit purchaser shall succeed to the benefit thereof, and the Unit seller shall be responsible for obtaining appropriate compensation from the purchaser.

12.14.3 Working Capital Contribution. The first purchaser of any Unit shall pay to the Association, in addition to other amounts due, an amount equal to two (2) months of monthly Assessments as a contribution to the Association's working capital. Such working capital contributions shall not be used to defray Declarant's expenses in completing the construction of the Condominium, to pay Declarant's contributions to Association reserves, or to make up any deficits in the budget of the Association. Upon the election of the first Board by Unit Owners other than Declarant, Declarant shall pay to the Association as a working capital contribution an amount equal to two (2) months of monthly Assessments for each of the Units then owned by Declarant. When a Unit owned by Declarant is sold, Declarant may apply funds collected at closing from the purchaser to reimburse itself for funds paid to the Association by the Declarant pursuant to the preceding sentence for such contribution with respect to that Unit (in which event no additional amount need be contributed to the Association under this Section 12.14.3). Such amount paid to the Association shall be non-refundable to such first purchaser of a Unit. As used in this Declaration, the term "first purchaser" shall mean any person who purchases a Unit from Declarant.

12.15 Special Charges for Services Provided to Unit Owners. Pursuant to the authority granted the Association under RCW 64.34.304(j), a Unit Owner shall reimburse the Association for expenses incurred or amount paid by the Association for any services requested by such Unit Owner, including, but not limited to the following: (a) review of a request for approval by the Board of a prospective lease agreement for the rental of any Unit, (b) preparation of a Resale Certificate, and (c) review of a request for approval by the Board of any architectural, structural or related alteration to the interior or exterior of any Unit.

All funds paid to the Association from any of the foregoing charges shall be considered additional contributions to the Association's working capital.

12.16 Assessments and Reserves. The projection of the budget of the Association of Unit Owners for the operation and maintenance and other Common Expenses of the Condominium is only an estimate. Initial Assessments may be higher than shown in the projected budget, and Assessments are likely to increase over time. Reserve projections may increase and may vary substantially from the actual requirements of the Association imposed on Unit Owners.

12.17 Costs Relating to Portion of Condominium Subject to Development Rights. In addition to the Declarant's obligation to pay Assessments as a Unit Owner as provided above, the Declarant shall pay all actual expenses associated with the development, construction, operation, maintenance, repair, replacement and insurance of the property and buildings subject to the Development Right to create Units. The Declarant shall pay the actual expenses associated with the improvements on the Subsequent Phase Property until Assessments have commenced with respect to Units created on that property pursuant to Article 2.

ARTICLE 13 - INSURANCE

13.1 General Requirements. Commencing not later than the time of the first conveyance of a Unit to a person other than Declarant, the Association shall maintain, to the extent reasonably available a policy or policies and bonds necessary to provide (a) property insurance, (b) commercial general liability insurance, (c) fidelity insurance, (d) worker's compensation insurance to the extent required by applicable laws, (e) liability insurance for directors and officers, and (f) such other insurance as the Board deems advisable. The Board shall review at least annually the adequacy of the Association's insurance coverage. All insurance shall be obtained from insurance carriers that are generally acceptable for similar projects, authorized to do business in the state of Washington, and meet the specific requirements of Fannie Mae or the Federal Home Loan Mortgage Corporation, so long as any of them is a Mortgagee or Owner of a Unit, except to the extent such coverage is not available or has been waived in writing by them. All such insurance policies shall provide that coverage may not be cancelled or substantially reduced without at least forty-five (45) days' prior written notice (ten (10) days for cancellation for nonpayment of premium) to the Association as the first named insured therein.

13.2 Property Insurance. The property insurance shall, at the minimum and subject to such reasonable deductible as the Board may determine, provide all risk or special cause of loss coverage in an amount equal to the full replacement cost of the Common Elements, the Units, the interior partitions, equipment, fixtures, betterments and improvements in or serving the Units installed by the Declarant, or by Unit Owners intended as a permanent part of the Unit and personal property of the Association with an "Agreed Amount Endorsement" or equivalent endorsements and, if required by

Fannie Mae or the Federal Home Loan Mortgage Corporation, construction code endorsements, such as a "Demolition Cost Endorsement", a "Contingent Liability from Operation of Building Laws Endorsement", an "Increased Cost of Construction Endorsement", and such other endorsements as Fannie Mae or the Federal Home Loan Mortgage Corporation deems necessary and are available. The Association's policy shall provide a separate loss payable endorsement in favor of the Mortgagee of each Unit. The policy may, in the discretion of the Board, cover loss due to earthquake. The Association or insurance trustee, if any, shall hold insurance proceeds in trust for the Owner and their Mortgagees, as their interests may appear. Each Owner and the Owner's Mortgagee, if any, shall be beneficiaries of the policy in accordance with the interest in the Common Elements appertaining to the Owner's Unit. Certificates of insurance shall be issued to each Owner and Mortgagee upon request. The Owner of a Unit shall be responsible, up to the amount of the deductible under the Association's policy, for (a) damage or loss within the Owner's Unit or to equipment for which the Owner is responsible under Section 11.4; (b) damage to another Unit or to the Common Elements resulting from the negligence or misconduct of the Unit Owner or tenant of the Owner's Unit; or (c) damage resulting from faulty or leaking plumbing fixtures or pipes, sinks, bathtubs, toilets, dishwashers, washers, including any connecting hoses or drains in or serving only the Owner's Unit. Each Owner of a Unit shall promptly advise the Association in writing of any betterment or improvement intended as a permanent part of the Unit costing Two Thousand Five Hundred Dollars ($2,500) or more.

13.3 Commercial General Liability Insurance. The liability insurance coverage shall insure the Board, the Association, the Owners, the Declarant, and the Managing Agent, and cover all of the Common Elements in the Condominium with a "Severability of Interest Endorsement" or equivalent coverage which would preclude the insurer from denying the claim of an Owner because of the negligent acts of the Association or of another Owner, and shall cover liability of the insureds for property damage and bodily injury and death of persons arising out of the operation, maintenance and use of the Common Elements, host liquor liability, employers' liability insurance, automobile liability insurance, and such other risks as are customarily covered with respect to residential condominium projects of similar construction, location and use. The limits of liability shall be in amounts generally required by Mortgagees for projects of similar construction, location and use, but shall be at least Two Million Dollars ($2,000,000) combined single limit for bodily injury and property damage per occurrence, and Five Million Dollars ($5,000,000) general aggregate.

13.4 Fidelity Insurance. The required fidelity insurance shall afford coverage to protect against dishonest acts on the part of officers, directors, trustees and employees of the Association, and all other persons who handle or are responsible for handling funds of or administered by, the Association. The Managing Agent shall maintain fidelity insurance for its officers, employees and agents who handle or who are

responsible for handling funds of, or funds administered by the Association. All such fidelity insurance shall name the Association as an obligee and shall be not less than the estimated maximum of funds, including reserve funds, in custody of the Association at any time during the term of each policy, but in no event shall the aggregate amount of insurance be less than three (3) months' aggregate Assessments. The policy shall contain waivers of any defense based upon the exclusion of persons who serve without compensation from any definition of "employee" or similar expression.

13.5 Insurance Trustee; Power of Attorney. The named insured under the policies referred to in Sections 13.2, 13.3 and 13.4 shall be the Association, as trustee for each of the Owners in accordance with their respective interests in the Condominium. The insurance proceeds may be made payable to any trustee with which the Association enters into an insurance trust agreement, or any successor trustee, who shall have exclusive authority to negotiate losses under the policies. Subject to the provisions of Section 13.8, the proceeds must be disbursed first for the repair or restoration of the damaged property, and Unit Owners and lienholders are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the property has been completely repaired or restored or the Condominium is terminated. Each Owner appoints the Association or any insurance trustee or successor trustee designated by the Association as attorney-in-fact for the purpose of purchasing and maintaining such insurance, including the collection and appropriate disposition of the proceeds thereof, the negotiation of losses and execution of releases of liability, the execution of all documents and the performance of all other acts necessary to accomplish such purposes.

13.6 Additional Policy Provisions. The insurance obtained pursuant to Sections 13.2 and 13.3 shall contain the following provisions and limitations:

13.6.1 Each Unit Owner is an insured person under the policy with respect to liability arising out of the Owner's interest in the Common Elements or membership in the Association;

13.6.2 Such policies shall not provide for contribution by or assessment against Mortgagees or become a lien on the property superior to the lien of a first Mortgagee.

13.6.3 If, at the time of the loss under the policy, there is other insurance in the name of the Unit Owner covering the same risk covered by the policy, the Association's policy provides primary insurance.

13.6.4 Coverage shall not be prejudiced by (a) any act, omission or neglect of the Owners of Units when such act or neglect is not within the scope of the Owner's authority on behalf of the Association, or (b) failure of the Association to

comply with any warranty or condition with regard to any portion of the premises over which the Association has no control.

13.6.5 A waiver of subrogation by the insurer as to any and all claims against the Association, the Owner of any Unit, and/or their respective agents, members of the Owner's household, employees or lessees, and of any defenses based upon co-insurance or upon invalidity arising from the acts of the insured.

13.6.6 A standard mortgagee clause which shall:

(a) Provide that any reference to a mortgagee in the policy shall mean and include all Mortgagees of any Unit or Unit lease or sublease in their respective order of preference, whether or not named therein;

(b) Provide that such insurance as to the interest of any Mortgagee shall not be invalidated by any act or neglect of the Board or Owners or any persons under any of them;

(c) Waive any provision invalidating such mortgage clause by reason of the failure of any Mortgagee to notify the insurer of any hazardous use or vacancy, any requirement that the Mortgagee pay any premium thereon, and any contribution clause; and

(d) Provide that, without affecting any protection afforded by such mortgage clause, any proceeds payable under such policy shall be payable to the Association or the insurance trustee.

13.7 Owner's Individual Insurance. An insurance policy issued to the Association does not prevent an Owner from obtaining insurance for the Owner's own benefit. Each Unit Owner shall be required to obtain and maintain standard condominium unit owners insurance designating the Association as an "Additional Insured" under the Owner's policy. The Board may establish, in the Rules and Regulations, the minimum coverage for Owners' policies (provided that such coverage may never be less than the deductible on the Association's property insurance). The Association shall have the right, but not the obligation, to monitor the maintenance of such insurance by Unit Owners, and shall have the right, but not the obligation, to obtain such insurance for the Unit Owner if the Owner fails to obtain or maintain, and specially assess the cost to the Unit Owner.

13.8 Insurance Proceeds. Any portion of the Condominium for which insurance is required under this Article which is damaged or destroyed shall be repaired or replaced promptly pursuant to Article 14 unless (a) the Condominium is terminated; (b) repair or replacement would be illegal under any state or local health or safety

statute or ordinance; or (c) Owners holding at least eighty percent (80%) of the votes in the Association, including every Owner of a Unit or Limited Common Element which will not be rebuilt, and Owners other than the Declarant holding at least eighty percent (80%) of the votes in the Association, excluding votes held by the Declarant, vote not to rebuild. The cost of repair or replacement in excess of the deductible, insurance proceeds and reserves is a Common Expense. The Owner of each Unit shall be responsible for the amount of the deductible applicable to damage or loss within the Owner's Unit. If all of the damaged or destroyed portions of the Condominium are not repaired or replaced, (i) the insurance proceeds attributable to the damaged Common Elements shall be used to restore the damaged area to a condition compatible with the remainder of the Condominium; (ii) the insurance proceeds attributable to Units and Limited Common Elements which are not rebuilt shall be distributed to the Owners of those Units and the Owners of the Units to which those Limited Common Elements were allocated, or to lienholders, as their interests may appear; and (iii) the remainder of the proceeds shall be distributed to all Unit Owners or lienholders, as their interests may appear, in proportion to the Interest in Common Elements of each Unit. If the Unit Owners vote not to rebuild any Unit, that Unit's Allocated Interests are automatically reallocated upon the vote as if the Unit had been condemned under Article 15, and the Association promptly shall prepare, execute and record an amendment to this Declaration reflecting the reallocations. Notwithstanding the provisions of this Section, RCW 64.34.268 governs the distribution of insurance proceeds if the Condominium is terminated.

ARTICLE 14 - DAMAGE OR DESTRUCTION; RECONSTRUCTION

14.1 Definitions; Significant Damage; Repair; Emergency Work.

14.1.1 As used in this Article, the term "Significant Damage" means damage or destruction, whether or not caused by casualty, to any part of the Property which the Board is responsible to maintain or repair (a) for which funds are not available in the maintenance and repair or contingency budget of the Association to make timely repairs, and (b) which has a significant adverse impact on the habitability of any Unit or the ability of an Owner or Owners to use the Property or any significant portion of the Property for its intended purpose.

14.1.2 As used in this Article, the term "Repair" means to repair, reconstruct, rebuild or restore the improvements which suffered Significant Damage to substantially the same condition in which they existed prior to the damage or destruction, with each Unit and the Common and Limited Common Elements having substantially the same vertical and horizontal boundaries as before. Modifications to conform to then applicable governmental rules and regulations or available means of construction may be made.

14.1.3 As used in this Article the term "Emergency Work" shall mean that work which the Board deems reasonably necessary to avoid further damage, destruction or substantial diminution in value to the improvements and to reasonably protect the Owners from liability arising out of the condition of the Property.

14.2 Initial Board Determinations. In the event of Significant Damage to any part of the Condominium, the Board shall promptly, and in all events within thirty (30) days after the date of Significant Damage, or, if the Significant Damage did not occur at a particular identifiable time, after the date of its discovery, make the following determinations with respect thereto employing such advice as the Board deems advisable:

14.2.1 The nature and extent of the Significant Damage, together with an inventory of the improvements and property directly affected thereby;

14.2.2 A reasonably reliable estimate of the cost to Repair the Significant Damage, which estimate shall, if reasonably practicable, be based upon a firm bid obtained from a responsible contractor;

14.2.3 The anticipated insurance proceeds, if any, to be available from insurance covering the loss based on the amount paid or initially offered by the insurer;

14.2.4 The amount, if any, that the estimated cost of Repair exceeds the anticipated insurance proceeds therefor and the amount of Assessment to each Unit if such excess was paid as a Common Expense and specially assessed against all of the Units in proportion to their Allocated Interest in the Common Elements; and

14.2.5 The Board's recommendation as to whether such Significant Damage should be repaired.

14.3 Notice of Damage or Destruction. The Board shall promptly, and in all events within thirty (30) days after the date of Significant Damage, provide each Owner and each first Mortgagee with a written notice summarizing the initial Board's determination made under Section 14.2. If the Board fails to do so within said thirty (30) days, then any Owner or Mortgagee may make the determination required under Section 14.2 and give the notice required under this Section.

14.4 General Provisions.

14.4.1 Duty to Restore. Any portion of the Condominium for which insurance is required under this Article which is Significantly Damaged shall be repaired promptly by the Association unless: (a) the Condominium is terminated; (b) repair

would be illegal under any state or local health or safety statute or ordinance; or (c) eighty percent (80%) of the Unit Owners, including every Owner of a Unit or assigned Limited Common Element which will not be repaired, vote not to repair. Even if the Significant Damage is not to be Repaired, the Board shall still have authority to perform Emergency Work. The cost of Repair in excess of insurance proceeds and reserves is a Common Expense.

14.4.2 Damage Not Restored. If all or any portion of the damaged portions of the Condominium are not repaired (regardless of whether such damage is Significant): (a) the insurance proceeds attributable to the damaged Common Elements shall be used to restore the damaged area to a condition compatible with the remainder of the Condominium; (b) the insurance proceeds attributable to Units and Limited Common Elements which are not repaired shall be distributed to the Owners of those Units and the Owners of the Units to which those Limited Common Elements were allocated, or to lienholders, as their interests may appear; and (c) the remainder of the proceeds shall be distributed to all of the Unit Owners or lienholders, as their interests may appear, in proportion to the Allocated Interests in the Common Elements of all the Units.

14.4.3 Reallocation. If the Unit Owners vote not to Repair any Unit, that Unit's Allocated Interests are automatically reallocated upon the vote as if the Unit had been condemned under Article 15, and the Association promptly shall prepare, execute and record an Amendment to the Declaration reflecting the reallocations.

14.5 Restoration By Board. If the damage (regardless of whether such damage is Significant) is to be repaired pursuant to Section 14.4, then:

14.5.1 Contract and Contractors. The Board shall have the authority to employ architects and attorneys, advertise for bids, let contracts to contractors and others, and take such other action as is reasonably necessary to effectuate the Repair and restoration. Contracts for such Repair and restoration shall be awarded when the Board, by means of insurance proceeds and sufficient Assessments, has provision for the cost thereof. The Board may further authorize the insurance carrier to proceed with Repair upon satisfaction of the Board that such work will be appropriately carried out.

14.5.2 Insurance Trustee. The Board may enter into a written agreement in recordable form with any reputable financial institution, trust or escrow company that such firm or institution shall act as an insurance trustee to adjust and settle any claim for a loss in excess of Fifty Thousand Dollars ($50,000), or for such firm or institution to collect the insurance proceeds and carry out the provisions of this Article.

14.6 Decision to Terminate. In the event of a decision to terminate the Condominium and not to repair and restore damage and destruction, the Board may nevertheless expend such of the insurance proceeds and funds of the Association as the Board deems reasonably necessary for Emergency Work (which Emergency Work may include but is not necessarily limited to removal of the damaged or destroyed improvements and clearing, filling and grading the real property), and the remaining funds, if any, and Property shall thereafter be held and distributed as provided in RCW 64.34.268.

ARTICLE 15 - CONDEMNATION

15.1 In General. If a Unit is acquired by condemnation, or if part of a Unit is acquired by condemnation leaving the Unit Owner with a remnant of a Unit which may not practically or lawfully be used for any purpose permitted by the Declaration, the award must compensate the Unit Owner for the Owner's Unit and its appurtenant interest in the Common Elements, whether or not any Common Elements are acquired. Upon acquisition, unless the decree otherwise provides, that Unit's Allocated Interests are automatically reallocated to the remaining Units in proportion to the respective Allocated Interests of those Units before the taking, and the Association shall promptly prepare, execute and record an Amendment to the Declaration reflecting the reallocations. Any remnant of a Unit remaining after part of a Unit is taken under this Section is thereafter a Common Element.

15.2 Partial Unit Condemnation. Except as provided in Section 15.1, if part of a Unit is acquired by condemnation, the award must compensate the Unit Owner for the reduction in value of the Unit and its appurtenant interest in the Common Elements, whether or not any Common Elements are acquired. Upon acquisition, unless the decree otherwise provides (a) that Unit's Allocated Interests are reduced in proportion to the reduction in the size of the Unit, and (b) the portion of the Allocated Interests divested from the partially acquired Unit are automatically reallocated to that Unit and the remaining Units in proportion to the respective Allocated Interests of those Units before the taking, with the partially acquired Unit participating in the reallocation on the basis of its reduced allocated Interests.

15.3 Common Element Condemnation. If part of the Common Elements is acquired by condemnation, the portion of the award attributable to the Common Elements taken shall be paid to the Owners based on their respective Allocated Interests in the Common Elements. Any portion of the award attributable to the acquisition of a Limited Common Element must be equally divided among the Owners of the Units to which that Limited Common Element was allocated at the time of acquisition.

15.4 Recording of Judgment. The court judgment shall be recorded in every county in which any portion of the Condominium is located.

15.5 Association to Represent Owners. The Association shall represent the Unit Owners in any proceedings, negotiations, settlements or agreements regarding a condemnation of any part of the Condominium, and any condemnation proceeds shall be payable to the Association for the benefit of the Owners of affected Units and their Mortgagees. Should the Association not act on the Owner's behalf in a condemnation process, the affected Owners may individually or jointly act on their own behalf. Ownership of condemnation proceeds, as between the Owners and Mortgagees of the affected Units, shall be controlled by the terms of the mortgage agreements between the respective Owners and their Mortgagees.

ARTICLE 16 - COMPLIANCE WITH DECLARATION

16.1 Enforcement. Each Owner shall comply strictly with the provisions of this Declaration, the Bylaws and administrative rules and regulations passed hereunder, as the same may be lawfully amended from time to time, and with all decisions adopted pursuant to this Declaration, the Bylaws and administrative rules and regulations. Failure to comply shall be grounds for an action to recover sums due for damages, or injunctive relief, or both, maintainable by the Board (acting through its officers on behalf of the Owners), or by the aggrieved Owner on their own against the party (including an Owner or the Association) failing to comply.

In the event of a dispute between the Declarant and the Association (or the Board or any Owner), each party shall be solely responsible for payment of all legal fees incurred by that party, regardless of the nature of the dispute or who may be the prevailing party. In any action by a Unit Owner challenging the priority of any decision, action or inaction by the Association or Board, or otherwise asserting that any such decision, action or inaction violates the provisions of the Act, Declaration, Bylaws or Association Rules and Regulations, the opinions or votes of Board members shall be accorded no special evidentiary value.

16.2 No Waiver of Strict Performance. The failure of the Board in any one or more instances to insist upon the strict performance of this Declaration, or of the Bylaws, or to exercise any right or option contained in such documents, or to serve any notice or to institute any action, shall not be construed as a waiver or relinquishment for the future of such term, covenant, condition or restriction, but such term, covenant, condition or restriction shall remain in full force and effect. The receipt by the Board of any Assessment from an Owner with knowledge of any such breach shall not be deemed a waiver of such breach, and no waiver by the Board of any provision hereof shall be deemed to have been made unless expressed in writing and signed by the

Board. This Section also extends to the Manager and to Declarant or Declarant's managing agent, exercising the powers of the Board during the initial period of operation of the Association and the Condominium development.

ARTICLE 17 - LIMITATION OF LIABILITY

17.1 Liability for Utility Failure, Etc. Except to the extent covered by insurance obtained by the Board pursuant to Article 13, neither the Association, the Board nor the Manager (or the Declarant or Declarant's managing agent exercising the powers of the Board) shall be liable for any failure of any utility or other service to be obtained and paid for by the Board; or for injury or damage to person or property caused by the elements, or resulting from electricity, noise, smoke, water, rain (or other liquid), dust or sand which may lead or flow from outside or from any parts of Units, or from any of its pipes, drains, conduits, appliances or equipment, or from any other places; or for inconvenience or discomfort resulting from any action taken to comply with any law, ordinance or orders of a governmental authority. No diminution or abatement of Common Expense Assessments shall be claimed or allowed for any such utility or service failure, or for such injury or damage, or for such inconvenience or discomfort.

17.2 No Personal Liability. So long as a Board member, Association committee member, Association officer, Declarant or Declarant's managing agent exercising the power of the Board has acted in good faith, without willful or intentional misconduct, upon the basis of such information as may be possessed by such person, no such person or entity shall be personally liable to any Owner or other party, including the Association, for any damage, loss or prejudice suffered or claimed on account of any act, omission, error or negligence, any discretionary decision or failure to make a discretionary decision by such person in such person's official capacity. Without limiting the generality of the foregoing, the term "discretionary decisions" shall include evaluating and deciding whether to act in response to reports, investigations or recommendations received by such person, and shall include deciding when to commence, defend, continue or settle lawsuits or arbitration/mediation or other Legal Proceedings involving the Association or Condominium (or part thereof). However, this Section shall not apply where the consequences of such act, omission, error or negligence are covered by insurance obtained by the Board pursuant to Article 13.

17.3 Indemnification of Board Members. Each Board member, Association committee member or Association officer, the Declarant and the Manager shall be indemnified by the Owners against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed in connection with any proceeding to which they may be a party, or in which they may become involved, by reason of being or having held such position at the time such expenses or liabilities are incurred, except in such cases

wherein such person is adjudged guilty of intentional misconduct or a knowing violation of the law in the performance of their duties, and except in such cases where such person has participated in a transaction from which said person will personally receive a benefit in money, property or services to which said person is not legally entitled. Provided that, in the event of a settlement, the indemnification shall apply only when the Board approves such settlement and reimbursement as being in the best interest of the Association. The Association and each Owner shall defend, indemnify and hold Declarant harmless from any claim, expense or liability based on the failure of the Association or such Owner to comply with applicable duties and obligations under the Declaration, Association, Articles or Bylaws, or Association Rules and Regulations, or under any warranty obtained or issued by Declarant, or under applicable law.

ARTICLE 18 - MORTGAGEE PROTECTION

18.1 Change in Manager. In the event that professional management is employed by the Association, at least thirty (30) days' notice of any contemplated change in the professional manager shall be given to any Eligible Mortgagee. The Association shall not elect to terminate professional management and assume self-management without the prior written approval of sixty-seven percent (67%) of the Owners and fifty-one percent (51%) of all Eligible Mortgagees; provided that, such prior consent shall not be required to change from one professional manager to another professional manager. The fifty-one percent (51%) or more of Eligible Mortgagees may, at any time by written notice to the Association, require the employment of a professional manager by the Association.

18.2 Abandonment of Condominium Status. Except when acting pursuant to the provisions of the Act involving damage, destruction or condemnation, the Association shall not, without prior written approval of both sixty-seven percent (67%) of all Eligible Mortgagees and eighty percent (80%) of the Owners of record of the Units, seek by act or omission to either (a) abandon or terminate the Condominium status of the Project, or (b) abandon, encumber, sell or transfer any of the Common Elements.

18.3 Partitions and Subdivision. The Association shall not combine nor subdivide any Unit or the appurtenant Limited Common Elements, nor abandon, partition, subdivide, encumber or sell any Common Elements, or accept any proposal so to do, without the prior written approval of fifty-one percent (51%) of all Eligible Mortgagees and sixty-seven percent (67%) of all Owners of record of the Units, and without unanimous approval of the Eligible Mortgagees and Owners of the Units so affected.

18.4 Change in Percentages. The Association shall not make any Material Amendment (as defined in Section 21.7) to this Declaration or Bylaws (including

changes in the percentages of interest in the Common Elements) without the prior written approval of fifty-one percent (51%) of all Eligible Mortgagees and sixty-seven percent (67%) of all Owners of record of the Units, and without unanimous approval of the Eligible Mortgagees and Owners of the Units for which the percentages would be changed.

18.5 Copies of Notices. A Mortgagee of a Unit (and any insurer or guarantor of such Mortgage) shall be entitled to receive timely written notice: (a) that the Owner/Mortgagor of the Unit has for more than sixty (60) days failed to meet any obligation under the Condominium documents; (b) of all meetings of the Association and be permitted to designate a representative to attend all such meetings; (c) of any condemnation loss or casualty loss affecting the Common Elements resulting in a loss greater than ten percent (10%) of the annual Association budget, or any Unit insured by the Association in which the Eligible Mortgagee has an interest; (d) of any lapse, cancellation or material modification of insurance policies or fidelity bonds maintained by the Association; (e) any proposal to terminate the Declaration or dissolve the Association at least sixty (60) days before any action taken; (f) all Material Amendments to the Declaration, Articles of Incorporation or Bylaws; (g) any Extraordinary Actions of the Association; and (h) any proposed action that requires the consent of a specified percentage of Mortgagees. To be entitled to receive notices under this Section 18.5, the Mortgagee (or Mortgage insurer or guarantor) must send a written request to the Association stating both its name and address and the Unit number or address of the Unit on which it has (or insures or guaranties) the Mortgage.

18.6 Effect of Declaration Amendments. No Amendment of this Declaration shall be effective to modify, change, limit or alter the rights expressly conferred upon Mortgagees in this instrument with respect to any unsatisfied Mortgage duly recorded unless the Amendment shall be consented to in writing by the holder of such Mortgage. Any provision of this Declaration conferring rights upon Mortgagees which is consistent with any other provision of said Declaration or the Bylaws shall control over such other inconsistent provisions.

18.7 Insurance.

18.7.1 Board Duties. With respect to a first Mortgagee of a Unit, the Board shall:

(a) Furnish such Mortgagee with a copy of any insurance policy or evidence thereof which is intended to cover the Unit on which such Mortgagee has a lien;

(b) Require an insurance carrier to give the Board and any and all insureds (including such Mortgagees) at least thirty (30) days' written

notice before canceling, reducing the coverage or limits, or otherwise substantially modifying any insurance with respect to the property on which the Mortgagee has a lien (including cancellation for a premium non-payment);

(c) Not make any settlement of any insurance claims for loss or damage to any such Unit, Common or Limited Common Element exceeding Five Thousand Dollars ($5,000) without the approval of such Mortgagee; provided that, the withholding of such approval shall not be unreasonable or in conflict with the provisions of Article 14;

(d) Give such Mortgagee written notice of any loss or taking affecting Common Elements, if such loss or taking exceeds Ten Thousand Dollars ($10,000);

(e) Give such Mortgagee written notice of any loss, damage or taking affecting any Unit or Limited Common Elements in which it has an interest, if such loss, damage or taking exceeds One Thousand Dollars ($1,000); and

(f) Cause any insurance carrier to include in the insurance policy a standard mortgage clause naming any Mortgagee who makes written request to the Board to be so named.

18.7.2 Additional Policy Provisions. In addition, the insurance policy acquired shall:

(a) Provide that any reference to a Mortgagee in such policy shall mean and include any holders of Mortgages of any Unit or Unit lease, in their respective order and preference, whether or not named therein;

(b) Provide that such insurance as to the interest of any Mortgagee shall not be invalidated by any act or neglect of the Board or Unit Owners or any persons claiming under any of them; and

(c) Waive any provision invalidating such Mortgage clause by reason of the failure of any Mortgagee to notify the insurer of any hazardous use or vacancy, any requirement that the Mortgagee pay any premium thereon, and any contribution clause.

18.8 Inspection of Books. Owners, Mortgagees, insurers and guarantors of any Mortgage on any Unit shall be entitled to inspect at all reasonable hours of weekdays (or under other reasonable circumstances) all of the Books and Records of the Association, including current copies of this Declaration, Bylaws and other rules

governing the Condominium, and other books, records and financial statements of the Owners Association (within a reasonable time following request); and, upon written request of any holder, insurer or guarantor of any Mortgage, at no cost of the party so requesting (or if this Project contains less than fifty (50) Units, upon the written request of the holders of fifty-one percent (51%) or more of first Mortgages at their expense if an audited statement is not otherwise available), to receive an annual audited financial statement of the Association within ninety (90) days following the end of any fiscal year of the Association.

18.9 Response to Notice. Whenever the consent or prior written approval of a Mortgagee is required by the terms of this Declaration, it shall be deemed given by a Mortgagee who fails to respond in writing within sixty (60) days of a written notice describing the matter subject to such consent or approval if such notice was delivered by certified or registered mail with a return receipt requested.

18.10 Approval by Veterans Administration. During the period of Declarant Control prior to the Transition Date, the following provisions shall apply if the Veterans Administration ("VA") has guaranteed any loans secured by Units:

(a) Declarant must provide a copy of all Amendments to the Declaration, Articles of Incorporation and Bylaws to the VA;

(b) Neither Declarant nor the Association may make any Material Amendments to the Declaration, Articles of Incorporation or Bylaws without the prior approval of the VA; and

(c) The Association may not take any Extraordinary Actions without the approval of the VA.

ARTICLE 19 - EASEMENTS

19.1 General. It is intended that in addition to rights under the Act, each Unit has an easement in and through each other Unit and the Common and Limited Common Elements for all support elements and utility, wiring, heat and service elements, and for reasonable access thereto, as required to effectuate and continue proper operation of this Condominium plan. In addition, each Unit and all Common and Limited Common Elements are specifically subject to an easement for the benefit of each of the other Units, and for heating, ventilation, air conditioning, fireplaces and associated flues or chimneys. In addition, each Unit and all the Common and Limited Common Elements specifically subject to easements as required for the intercom and electrical entry system, if any, for the electrical wiring and plumbing, for the air conditioning lines and equipment, if any, for each Unit, for the vacuum system

roughed-in in each Unit, if any, and for the master antenna cable system, if any. Finally, each Unit as it is constructed is granted an easement to which each other Unit and all Common and Limited Common Elements are subject to the location and maintenance of all the original equipment and facilities and utilities for such Unit. The specific mention or reservation of any easement in this Declaration does not limit or negate the general easement for Common Elements reserved by law.

19.2 Utility, Road and Other Easements. The Board, on behalf of the Association and all Members thereof, shall have authority to grant to private persons, utility companies, municipalities or similar parties, utility, road and similar easements, licenses and permits under, through or over the Common Elements, which easements the Board determines are reasonably necessary to the ongoing development and operation of the Property.

19.3 Association Functions.

19.3.1 Easement for Emergency, Security and Safety. Authorized agents of the Association shall have the right, but not the obligation, and a perpetual easement is hereby granted to the Association, to enter all portions of the Condominium, including each Unit, for emergency, security and safety reasons. Except in emergencies, entry into a Unit shall only be during reasonable hours and after notice to and permission from the Owner thereof. This easement includes the right to enter any Unit to cure any condition which increases the risk of fire or other hazard if an Owner fails or refuses to cure the condition within a reasonable time after request by the Board, but does not authorize entry into any Unit without permission of the Owner. The Association has a perpetual easement to access Units on an annual basis (or more often, as the Board may deem necessary) for fire sprinkler testing.

19.3.2 Easements for Maintenance and Enforcement. Authorized agents of the Association shall have the right, but not the obligation, and a perpetual easement is hereby granted to the Association, to enter all portions of the Condominium, including each Unit, to (a) perform its maintenance responsibilities hereunder, if any, and (b) make inspections to ensure compliance with this Declaration, Bylaws, rules and applicable safety requirements (such as fire tests). Except in emergencies, entry into a Unit shall only be during reasonable hours and after notice to and permission from the Owner. This easement shall be exercised with a minimum of interference to the quiet enjoyment to Owners' Units, and any damage shall be repaired by the Association at its expense. The Association also may enter a Unit to abate or remove, using such force as may be reasonably necessary, any structure, thing or condition which violates the Declaration, the Bylaws or the rules. All costs incurred, including reasonable attorneys' fees, shall be assessed against the violator as a Specific Assessment.

19.4 Encroachments. Each Unit and all Common and Limited Common Elements are hereby declared to have an easement over all adjoining Units and Limited Common Elements for the purpose of accommodating any encroachment due to errors in engineering, original construction, reconstruction, repairs, settlement or shifting or movement of any portion of any Unit, or any other similar cause. There shall be valid easements for the maintenance of said encroachments so long as they shall exist, and the rights and obligations of Owners shall not be altered in any way by said encroachment, settling or shifting; provided, however, in no event shall a valid easement for encroachment be created in favor of an Owner or Owners if said encroachment occurred due to the willful act or acts with full knowledge of said Owner or Owners (other than Declarant). In the event a Unit or Common or Limited Common Element is partially or totally destroyed and then repaired or rebuilt, the Owners agree that minor encroachments over adjoining Units and Common and Limited Common Elements shall be permitted, and there shall be valid easements for the maintenance of said encroachments so long as they shall exist. The foregoing encroachments shall not be construed as such so long as they shall exist. The foregoing encroachments shall not be construed to be encumbrances affecting the marketability of title to any Unit.

19.5 Easements Reserved by the Declarant. The Declarant reserves an easement over, across and through the Common Elements of the Condominium for the purposes of completing any unfinished Units or other improvements, exhibiting and preparing Units for sale, making repairs required pursuant to any contract of sale, and discharging the Declarant's obligations or exercising Development Rights or Special Declarant Rights. This Section 19.5 may not be altered or amended without the written consent of the Declarant.

19.6 Cross-Easements for Access and Utilities. The Condominium will be subject to, and benefitted by a cross-easement agreement. The Cross Easement Agreement establishes mutual non-exclusive easements over, across and through the Common Elements of the Condominium (i.e., the land described in Exhibit A, as it may from time to time be amended by the Declarant), and over, across and through the Subsequent Phase Property (irrespective of whether the Subsequent Phase Property is added to the Condominium or used for any other purpose). for the benefit of both (a) the Declarant, and its successors and assigns, as present and future owners of the Subsequent Phase Property, and (b) the Association and all Owners of Units in the Condominium, for ingress to and egress over the roadways and pathways in the Condominium and/or the Subsequent Phase Property, for the purposes of (i) ingress and egress across all private roads and alleyways as necessary to provide access to public streets, and (ii) access to and to tie into and utilize any water, sanitary sewer, storm sewer, electricity, gas, telephone, cable, television or other utility lines now or hereafter established in the Condominium and/or on the Subsequent Phase Property. Declarant reserves a Development Right to enter into such Cross Easement Agreement

for and on behalf of all Unit Owners. The easements reserved hereby shall not be exercised in a manner that will overload or materially impair the use and enjoyment of the roadways, pathways and utilities by Unit Owners or the present and future owners of either the Condominium or Subsequent Phase Property. Declarant reserves the right to exercise any rights granted to either the Condominium or Subsequent Phase Property under the Cross Easement Agreement. This Section 19.6 may not be altered or amended without the written consent of the Declarant.

19.7 Pedestrian Plaza. A portion of the Subsequent Phase Property will be developed and established (either by dedication or grant of a perpetual easement), which will be available for use by the public for pedestrian traffic travel between NE Ellis Drive and NE Discovery Drive. Declarant reserves as a Development Right, the right to enter into any easement agreement, or any deed or comparable document in connection with the dedication of the Pedestrian Plaza area.

19.8 Retaining Walls. ISSAQUAH HIGHLANDS HIGH STREET ASSOCIATION has an easement to cross over the Subsequent Phase Property to maintain three (3) large retaining walls located on the western end of the Subsequent Phase Property pursuant to an Easement Agreement for Maintenance of Retaining Walls, recorded under King County Recording No. 20140122000704.

ARTICLE 20 - PROCEDURES FOR SUBDIVIDING OR COMBINING

Subdivision and/or combining of any Unit or Units, Common Elements or Limited Common Elements are authorized as follows:

20.1 Owner Proposal. Any Owner of any Unit or Units may propose any subdividing or combining of any Unit or Units, and appurtenant Common Elements or Limited Common Elements, in writing, together with complete plans and specifications for accomplishing the same and a proposed Amendment to this Declaration, the Survey Map and Plans covering such subdividing or combining, to the Board, which shall then notify all other Unit Owners of the requested subdivision or combination.

20.2 Owner/Mortgagee Approval. Upon written approval of such proposal by sixty-seven percent (67%) of the voting power of the Owners, and upon approval of sixty-seven percent (67%) of the Eligible Mortgagees, and unanimous prior written approval of the Mortgagees and Owners of the Units to be combined or subdivided, the Owners making the proposal may proceed according to such plans and specifications; provided that, the Board may in its discretion (but it is not mandatory that the Board exercise this authority) require that the Board administer the work or that provisions for the protection of other Units or Common Elements or reasonable deadlines for completion of the work be inserted in the contracts for the work.

20.3 Survey Map and Plans. The changes in the Survey Map, if any, and the changes in the Plans and Declaration shall be placed of record as Amendments to the Survey Map, Plans, and Declaration of Condominium in accordance with the provisions of Section 21.1.

20.4 Allocated Interests. The Allocated Interests formerly allocated to the subdivided Unit shall be reallocated to the new Units in any reasonable and equitable manner prescribed by the Owner of the subdivided Unit. The Allocated Interests of the new Unit resulting from a combination of Units shall be the aggregate of the Allocated Interests formerly allocated to the Units being combined.

ARTICLE 21 - AMENDMENT OF DECLARATION, SURVEY MAP AND PLANS, OR BYLAWS

21.1 In General. Except in cases of Amendments that may be executed by Declarant (in the exercise of any Development Right), the Association (in connection with Section 7.2 and Articles 14, 15 or 20, or termination of the Condominium) or certain Unit Owners (in connection with Section 7.3 or Article 20, or termination of the Condominium), and except as limited by Section 21.6, the Declaration, the Survey Map and Plans or the Bylaws may be amended only by vote or agreement of the Owners, as provided in this Section 21. Notwithstanding the foregoing, Declarant may, without obtaining the vote or agreement of Unit Owners or Eligible Mortgagees, amend the Declaration, the Survey Map and Plans or the Bylaws to correct any typographical or factual errors.

21.2 Procedure for Proposing and Adopting Amendments. An Owner may propose Amendments to this Declaration, the Survey Map and Plans or the Bylaws to the Board. The proposed Amendment shall be submitted to the Members of the Association for their consideration, if approved by a majority of the members of the Board. If an Amendment is proposed by Owners with twenty percent (20%) or more of the votes in the Association, then, irrespective of whether the Board concurs in the proposed Amendment, it shall be submitted to the Members of the Association for their consideration at their next regular or special meeting, for which timely notice must be given. Notice of a meeting at which an Amendment is to be considered shall include the text of the proposed Amendment. Amendments may be adopted at a meeting of the Association or by written consent of the requisite number of persons entitled to vote, after notice has been given to all persons (including Eligible Mortgagees) entitled to receive notices.

21.3 Percentage Approval Required for Amendments. Except as provided otherwise in this Declaration, the percentages of approval of Owners and Eligible Mortgagees required for adoption of Amendments to this Declaration and the Survey Map and Plans are as follows:

21.3.1 Except as set forth otherwise in Articles 14 and 15 in the case of damage or condemnation of the Property, any Amendment to a provision of the Declaration establishing, providing for, governing or regulating the following (all of which shall be deemed "Material Amendments") shall require the consent of Owners holding at least sixty-seven percent (67%) of the votes in the Association and fifty-one percent (51%) of the Eligible Mortgagees: (a) voting rights; (b) Assessments, Assessment liens, or the priority of Assessment liens; (c) reserves for maintenance, repair and replacement of Common Elements; (d) responsibility for maintenance and repairs, reallocation of interests of any portion of the Condominium; (e) rights to use Common Elements or Limited Common Elements; (f) relocation of interests in Common Elements or Limited Common Elements or rights to their use; (g) reallocation of interests in the Common Elements or Limited Common Elements; (h) redefinition of any Unit boundaries; (I) convertibility of Units into Common Elements or vice versa; (j) expansion or contraction of the Condominium, or the addition, annexation or withdrawal of property to or from the Condominium; (k) imposition of any restrictions on leasing of Units; (l) imposition of any restrictions on a Unit Owner's right to sell or transfer his or her Unit; (m) restoration or repair of the Condominium (after a hazard damage or partial condemnation) in a manner other than that specified in the Declaration; (n) any provision of Section 10.10, (o) any amendment to Articles 18 or 21, or (p) any provisions that expressly benefit Mortgagees. A Mortgagee who fails to respond within sixty (60) days of a written request to approve an Amendment shall be deemed to have approved the request if such request was delivered by certified or registered mail with a return receipt requested.

21.3.2 All other Amendments shall be adopted if consented to by the Owners holding at least sixty-seven percent (67%) of the votes in the Association.

21.4 Challenge to Validity. No action to challenge the validity of an Amendment adopted by the Association pursuant to this Article may be brought more than one (1) year after the Amendment is recorded.

21.5 Execution and Recording. Amendments to the Declaration required by the Act to be recorded by the Association shall be prepared, executed, recorded and certified on behalf of the Association by any officer of the Association designated for that purpose or, in the absence of designation, by the President of the Association. Every Amendment to the Declaration must be recorded in every county in which any portion of the Condominium is located, and is effective only upon recording. An Amendment shall be indexed in the name of the Condominium and shall contain a cross-reference by recording number to the Declaration and each previously recorded Amendment thereto. All Amendments adding Units shall contain a cross-reference by recording number to the Survey Map and Plans relating to the added Units and set forth all information required by RCW 64.34.216(1).

21.6 Special Declarant/Development Rights. No Amendment may restrict, eliminate or otherwise modify any Special Declarant or Development Right, or any other right, power, benefit provided in the Declaration to Declarant (nor otherwise hinder the business activities or expectations of, or benefits provided hereunder to, the Declarant) without the consent of the Declarant.

21.7 Survey Map and Plans Amendment. Except as otherwise provided herein, the Survey Map and Plans may be amended by revised versions or revised portions thereof referred to and described as to effect an Amendment to this Declaration adopted as provided for herein. Copies of any such proposed Amendment to the Survey Map and Plans shall be made available for the examination of every Unit Owner. Such Amendment to the Survey Map and Plans shall also be effective, once properly adopted, upon recording in the appropriate county office in conjunction with the Declaration Amendment.

21.8 Lender Requirements. All Unit Owners covenant and agree, for themselves and their heirs, successors and assigns, to vote in favor of and implement any Amendments hereto which may be necessary to satisfy the requirements of Fannie Mae, the Federal Home Loan Mortgage Association, the Veteran's Administration and the Federal Housing Administration.

ARTICLE 22 - MISCELLANEOUS

22.1 Service of Process. The person upon whom process may be served and his address is set forth in Exhibit B. After termination of Declarant's management authority under Article 10, service of process for the purposes provided in the Act may also be made upon the President of the Association. The Board may at any time designate a new or different person or agency for such purposes by filing an Amendment to this Declaration limited to the sole purpose of making such change, and such Amendment need only be signed and acknowledged by the then President of the Association. The Declarant may, at any time before the Board is organized, change such designation by Amendment to this Declaration signed and acknowledged only by Declarant.

22.2 Notices for All Purposes.

22.2.1 Delivery of Notice. Any notice permitted or required to be delivered under the provisions of this Declaration or the Bylaws may be delivered either personally or by mail. If delivery is made by mail, any such notice shall be deemed to have been delivered forty-eight (48) hours after a copy has been deposited in the United States mail, postage prepaid, for first class mail, addressed to the person entitled to such notice at the most recent address given by such person to the Board, in writing, for

the purpose of service of such notice, or to the most recent address known to the Board. Notice to the Owner or Owners of any Unit shall be sufficient if mailed to the Unit of such person or persons if no other mailing address has been given to the Board by any of the persons so entitled. Mailing addresses may be changed from time to time by notice in writing to the Board. Notice to be given to the Board may be given to Declarant until the Board has been constituted, and thereafter shall be given to the President or Secretary of the Board.

22.2.2 Mortgagee Notice. Upon written request therefor, and for a period specified in such notice, the Mortgagee of any Unit shall be entitled to be sent a copy of any notice respecting the Unit covered by its security instrument until the request is withdrawn or the security instrument discharged. Such written request may be renewed an unlimited number of times.

22.3 Mortgagee's Acceptance.

22.3.1 Priority of Mortgage. This Declaration shall not initially be binding upon any Mortgagee of record at the time of recording of said Declaration, but rather shall be subject and subordinate to said Mortgage.

22.3.2 Acceptance Upon First Conveyance. Unless otherwise expressly approved by the purchaser of a Unit, Declarant shall not consummate the conveyance of title of such Unit until said Mortgagee shall have accepted the provisions of this Declaration and made appropriate arrangements, in accordance with the Act, for partial release of Units with their appurtenant Limited Common Elements and Allocated Interests in Common Elements from the lien of said Mortgage. The issuance and recording of the first such partial release by said Mortgagee shall constitute its acceptance of the provisions of this Declaration and the Condominium status of the Units remaining subject to its Mortgage as well as its acknowledgment that such appropriate arrangements for partial release of Units have been made; provided that, except as to the Units so released, said Mortgage shall remain in full effect as to the entire Property.

22.4 Severability. The provisions hereof shall be deemed independent and severable, and the validity or partial invalidity or enforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision hereof if the remainder complies with the Act or as covenants affect the common plan.

22.5 Conveyances; Notices Required. The right of a Unit Owner to sell, transfer or otherwise convey the Unit shall not be subject to any right of approval, disapproval, first refusal or similar restriction by the Association or the Board, or anyone acting on their behalf. An Owner intending to sell a Unit shall deliver a written notice to the Board at least two (2) weeks before closing, specifying the Unit to be sold, the name

and address of the purchaser, the closing agent, and the title insurance company insuring the purchaser's interest, and the estimated closing date. The Board shall have the right to notify the purchaser, the title insurance company and the closing agent of the amount of unpaid Assessments and charges outstanding against the Unit, whether or not such information is requested. It is understood, however, that a violation of this Section shall not invalidate a sale, transfer or other conveyance of a Unit which is otherwise valid under applicable law.

22.6 Transfer of Declarant's Powers. It is understood that Declarant, at any time in the exercise of its sole discretion, may sell, assign, transfer, encumber or otherwise convey to any person, upon such terms and conditions as Declarant may determine, all of Declarant's rights, powers, privileges and authority arising hereunder by virtue of Declarant's capacity as Declarant (which rights, powers, privileges and authority are in addition to those arising from Declarant's ownership of one or more Units).

22.7 Effective Date. This Declaration shall take effect upon recording.

22.8 Reference to Survey Map and Plans. The Survey Map and Plans of the Building referred to herein consists of five (5) sheets as prepared by CORE DESIGN, INC., and was filed with the Recorder of King County, Washington, under File No. 20140924001241.

ARTICLE 23 - SPECIAL DECLARANT RIGHTS; DEVELOPMENT RIGHTS

23.1 Special Declarant Rights. As more particularly provided in this Article, Declarant, for itself and any successor Declarant, has reserved the following Special Declarant Rights:

23.1.1 Completion of Improvements. Declarant, Unit Owners, their agents, employees and contractors shall have the right to complete improvements and otherwise perform work authorized by the Declaration, indicated on the Survey Map and Plans, authorized by building permits, provided for under any purchase and sale agreement between Declarant and a Unit purchaser, necessary to satisfy any express or implied warranty under which Declarant is obligated, or otherwise authorized or required by law.

23.1.2 Sales Facilities of Declarant. Declarant, its agent, employees and contractors shall be permitted to maintain during the period of sale of the Condominium upon such portion of the Property as Declarant may choose, such facilities as in the sole opinion of the Declarant may be required, convenient or incidental to the construction, sale or Rental of Units and appurtenant interests,

including but not limited to a business office, storage area, signs, model units, sales office, construction office and parking areas for all prospective tenants or purchasers of Declarant. Any such facilities not designated a Unit by the Declaration is a Common Element, and if Declarant ceases to be a Unit Owner, the Declarant ceases to have any rights with regard thereto unless it is removed promptly from the Condominium, which Declarant shall have the right to do. The provisions of this Section are subject to the provisions of state law and local ordinances. The number, size, location and relocation of such facilities shall be determined from time to time by Declarant in the exercise of its sole discretion; provided that, the maintenance and use of such facilities shall not unreasonably interfere with a Unit Owner's use and enjoyment of the Unit and appurtenant Limited Common Elements, and those portions of the Common Elements reasonably necessary to use and enjoy such Unit and Limited Common Elements.

23.1.3 Declarant Inspection and Repairs. Declarant shall have the right, but not the obligation, to conduct inspections and tests from time to time of all or any parts of the Condominium, in order to (a) ascertain the physical condition of the improvements in the Condominium, (b) determine whether maintenance, repairs or replacements of any such improvements are indicated, and (c) determine whether the Association and Unit Owners have fully complied with the maintenance obligations set forth in Section 11.4 and Exhibit E herein. Declarant shall pay all costs of such inspections and tests made pursuant to this Section, shall have the right, but not the obligation, to make such repairs as it deems appropriate, shall restore the affected portion of the property to its condition immediately prior thereto, and shall indemnify the Association and Unit Owners of any affected Units from any damage resulting therefrom. Declarant shall have such rights of entry on, over, under, across and through the property as may be reasonably necessary to exercise the rights described in this Section. Declarant shall provide reasonable advance notice to the Association (and the Unit Owners of any Unit in which inspections or repairs are to occur) of the inspections and repairs, shall permit a representative of the Association to be present during the inspections and repairs, and shall provide the Association with copies of the inspection reports.

23.1.4 Declarant Right to Attend Association Meetings and Receive Minutes and Notices. Until December 31 of the year that is six (6) years following the calendar year in which the last Unit was added to the Condominium, (a) Declarant shall have the right to attend all meetings of the Board and the Association; (b) the Association shall send Declarant notices of such meetings at the same time notices are given to the members of the Board or the Association, as the case may be, and copies of minutes of all meetings of the Board and the Association; and (c) Declarant shall have the right to inspect the Books and Records of the Association as further provided in Section 10.5. Notices and minutes shall be given to Declarant in writing at the address specified in Section 10.10, or in such other manner as Declarant shall specify.

23.1.5 Exercise of Development Rights. Declarant shall have the right to exercise Development Rights, if any, under this Declaration and the Act.

23.2 Development Rights. The Declarant reserves the Development Right to create up to one hundred sixty-five (165) additional Units and associated Limited Common Elements on the Subsequent Phase Property (if all of the Subsequent Phase Property is added to the Condominium). The Declarant shall be entitled to all income from the Subsequent Phase Property until Units are created and sold. As more particularly provided in this Article, the Declarant, for itself and any successor Declarant, has also reserved the following Development Rights:

23.2.1 Subdivision and Combination. Declarant shall have the right to subdivide or combine Units (owned by Declarant) or convert Units (owned by Declarant) into Common Elements. Whenever Declarant exercises a Development Right to subdivide, combine or convert a Unit previously created into additional Units, Common Elements, or both:

(a) If Declarant converts the Unit to Common Elements, the Amendment to the Declaration must reallocate all the Allocated Interests of that Unit among the other Units as if that Unit had been taken by condemnation under Article 15.

(b) If Declarant converts the Unit entirely to Common Elements, the Amendment to the Declaration must reallocate all of the Allocated Interests of the Unit among the Units created by the subdivision in any reasonable and equitable manner prescribed by the Declarant.

(c) If Declarant combines two (2) or more Units, the Amendment to the Declaration must reallocate to the new Unit all of the Allocated Interests formerly allocated to the Units so combined.

23.2.2 Different Parcels; Different Times.

(a) Any Development Right may be exercised with respect to different parcels of real property at different times;

(b) No assurances are made as to final boundaries of such parcels or as to the order in which those parcels may be subjected to the exercise of each Development Right; and

(c) Even though a Development Right is exercised in any portion of the real property subject to that right, that right need not be exercised in all or in any other portion of the remainder of that Real Property.

23.2.3 Assignment of Parking. Declarant will assign parking spaces to Units as Limited Common Elements or Common Elements of the Condominium either in Exhibit B attached hereto, or by an Amendment to the Declaration.

23.2.4 Exercise of Development Rights. To exercise any Development Right reserved under Section 23.2, the Declarant shall prepare, execute and record an Amendment to the Declaration under Article 21 and comply with RCW 64.34.232.

23.2.5 Grant Easements. Declarant may execute and grant, on its sole signature, and on behalf of all Unit Owners, easements, dedications or similar agreements, and conveyances to utility companies and municipal entities, over, under and involving portions of the Common Elements in order to facilitate the development or operation of the Condominium.

23.2.6 Termination of Development Rights. Except as otherwise provided in this Declaration, the foregoing Development Rights shall terminate on the earlier of either (a) seven (7) years after this Declaration is recorded, or (b) two (2) years after the conveyance of all Units by Declarant; provided, that Declarant may voluntarily terminate any or all of such Development Rights at any time by recording an Amendment to the Declaration, which Amendment specifies which Development Right is thereby terminated.

23.3 Liability for Damage. The Declarant is subject to liability for the prompt repair and restoration, to a condition compatible with the remainder of the Condominium, of any portion of the Condominium damaged by the exercise of rights reserved pursuant to or created by this Declaration or the Act.

23.4 Declarant's Easements. 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.

DATED this 12th day of September, 2014.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
Derek C. Straight
Its: Senior Vice President-Division President
Washington Division

By: _____
Richard S. Robinson
Its: Senior Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, L.L.C., a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 12th, 2014.

(SEAL/STAMP)

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT
EXPIRES
12/31/2018
STATE OF WASHINGTON

_____
[Print Name:] Jennifer Mahaffey
NOTARY PUBLIC for the State of Washington
Residing at
Issaquah
My appointment expires:
12/31/2018

STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

On September 15, 2014 before me, SUSAN MENARD, personally appeared RICHARD S. ROBINSON, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan Menard
(Signature of Notary Public)

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/28/2016

Place Notary Seal Above

EXHIBIT A
(Legal Description)

The legal description of the real property included or to be included in BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASES 1 AND 2 PROPERTY

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 22; THENCE S88°21'46"E, ALONG THE NORTH LINE OF SAID BLOCK 22, A DISTANCE OF 67.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 1 & 2 PROPERTY AND A POINT HEREAFTER DESCRIBED AS POINT "A"; THENCE S01°42'13"W 512.45 FEET TO THE SOUTH LINE OF SAID BLOCK 22; THENCE S88°21'47"E, ALONG THE SAID SOUTH LINE, 18.00 FEET; THENCE N01°42'13"E 40.82 FEET TO A POINT OF TANGENCY WITH A 22.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY; THENCE S88°17'47"E 69.57 FEET TO A POINT OF TANGENCY WITH A 43.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY, THROUGH A CENTRAL ANGLE OF 90°04'00", A DISTANCE OF 67.59 FEET TO A POINT OF TANGENCY; THENCE N01°38'14"E 280.02 FEET; THENCE S88°21'46"E 62.50 FEET TO THE EAST LINE OF SAID BLOCK 22 AND THE WEST RIGHT-OF-WAY MARGIN OF 10TH AVENUE N.E.; THENCE N01°38'14"E, ALONG SAID EAST LINE AND MARGIN, 126.72 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 22; THENCE N88°21'46"W, ALONG THE NORTH LINE OF SAID BLOCK 22, A DISTANCE OF 214.60 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID BLOCK 22 DESCRIBED AS FOLLOWS;

COMMENCING AT SAID POINT "A"; THENCE S01°42'13"W 102.11 FEET; THENCE S88°17'47"E 18.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EXCEPTION; THENCE S01°42'13"W 307.50 FEET TO A POINT OF TANGENCY WITH A 22.00-FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY; THENCE S88°17'47"E 69.57 FEET TO A POINT OF TANGENCY WITH A 25.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY, THROUGH A CENTRAL ANGLE OF 90°03'59", A DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY; THENCE N01°38'14"E 14.17 FEET; THENCE N58°21'46"W 8.66 FEET; THENCE N01°38'14"E 258.09 FEET; THENCE N61°38'14"E 8.66 FEET; THENCE N01°38'14"E 20.59 FEET TO A POINT OF TANGENCY WITH A 25.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'01", A DISTANCE OF 39.24 FEET TO A POINT OF TANGENCY; THENCE N88°17'47"W 69.22 FEET TO A POINT OF TANGENCY WITH A 22.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

3. SUBSEQUENT PHASE PROPERTY.

All of the property in paragraph 1 above, less the Phases 1 and 2 property in paragraph 2 above.

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 1 & 2 PROPERTY HEREIN.

4. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS (OTHER THAN LIMITED ELEMENTS SPECIFIED IN SECTION 7 ABOVE);

See Paragraph 1 above.

5. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY:

See Paragraphs 1 and 2 above.

EXHIBIT B
(Units and Floor Plan Information)
(Phases 1 and 2)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 1		
1.1	F20	
1.2	E16	
1.3	E20	
1.4	E20	
1.5	E16	
1.6	F20	
BUILDING 2	FUTURE PHASE	
2.1		
2.2		
2.3		
2.4		
2.5		
2.6		
BUILDING 3	FUTURE PHASE	
3.1		
3.2		
3.3		
3.4		
3.5		
3.6		
BUILDING 4	FUTURE PHASE	
4.1		
4.2		
4.3		
4.4		
4.5		
4.6		

EXHIBIT B
(Units and Floor Plan Information)
(Phases 1 and 2)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 5		
5.1	F20	
5.2	E16	
5.3	E20	
5.4	E16	
5.5	F20	
BUILDING 6	FUTURE PHASE	
6.1		
6.2		
6.3		
6.4		
BUILDING 7	FUTURE PHASE	
7.1		
7.2		
7.3		
7.4		
7.5		
BUILDING 8	FUTURE PHASE	
8.1		
8.2		
8.3		
8.4		
8.5		
BUILDING 9	FUTURE PHASE	
9.1		
9.2		
9.3		
9.4		

EXHIBIT B
(Units and Floor Plan Information)
(Phases 1 and 2)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 10	FUTURE PHASE	
10.1		
10.2		
10.3		
10.4		
10.5		
BUILDING 11	FUTURE PHASE	
11.1		
11.2		
11.3		
11.4		
11.5		
11.6		
BUILDING 12	FUTURE PHASE	
12.1		
12.2		
12.3		
12.4		
12.5		
12.6		
BUILDING 13	FUTURE PHASE	
13.1		
13.2		
13.3		
13.4		
13.5		
13.6		

EXHIBIT B
(Units and Floor Plan Information)
(Phases 1 and 2)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 14	FUTURE PHASE	
14.1		
14.2		
14.3		
14.4		
14.5		
14.6		
BUILDING 15	FUTURE PHASE	
15.1		
15.2		
15.3		
15.4		
15.5		
15.6		
BUILDING 16	FUTURE PHASE	
16.1		
16.2		
16.3		
16.4		
16.5		
16.6		
BUILDING 17	FUTURE PHASE	
17.1		
17.2		
17.3		
17.4		
17.5		
17.6		

EXHIBIT B
(Units and Floor Plan Information)
(Phases 1 and 2)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 18	FUTURE PHASE	
18.1		
18.2		
18.3		
18.4		
18.5		
18.6		
BUILDING 19	FUTURE PHASE	
19.1		
19.2		
19.3		
19.4		
19.5		
BUILDING 20	FUTURE PHASE	
20.1		
20.2		
20.3		
20.4		
20.5		
20.6		
BUILDING 21	FUTURE PHASE	
21.1		
21.2		
21.3		
21.4		
21.5		
21.6		

EXHIBIT B
(Units and Floor Plan Information)
(Phases 1 and 2)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 22	FUTURE PHASE	
22.1		
22.2		
22.3		
22.4		
22.5		
22.6		
BUILDING 23	FUTURE PHASE	
23.1		
23.2		
23.3		
23.4		
23.5		
BUILDING 24	FUTURE PHASE	
24.1		
24.2		
24.3		
24.4		
BUILDING 25	FUTURE PHASE	
25.1		
25.2		
25.3		
BUILDING 26	FUTURE PHASE	
26.1		
26.2		
26.3		
26.4		
26.5		
26.6		

EXHIBIT B
(Units and Floor Plan Information)
(Phases 1 and 2)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 27	FUTURE PHASE	
27.1		
27.2		
27.3		
27.4		
27.5		
27.6		
BUILDING 28	FUTURE PHASE	
28.1		
28.2		
28.3		
28.4		
28.5		
28.6		
BUILDING 29	FUTURE PHASE	
29.1		
29.2		
29.3		
29.4		
29.5		
29.6		
BUILDING 30	FUTURE PHASE	
30.1		
30.2		
30.3		
30.4		
30.5		
30.6		

EXHIBIT B
(Units and Floor Plan Information)
(Phases 1 and 2)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 31	FUTURE PHASE	
31.1		
31.2		
31.3		
31.4		
BUILDING 32	FUTURE PHASE	
32.1		
32.2		
32.3		
BUILDING 33	FUTURE PHASE	
33.1		
33.2		
33.3		
33.4		

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 and 2 will contain Buildings 1 and 5. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 and 2 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 and 2 are shown on the Survey Map and Plans. In Phases 1 and 2, there are a total of thirty-six (36) parking spaces, eighteen (18) of which are garage parking spaces and eighteen (18) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property and are not presently part of the Condominium.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	9.09%
1.2	9.09%
1.3	9.09%
1.4	9.09%
1.5	9.09%
1.6	9.10%
5.1	9.09%
5.2	9.09%
5.3	9.09%
5.4	9.09%
5.5	9.09%
TOTAL	100.00%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.

EXHIBIT D
SLOPE MAINTENANCE

Guidelines for Maintenance of Slopes on Units Adjacent to Either Sensitive Areas, Wetlands, Common Areas, or Other Units within the Condominium

BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM, has been designed and constructed according to local professional standards. Based on geotechnical exploration and analyses, grading recommendations, building and lot setbacks, and drainage recommendations have been prepared to ensure the long-term stability of the site slopes and Sensitive Areas. As such, the concern of the Association should be directed toward maintaining slopes, drainage provisions and facilities so they will perform as designed. The following general recommendations and simple precautions are presented to help properly maintain home sites adjacent to hillsides.

The general public often regards the natural terrain as stable. This is an erroneous concept. Natural forces are constantly at work altering the landscape. Hills and mountains are worn down by mass wasting (erosion, landsliding, creeping soil, etc.) and the valleys and lowlands collect these products. Thus the natural process is toward leveling the terrain. Periodically (over millions of years), major land movements rebuild mountains and hills, and these processes begin over again. In some areas, these processes are at a very slow geological rate and in others they occur at a relatively rapid rate. Development procedures are directed toward slowing the processes.

The development of hillsides for residential use is carried out, insofar as possible, to enhance the natural stability of the site, and to reduce the probability of instability resulting from the grading necessary to provide home sites, streets, yards, etc. This has been done by the developer and engineers on the basis of geologic and soil engineering studies. However, in order to be successful, the slope, drainage and setback provisions and facilities must be maintained by the Association. Maintenance of a hillside home site must be considered on a serious basis because neglect can result in serious consequences. In most cases, site maintenance can be provided along with normal care of the grounds and landscaping. Any costs of maintenance are far cheaper then repair after neglect. Most hillside problems are associated with water. Uncontrolled water from a broken pipe, septic tanks or during wet weather causes most damage. Wet weather is the principle cause of slope problems in Washington because the rainfall is quite variable and may be heavy and/or prolonged. Therefore, drainage and erosion control are important aspects of home site stability, and the provisions built into the developed lot must not be altered without competent professional advice. Maintenance of the provisions must be carried out to assure their continued operation.

The following is a list of points which should be followed by the Association with respect to their portions of the Condominium to ensure the stability of the slopes is maintained:

Roof drains, gutters and downspouts should be checked to be sure they are clear. Clogged gutters and downspouts will allow water to collect against foundations and basement walls, which is undesirable.

1 Clear drainage ditches and check them frequently during the rainy season.

2 Check interceptor ditches at the top of slopes to be sure they are clear and that water will not overflow the slope, causing erosion. Check trench drains at the toe of slopes for ponding. Larger (5' and higher) slopes have a trench drain that runs at the toe of the slope. If ponding is evident, consult a drainage professional for recommendations.

3. Be sure all drain outlets and weep holes are open and clear of debris, vegetation and other material that could block them in a storm. If blockage is evident, it should be cleared.

4. Limit watering during rainy season when little irrigation is required. Over-saturation of the ground can cause major subsurface damage.

5. Watch for water backup inside the house at sump drains and toilets, since this indicates drain or sewer blockage.

6. Watch for wet spots. These may be natural seeps or an indication of a broken water or sewer line. In either case, obtain competent advice regarding the problem and its correction.

7. Exercise ordinary precaution. This development was designed and constructed to meet standards which should protect against most natural occurrences, provided they are properly maintained.

8. The Buildings in this development have been graded to provide drainage away from slopes, sensitive areas and wetland areas. Any additional backyard fill planned to be placed adjacent to slopes, sensitive areas or wetland areas should be reviewed by a qualified geotechnical engineer.

9. Check slope faces during wet weather for saturation or seeping of water. Slope faces which are soft, saturated or seeping should be reviewed by a soils engineer for repair recommendations.

The following is a list of points which may affect the slope stability and should not be done either by the Association or any Unit Owner:

1. DON'T alter any site grading without competent geotechnical advice. The man-made slopes in this development were designed to carry runoff away from slopes and to a place where it can be discharged without affecting slope stability.

2. DON'T block or alter ditches or drains. If several buildings rely on the same facilities, it is a good idea to check on adjacent properties. Water backed up on adjacent property may eventually reach other properties. Water backed up in surface drains will overflow and infiltrate slopes, which leads to instability.

3. DON'T permit water to collect or pond anywhere. Such water will either seep into the ground, causing unwanted saturation, or will overflow onto slopes and begin erosion. Once erosion is started, it is difficult to control and severe damage may result rather quickly.

4. DON'T direct water over slopes, even where this may seem a good way to prevent ponding. This tends to cause erosion and slope instability. Dry wells are sometimes used to get rid of excess water when other means of disposing of water are not readily available. However such facilities should be planned and located by a qualified geotechnical engineer.

5. DON'T let water pond against foundations, retaining walls, and basement walls, if any. These walls are built to withstand the ordinary moisture in the ground and, where necessary, are accompanied by sub-drains to carry off excess subsurface water. However, excess surface water must be directed away from these structures.

6. DON'T connect roof drains, gutters or downspouts existing subsurface drains which may not have been designed for that purpose. Instead, either collect the water in lined ditches or non-perforated pipes and conduct it to a storm drain, paved road or a suitable area of natural ground. Where such channel flow is directed onto natural ground, it must be converted to sheet flow unless a suitable natural channel exists.

7. DON'T remove slope stabilizing vegetation during wet months (typically October 1 through June 1). Always cover bare slopes with plastic or other nonporous protection to prevent slope erosion. Revegetate bare slopes or altered slopes immediately and ensure growth and establishment of slope vegetation to prevent erosion and slope failure.

8. DON'T plant large trees on slopes. Large tree pits collect water and can lead to slope failure. Large trees, particularly evergreens, can be significantly moved by wind, causing uprooting and slope instability.

9. DON'T place loose soil, debris or yard waste over or on slopes. Loose soil, debris and yard waste will become saturated and will slide and may even affect the soil beneath it. The sliding may clog terrace drains below or may cause additional damage in weakening the slope.

10. DON'T over-irrigate slopes or leave a hose or sprinkler running unattended on or near a slope. Ground cover and other vegetation will require moisture during the hot summer months, but during the wet season, irrigation can cause ground cover to pull loose, which not only destroys the cover, but also starts a serious erosion.

11. DON'T try to compact earth in trenches by flooding with water. Not only is flooding the least efficient way of compacting fine-grained soil, but this could saturate and reduce the bearing capacity of supporting soils.

12. DON'T change surface grade behind retaining walls or against building walls, as this would increase the lateral loading on the walls, which could result in damage to such walls or failure.

EXHIBIT E
SATELLITE DISH INSTALLATION RULES

Satellite dishes may be installed under the following conditions:

1 Satellite dishes must be gray in color and contain no logo or advertising.

2 A satellite dish may not exceed one meter in diameter.

3 All satellite dishes must be installed in a location approved by the Board. Before scheduling an appointment for installation, Unit Owner must complete and submit to the Association an ACC Request Form and obtain approval for the installation from the Association. Request for installation must include a written installation plan with details regarding building envelope penetrations.

4 The Unit Owner will be solely responsible for any and all personal injuries and property damage arising either in connection with or as a result of the installation and use of a satellite dish system. The Unit Owner shall indemnify and hold the Association harmless against any and all claims, lawsuits, losses, liabilities or expenses of any kind or nature whatsoever (including attorneys' fees and costs) arising as a result of any such personal injuries or property damage.

* The foregoing rules will be deemed automatically modified as necessary to comply with federal law.

EXHIBIT F
MAINTENANCE SCHEDULE

Refer to the Maintenance Manual provided to the Board and Property Manager for detailed instructions and product manufacturer recommendations for use and care.

Item	Inspection Frequency	Maintenance Interval
Building Exteriors		
Attic spaces	Annually	As needed
Building Penetrations (vents, etc.)	Annually	As needed
Caulking	Semi-annually	As needed
Columns	Annually	As needed
Crawl spaces	Annually	As needed
Deck railings	Annually	As needed
Decks & Patios	Annually	As needed
Doors	Annually	As needed
Eaves & Soffits	Annually	As needed
Flashing	Semi-annually	As needed
Garage door mechanism	Annually	As needed
Garage doors	Annually	As needed
Gutters & downspouts	Annually	As needed
Painted surfaces	Semi-annually	As needed
Roofs	Annually	As needed
Satellite dishes, antennas, etc.	Annually	As needed
Siding	Annually	As needed
Trim	Semi-annually	As needed
Utility rooms	Semi-annually	As needed
Veneers	Annually	As needed
Walls, floors, roofs	After all seismic events	As needed
Windows	Annually	As needed
Dryer vents	Bi-monthly	As needed. Minimum: annually
Dryer vent hoses	Annually	As needed

Gutters & downspout cleaning	Semi-annually	Minimum: annually
Irrigation system		
Proper operation	Monthly while in use	As needed adjustments/ repairs
Winterize/re-energize	Twice annually	April, energize/ October, winterize
Drainage system, Storm drains	Annually	Clean drains annually, repair as needed
Landscaping		
Mowing & Trimming		Weekly/Bi-weekly depending on season
Fertilize		Semi–annually
Remove/replace dead plants	Monthly	Monthly
Site Fixtures		
Asphalt paving	Annually	As needed
Building fire sprinkler systems	Annually	As needed
Common area lighting	Annually	As needed
Curbs, gutters, sidewalks	Annually	As needed
Fencing/divider walls	Annually	As needed
Gate mechanism	Monthly	As needed
Gates	Monthly	As needed
Hose bibs	Annually	As needed
Light bulbs	Monthly	As needed
Mailboxes and misc. structures	Twice annually	As needed
Parking, road and curb striping	Annually	As needed
Play Structures, picnic tables, etc.	Monthly	As needed
Retaining walls	Annually	As needed
Signage and monuments	Monthly	As needed
Stairs and steps	Twice annually	As needed
Underground utilities	Annually	As needed

281/020

SHEET 1 OF 5

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 1 & 2

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 1 & 2 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. 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 PURSUANT TO THE RIGHTS RESERVED TO IT IN THE DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20140924001242 AND RCW 64.34.236.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WLH, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER

BY: _____
DEREK S. STRAIGHT
ITS: SENIOR VICE PRESIDENT–DIVISION PRESIDENT
WASHINGTON DIVISION

BY: _____
Richard S. Robinson
ITS: Senior Vice President

STATE OF WASHINGTON)
)SS
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEREK S. STRAIGHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT–DIVISION PRESIDENT, WASHINGTON DIVISION, OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 19TH DAY OF September, 2014.

SIGNATURE: _____

NAME (PRINT): David Avenell

NOTARY PUBLIC IN AND FOR THE STATE OF: Washington

RESIDING AT: Seattle

MY APPOINTMENT EXPIRES: 8/27/2017

David Avenell
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 08/27/2017
STATE OF WASHINGTON

STATE OF CALIFORNIA)
)SS
COUNTY OF Orange)

I CERTIFY THAT I ~~KNOW OR~~ SEN HAVE SATISFACTORY EVIDENCE THAT RICHARD S. ROBINSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 22ND DAY OF September, 2014.

SIGNATURE: Susan Menard

NAME (PRINT): SUSAN MENARD

NOTARY PUBLIC IN AND FOR THE STATE OF: CALIFORNIA

RESIDING AT: Orange, CALIFORNIA

MY APPOINTMENT EXPIRES: October 26, 2015

CCS1 SUSAN MENARD CCS1
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/26/2015

LEGAL DESCRIPTION

ENTIRE PROPERTY:

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13–00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

PHASE 1 & 2 PROPERTY:

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13–00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 22; THENCE S88°21'46"E, ALONG THE NORTH LINE OF SAID BLOCK 22, A DISTANCE OF 67.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 1 & 2 PROPERTY AND A POINT HEREAFTER DESCRIBED AS POINT "A"; THENCE S01°42'13"W 512.45 FEET TO THE SOUTH LINE OF SAID BLOCK 22; THENCE S88°21'47"E, ALONG THE SAID SOUTH LINE, 18.00 FEET; THENCE N01°42'13"E 40.82 FEET TO A POINT OF TANGENCY WITH A 22.00–FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY; THENCE S88°17'47"E 69.57 FEET TO A POINT OF TANGENCY WITH A 43.00–FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY, THROUGH A CENTRAL ANGLE OF 90°04'00", A DISTANCE OF 67.59 FEET TO A POINT OF TANGENCY; THENCE N01°38'14"E 280.02 FEET; THENCE S88°21'46"E 62.50 FEET TO THE EAST LINE OF SAID BLOCK 22 AND THE WEST RIGHT–OF–WAY MARGIN OF 10TH AVENUE N.E.; THENCE N01°38'14"E, ALONG SAID EAST LINE AND MARGIN, 126.72 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 22; THENCE N88°21'46"W, ALONG THE NORTH LINE OF SAID BLOCK 22, A DISTANCE OF 214.60 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID BLOCK 22 DESCRIBED AS FOLLOWS;

COMMENCING AT SAID POINT "A"; THENCE S01°42'13"W 102.11 FEET; THENCE S88°17'47"E 18.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EXCEPTION; THENCE S01°42'13"W 307.50 FEET TO A POINT OF TANGENCY WITH A 22.00–FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY; THENCE S88°17'47"E 69.57 FEET TO A POINT OF TANGENCY WITH A 25.00–FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY, THROUGH A CENTRAL ANGLE OF 90°03'59", A DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY; THENCE N01°38'14"E 14.17 FEET; THENCE N58°21'46"W 8.66 FEET; THENCE N01°38'14"E 258.09 FEET; THENCE N61°38'14"E 8.66 FEET; THENCE N01°38'14"E 20.59 FEET TO A POINT OF TANGENCY WITH A 25.00–FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'01", A DISTANCE OF 39.24 FEET TO A POINT OF TANGENCY; THENCE N88°17'47"W 69.22 FEET TO A POINT OF TANGENCY WITH A 22.00–FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

SUBSEQUENT PHASE PROPERTY:

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13–00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 1 & 2 PROPERTY HEREIN.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 1 & 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDINGS AND DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH RECORDED PLANS PURSUANT TO RCW 64.34.200(2); THAT ALL INFORMATION REQUIRED BY RCW 64.32.232 IS SHOWN CORRECTLY HEREON; AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

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

GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED
PROFESSIONAL LAND SURVEYOR
09/19/14

RECORDING CERTIFICATE

20140924001241
FIRST AMERICAN CON 138.00
PAGE-001 OF 005 VOL 281 PG 020
09/24/2014 15:05
KING COUNTY, WA

VOLUME: _____
PAGES: _____ TO _____

SUPERINTENDENT OF RECORDS
Norm Alberg

RESTRICTIONS

PARAGRAPHS 1 THROUGH 4 AND 24 NOT APPLICABLE TO REPORT ON THIS SURVEY.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND AS MODIFIED BY AMENDMENT RECORDED UNDER RECORDING NO. 9712121468, RECORDS OF KING COUNTY, WASHINGTON.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050218001542, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050511000708, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050510000858, KING COUNTY, WASHINGTON.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC STUDY REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000112, KING COUNTY, WASHINGTON.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PEDESTRIAN BRIDGE REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000113, KING COUNTY, WASHINGTON.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060921000282, KING COUNTY, WASHINGTON.

15. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS,FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 RECORDED IN VOLUME 237 OF PLATS AT PAGES 46 THROUGH 54, INCLUSIVE.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20071016000393, KING COUNTY, WASHINGTON.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR DRY UTILITIES RECORDED UNDER RECORDING NO. 20071105001434, KING COUNTY, WASHINGTON.

18. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 20080122900005, RECORDS OF KING COUNTY, WASHINGTON.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT FOR COMPETITIVE HOSPITAL AND HEALTHCARE USES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001684, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS RECORDED UNDER RECORDING NO. 20081029001220, RECORDS OF KING COUNTY, WASHINGTON.

21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC STORM DRAIN RECORDED UNDER RECORDING NO. 20110715000918, RECORDS OF KING COUNTY, WASHINGTON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PLAZA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20111117001503, RECORDS OF KING COUNTY, WASHINGTON.

23. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120607000111, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000865, RECORDS OF KING COUNTY, WASHINGTON.

26. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000866, RECORDS OF KING COUNTY, WASHINGTON.

27. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20121120900008, RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF ASSESSMENTS
Examined and approved this 24TH day of SEPTEMBER 2014
LLOYD HARA
Assessor
Deputy Assessor
116506-0000

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

JOB NO. 12121

20140924001241
FIRST AMERICAN CON 138.00
PAGE-002 OF 005 VOL 281 PG 020
09/24/2014 15:05
KING COUNTY, WA

281/021

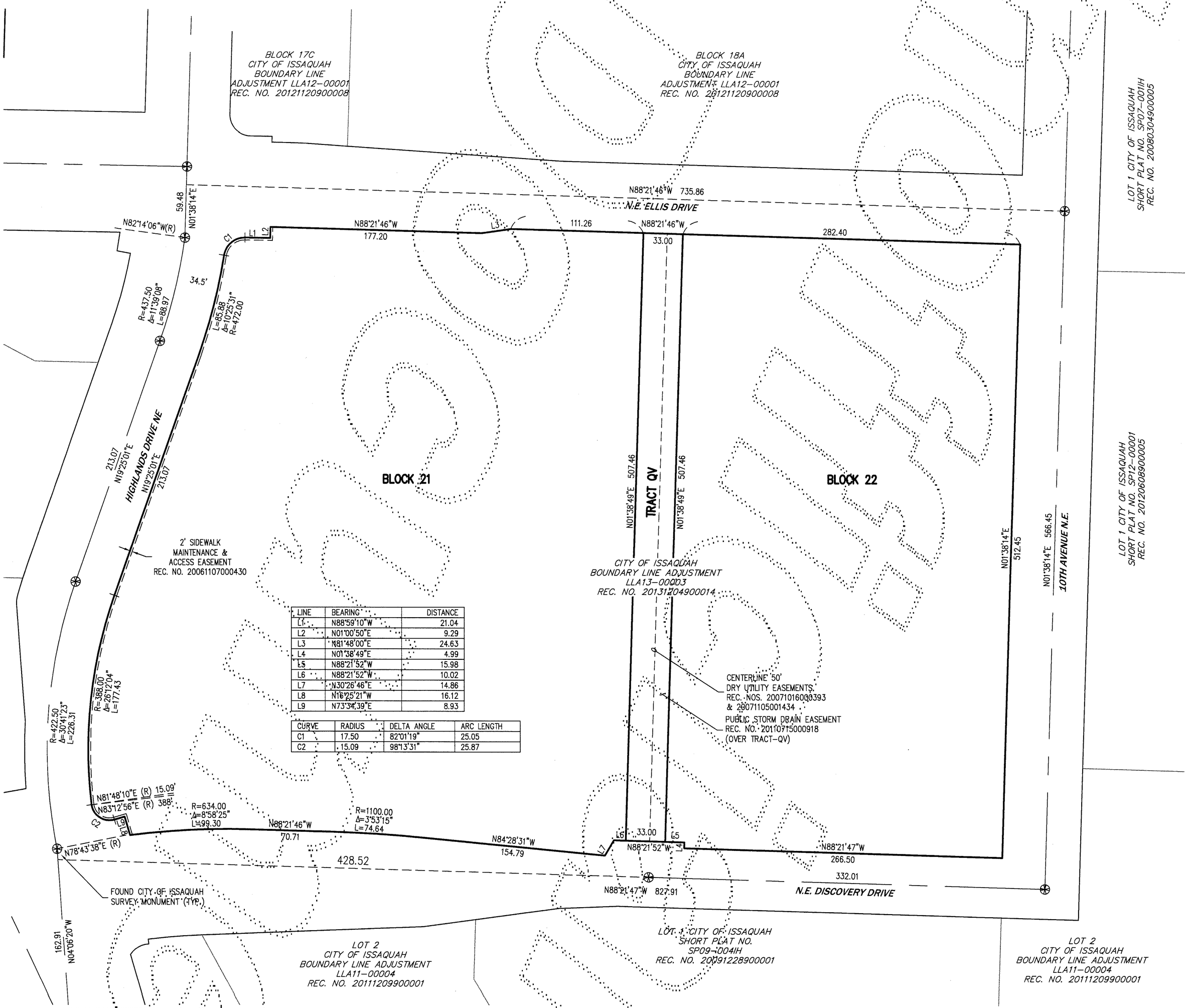
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 1 & 2

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	N88°59'10"W	21.04
L2	N01°00'50"E	9.29
L3	N81°48'00"E	24.63
L4	N01°38'49"E	4.99
L5	N88°21'52"W	15.98
L6	N88°21'52"W	10.02
L7	N30°26'46"E	14.86
L8	N16°25'21"W	16.12
L9	N73°34'39"E	8.93

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	17.50	82°01'19"	25.05
C2	15.09	98°13'31"	25.87

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2165971, DATED OCTOBER 17, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 8, 2014. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2010.
3. ENTIRE SITE AREA = 369,228± SQUARE FEET (8.48± ACRES)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237, PAGES 46-54, RECORDING NO.20061107000430, IN KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAVID EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON. (PER DAVID EVANS AND ASSOCIATES)

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA12-00001 VOLUME 292, PAGE 292, RECORDING NO. 20121120900008, IN KING COUNTY WASHINGTON.
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-007IH, VOLUME 239, PAGES 99-101, RECORDING NO. 20080122900005, IN KING COUNTY WASHINGTON.
3. FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 VOLUME 237, PAGES 46-54, RECORDING NO. 20061107000430, IN KING COUNTY, WASHINGTON.

GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED
PROFESSIONAL LAND SURVEYOR
09/19/14

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

JOB NO. 12121

SCALE: 1" = 60'

0 30 60 120

ENTIRE PROPERTY

20140924001241
FIRST AMERICAN CON 138.00
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09/24/2014 15:05
KING COUNTY, WA

281/022

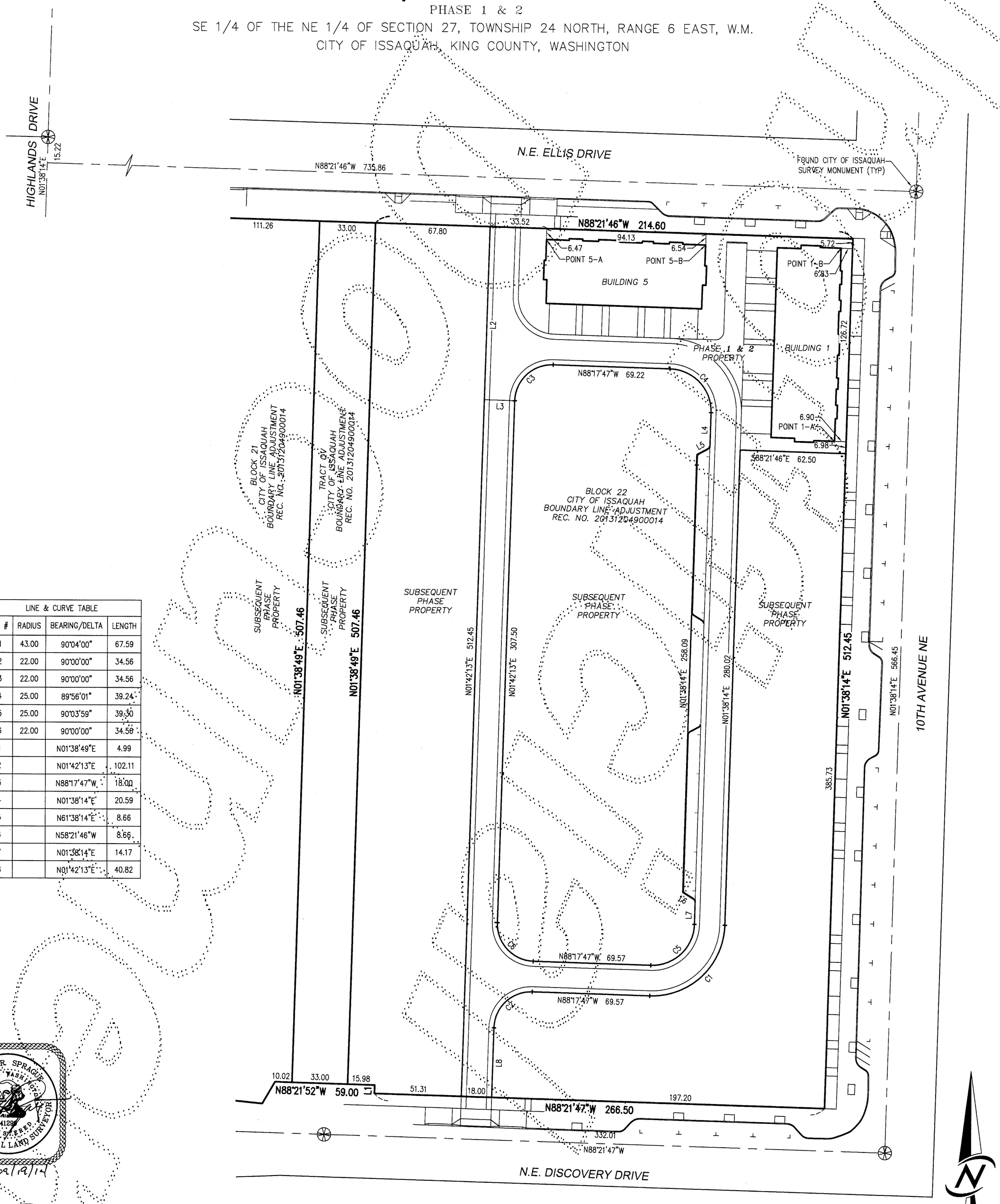
SHEET 3 OF 5

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 1 & 2

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



LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	43.00	90°04'00"	67.59
C2	22.00	90°00'00"	34.56
C3	22.00	90°00'00"	34.56
C4	25.00	89°56'01"	39.24
C5	25.00	90°03'59"	39.30
C6	22.00	90°00'00"	34.56
L1		N01°38'49"E	4.99
L2		N01°42'13"E	102.11
L3		N88°17'47"W	18.00
L4		N01°38'14"E	20.59
L5		N61°38'14"E	8.66
L6		N58°21'46"W	8.66
L7		N01°38'14"E	14.17
L8		N01°42'13"E	40.82

GLENN R. SPRAGUE
STATE OF WASHINGTON
41280
REGISTERED PROFESSIONAL LAND SURVEYOR
09/19/14

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

JOB NO. 12121

SCALE: 1" = 40'

0 20 40 80

20140924001241
FIRST AMERICAN CON 138.00
PAGE-004 OF 005 VOL 281 PG 020
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KING COUNTY, WA

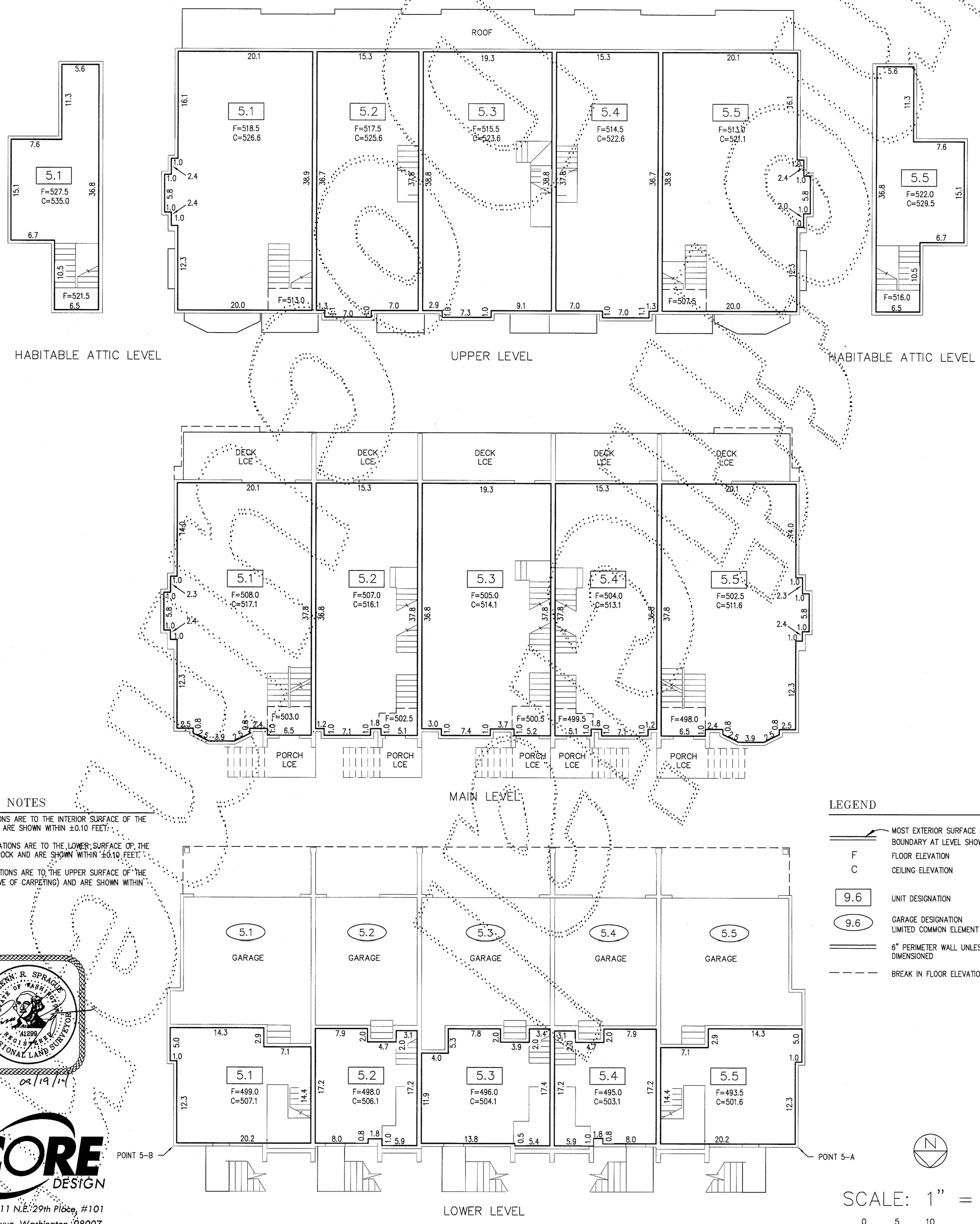
281/023

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 1 & 2

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



GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.

2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.

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

LEGEND

	MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
F	FLOOR ELEVATION
C	CEILING ELEVATION
9.6	UNIT DESIGNATION
9.6	GARAGE DESIGNATION LIMITED COMMON ELEMENT
	6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
	BREAK IN FLOOR ELEVATION

GLENN R. SPRAGUE
STATE OF WASHINGTON
41298
REGISTERED PROFESSIONAL LAND SURVEYOR
04/19/14

SCALE: 1" = 10'

0 5 10 20

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

JOB NO. 12121

BUILDING 5 (PHASE 1)

20140924001241
FIRST AMERICAN CON 138.00
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09/24/2014 15:05
KING COUNTY, WA

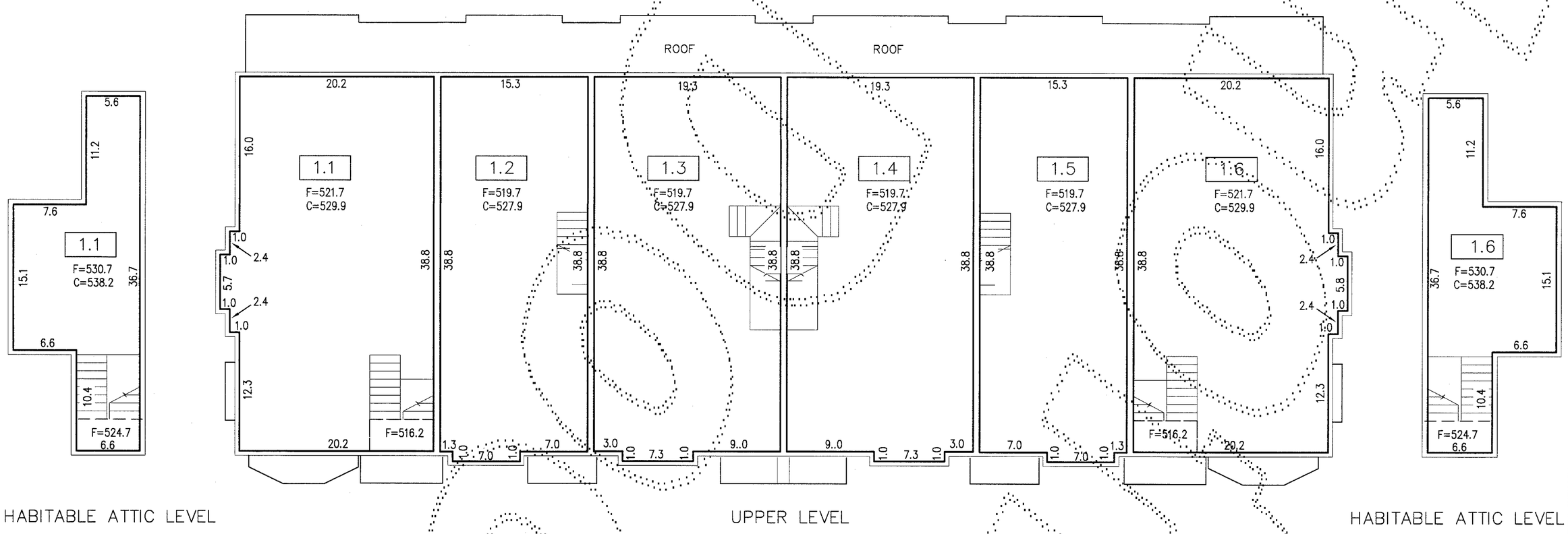
281/024

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 1 & 2

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



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL

GENERAL NOTES

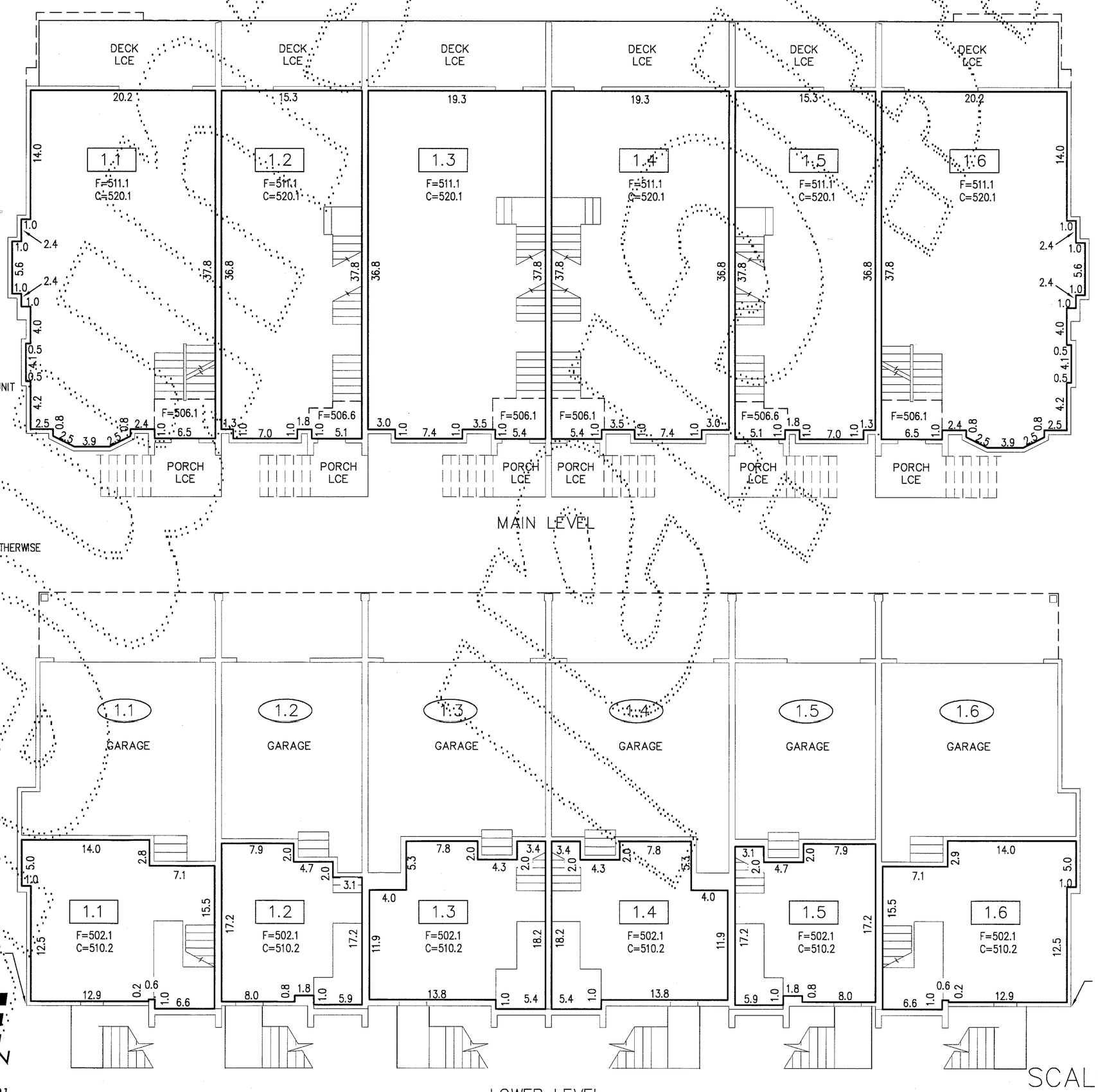
1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.

2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.

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

LEGEND

	MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
F	FLOOR ELEVATION
C	CEILING ELEVATION
9.6	UNIT DESIGNATION
9.6	GARAGE DESIGNATION LIMITED COMMON ELEMENT
	6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
	BREAK IN FLOOR ELEVATION



MAIN LEVEL

LOWER LEVEL

GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED PROFESSIONAL LAND SURVEYOR
09/19/14

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 1 (PHASE 2)

20141028001139.001

281 / 043

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 3, 4 & 5

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 3, 4 & 5 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. 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 PURSUANT TO THE RIGHTS RESERVED TO IT IN THE DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20140924001242 AND RCW 64.34.236 AND RECORDING NO. 20141028001140

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: SOLE MEMBER

BY: ______________________
DEREK S. STRAIGHT
ITS: SENIOR VICE PRESIDENT–DIVISION PRESIDENT
WASHINGTON DIVISION

BY: ______________________
Richard S. Robinson
ITS: Senior Vice President

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEREK S. STRAIGHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT–DIVISION PRESIDENT, WASHINGTON DIVISION, OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 15th DAY OF October, 2014

SIGNATURE: Jennifer A. Mahaffey

NAME (PRINT): Jennifer Mahaffey

NOTARY PUBLIC IN AND FOR THE STATE OF: Washington

RESIDING AT: Issaquah

MY APPOINTMENT EXPIRES: 12/31/2018

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

STATE OF CALIFORNIA)
)SS
COUNTY OF ORANGE)

I CERTIFY THAT I HAVE SATISFACTORY EVIDENCE THAT Richard S. Robinson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Senior Vice President OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 20th DAY OF October, 2014.

SIGNATURE: Susan Menard

NAME (PRINT): SUSAN MENARD

NOTARY PUBLIC IN AND FOR THE STATE OF: CALIFORNIA

RESIDING AT: Orange, CA

MY APPOINTMENT EXPIRES: October 26, 2015

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/28/2015

LEGAL DESCRIPTION

ENTIRE PROPERTY:

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

PHASE 3, 4 & 5 PROPERTY:

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 22; THENCE S88°21'46"E, ALONG THE NORTH LINE OF SAID BLOCK 22, A DISTANCE OF 67.80 FEET TO THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 1 & 2, RECORDED UNDER RECORDING NO. 20140924001241; THENCE S01°42'13"W, ALONG THE WEST LINE OF SAID PHASE 1 & 2 BOUNDARY, 102.11 FEET; THENCE S88°17'47"E 18.00 FEET TO A POINT ON THE INTERIOR BOUNDARY OF SAID PHASE 1 & 2 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 3, 4 & 5 PROPERTY; THENCE S01°42'13"W, ALONG SAID BOUNDARY, 154.84 FEET; THENCE S88°21'46"E 108.90 FEET TO A POINT ON THE BOUNDARY OF SAID PHASE 1 & 2; THENCE THE FOLLOWING SIX COURSES AND DISTANCES ALONG SAID BOUNDARY; N01°38'14"E 126.82 FEET; THENCE N61°38'14"E 8.66 FEET; THENCE N01°38'14"E 20.59 FEET TO A POINT OF TANGENCY WITH A 25.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'01", A DISTANCE OF 39.24 FEET TO A POINT OF TANGENCY; THENCE N88°17'47"W 69.22 FEET TO A POINT OF TANGENCY WITH A 22.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

AND COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 22; THENCE S01°38'14"W, ALONG THE EAST LINE OF SAID BLOCK 22, A DISTANCE OF 126.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE; S01°38'14"W 130.50 FEET; THENCE N88°21'46"W 62.50 FEET TO A POINT ON THE INTERIOR BOUNDARY OF SAID PHASE 1 & 2; THENCE N01°38'14"E, ALONG SAID BOUNDARY, 130.50 FEET TO THE SOUTH LINE OF SAID PHASE 1 & 2 BOUNDARY; THENCE S88°21'46"E, ALONG SAID BOUNDARY, 62.50 FEET TO THE POINT OF BEGINNING.

SUBSEQUENT PHASE PROPERTY:

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 3, 4 & 5 PROPERTY HEREIN AND PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241.

DEPARTMENT OF ASSESSMENTS
Examined and approved this 28th day of OCTOBER 2014
LLOYD HARA — Assessor
Deputy Assessor

11650 6-0020,0060,0070 +-0390

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 3, 4 & 5 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDINGS AND DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH RECORDED PLANS PURSUANT TO RCW 64.34.200(2); THAT ALL INFORMATION REQUIRED BY RCW 64.32.232 IS SHOWN CORRECTLY HEREON; AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

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

GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED PROFESSIONAL LAND SURVEYOR
10/15/14

RECORDING CERTIFICATE

20141028001139
FIRST AMERICAN CON 138.00
PAGE-001 OF 006 VOL 281 PG 043
10/28/2014 14:16
KING COUNTY, WA

VOLUME: ____

PAGES: ____ TO ____

Jonathan Scherer
SUPERINTENDENT OF RECORDS

RESTRICTIONS

PARAGRAPHS 1 THROUGH 4 AND 24 NOT APPLICABLE TO REPORT ON THIS SURVEY.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND AS MODIFIED BY AMENDMENT RECORDED UNDER RECORDING NO. 9712121468, RECORDS OF KING COUNTY, WASHINGTON.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030218001542, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050511000708, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050510000858, KING COUNTY, WASHINGTON.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC STUDY REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000112, KING COUNTY, WASHINGTON.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PEDESTRIAN BRIDGE REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000113, KING COUNTY, WASHINGTON.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060921000282, KING COUNTY, WASHINGTON.

15. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS,FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 RECORDED IN VOLUME 237 OF PLATS AT PAGES 48 THROUGH 54, INCLUSIVE.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20071016000393, KING COUNTY, WASHINGTON.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR DRY UTILITIES RECORDED UNDER RECORDING NO. 20071105001434, KING COUNTY, WASHINGTON.

18. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 20080122900005, RECORDS OF KING COUNTY, WASHINGTON.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT FOR COMPETITIVE HOSPITAL AND HEALTHCARE USES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001684, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS RECORDED UNDER RECORDING NO. 20081029001220, RECORDS OF KING COUNTY, WASHINGTON.

21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC STORM DRAIN RECORDED UNDER RECORDING NO. 20110715000818, RECORDS OF KING COUNTY, WASHINGTON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PLAZA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20111117001503, RECORDS OF KING COUNTY, WASHINGTON.

23. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120607000111, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000865, RECORDS OF KING COUNTY, WASHINGTON.

26. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000866, RECORDS OF KING COUNTY, WASHINGTON.

27. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20121120900008, RECORDS OF KING COUNTY, WASHINGTON.

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

JOB NO. 12121

20141028001139
FIRST AMERICAN CON 138.00
PAGE-002 OF 006 VOL 281 PG 043
10/28/2014 14:16
KING COUNTY, WA

281 / 044

SURVEY MAP AND PLANS FOR

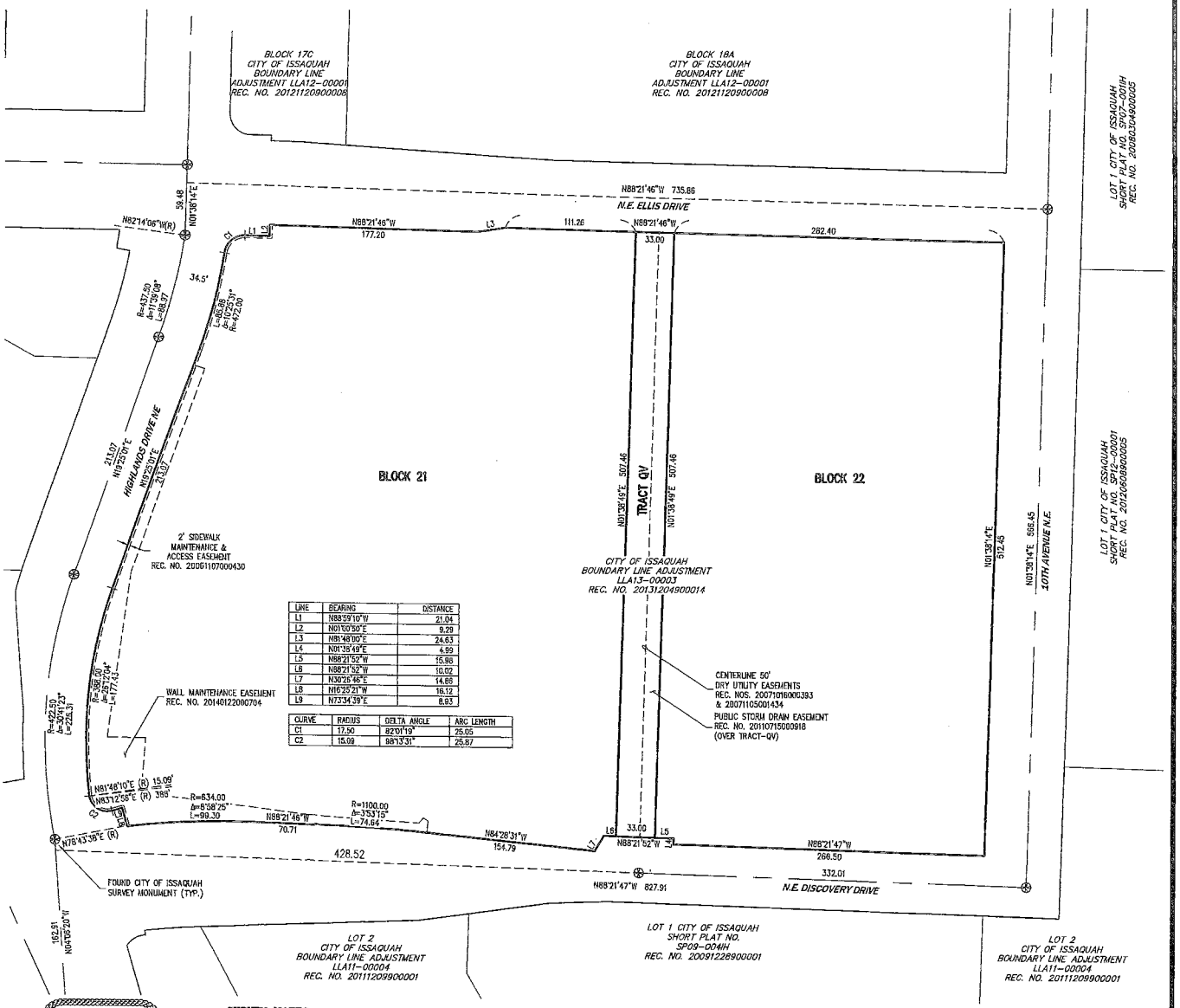
SHEET 2 OF 6

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 3, 4 & 5

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	N88°59'10"W	21.04
L2	N01°00'50"E	9.29
L3	N81°48'00"E	24.63
L4	N01°38'49"E	4.99
L5	N88°21'52"W	15.98
L6	N88°21'52"W	10.02
L7	N30°26'46"E	14.88
L8	N16°25'21"W	16.12
L9	N73°34'39"E	8.93

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	17.50	82°01'19"	25.05
C2	15.09	98°13'31"	25.87

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2165971, DATED OCTOBER 17, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 8, 2014. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2010.
3. ENTIRE SITE AREA = 369,228± SQUARE FEET (8.48± ACRES)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237, PAGES 46-54, RECORDING NO.20061107000430, IN KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAVID EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON. (PER DAVID EVANS AND ASSOCIATES)

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA12-00001 VOLUME 292, PAGE 292, RECORDING NO. 20121120900008, IN KING COUNTY WASHINGTON.
2. CITY OF ISSAQUAH BOUNDARY LINE ACJUSTMENT NO. LLA07-007H, VOLUME 239, PAGES 99-101, RECORDING NO. 20080122900005, IN KING COUNTY WASHINGTON.
3. FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 VOLUME 237, PAGES 46-54, RECORDING NO. 20061107000430, IN KING COUNTY, WASHINGTON.

GLENN R. SPRAGUE
STATE OF WASHINGTON
43939
REGISTERED PROFESSIONAL LAND SURVEYOR

10/15/14

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

JOB NO. 12121

SCALE: 1" = 60'

0 30 60 120

ENTIRE PROPERTY

20141028001139.003

20141028001139
FIRST AMERICAN CON 138.00
PAGE-003 OF 006 VOL 281 PG 043
10/28/2014 14:16
KING COUNTY, WA

281 / 045

SURVEY MAP AND PLANS FOR

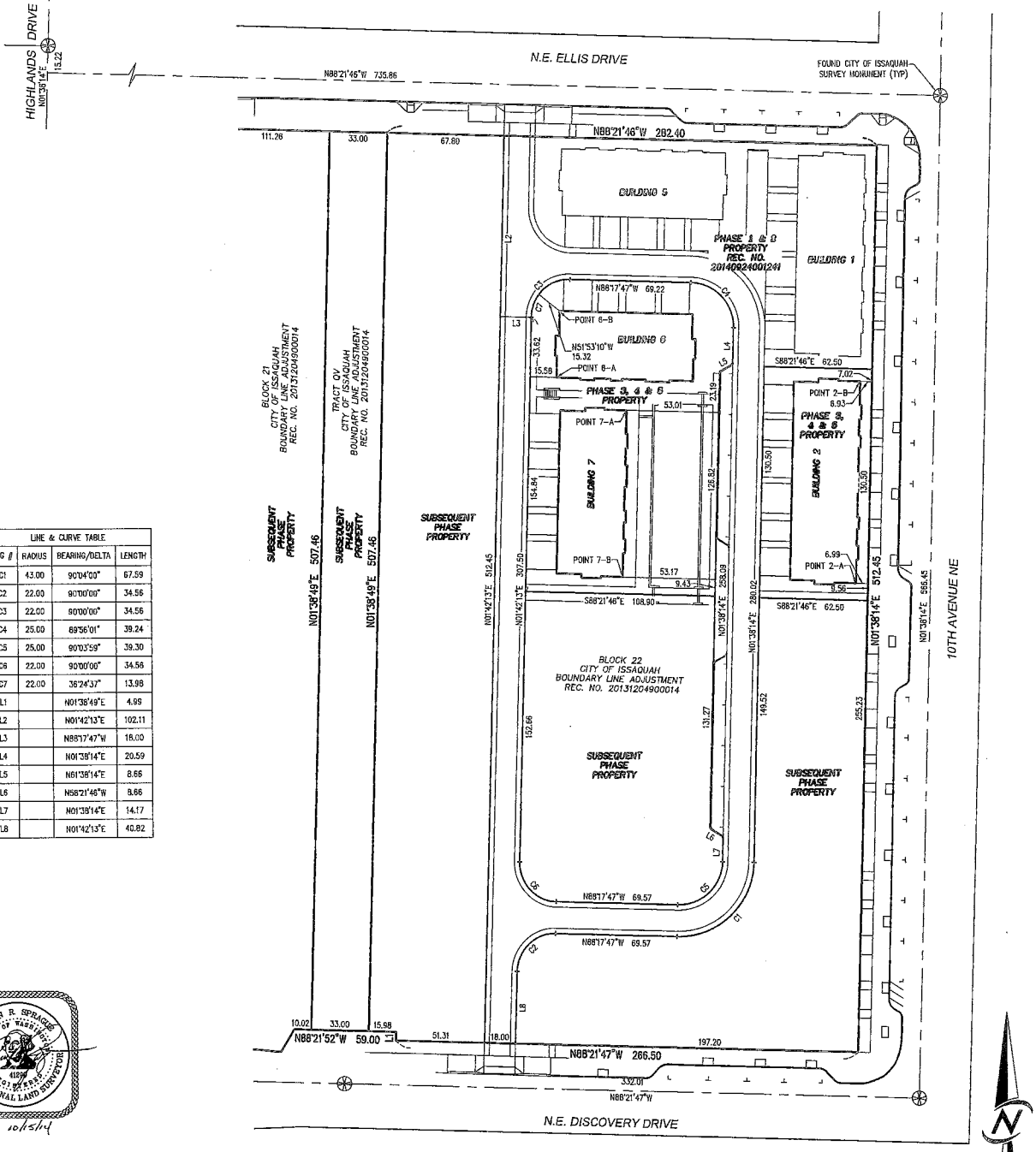
SHEET 3 OF 6

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 3, 4 & 5

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	43.00	90°04'00"	67.59
C2	22.00	90°00'00"	34.56
C3	22.00	90°00'00"	34.56
C4	25.00	89°56'01"	39.24
C5	25.00	90°03'59"	39.30
C6	22.00	90°00'00"	34.56
C7	22.00	36°24'37"	13.98
L1		N01°38'49"E	4.99
L2		N01°42'13"E	102.11
L3		N88°17'47"W	18.00
L4		N01°38'14"E	20.59
L5		N61°38'14"E	8.66
L6		N58°21'46"W	8.66
L7		N01°38'14"E	14.17
L8		N01°42'13"E	40.82

GLENN R. SPRAGUE STATE OF WASHINGTON 41594 REGISTERED PROFESSIONAL LAND SURVEYOR

10/15/14

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

JOB NO. 12121

SCALE: 1" = 40'

0 20 40 80

20141028001139.004

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FIRST AMERICAN CON 138.00
PAGE-004 OF 006 VOL 281 PG 043
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KING COUNTY, WA

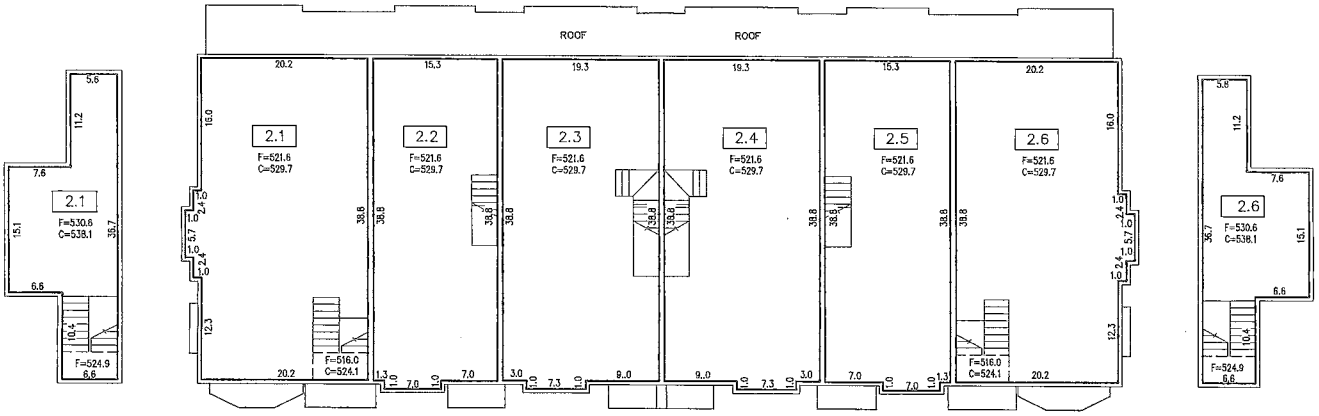
281 / 046

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 3, 4 & 5

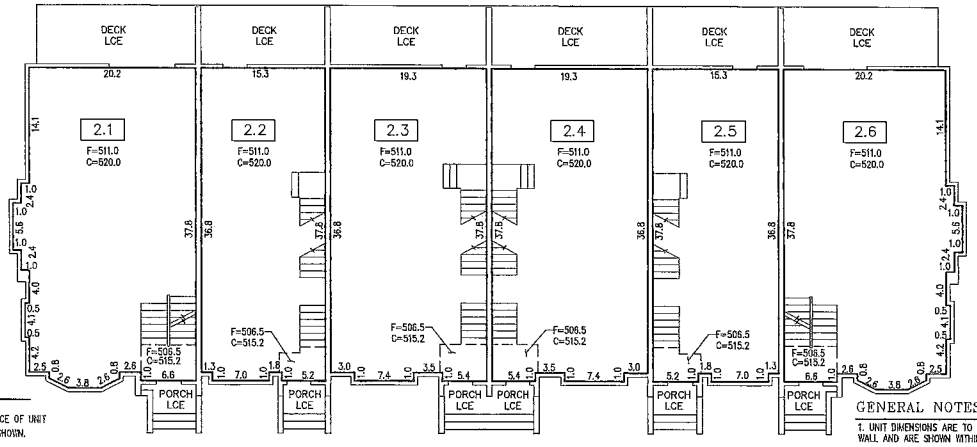
SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL

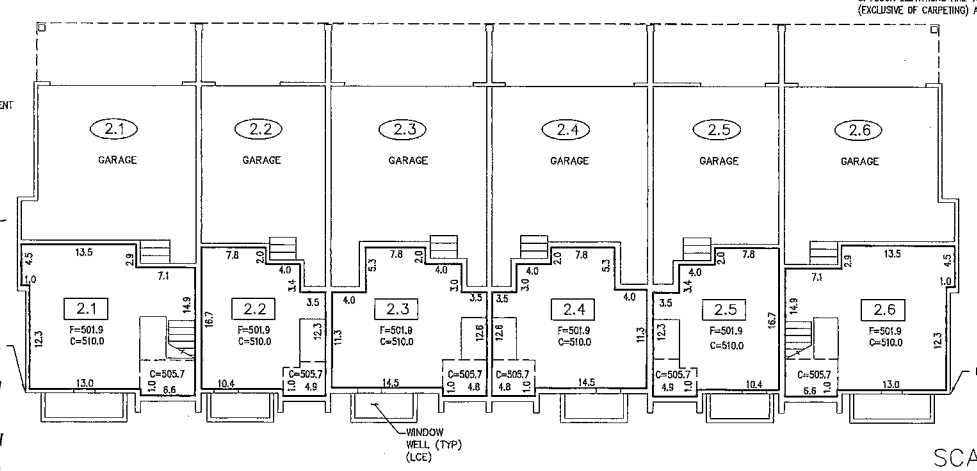


LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- 9.6 UNIT DESIGNATION
- 9.6 GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



GLENN R. SPRAGUE
STATE OF WASHINGTON
41893
REGISTERED PROFESSIONAL LAND SURVEYOR
10/15/14

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 2 (PHASE 3)

20141028001139.005

20141028001139
FIRST AMERICAN CON 138.00
PAGE-005 OF 006 VOL 281 PG 043
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KING COUNTY, WA

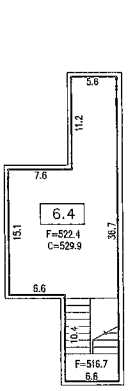
281 /047

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 3, 4 & 5

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



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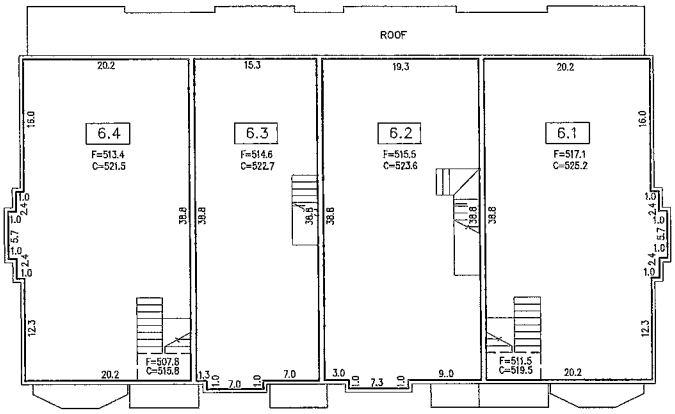
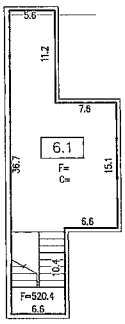
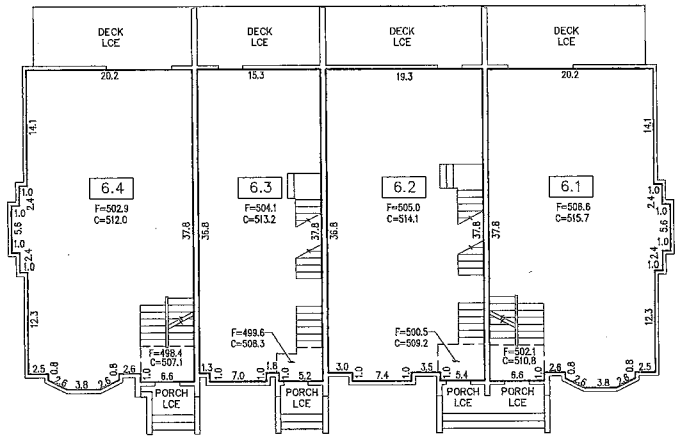


UPPER LEVEL



HABITABLE ATTIC LEVEL

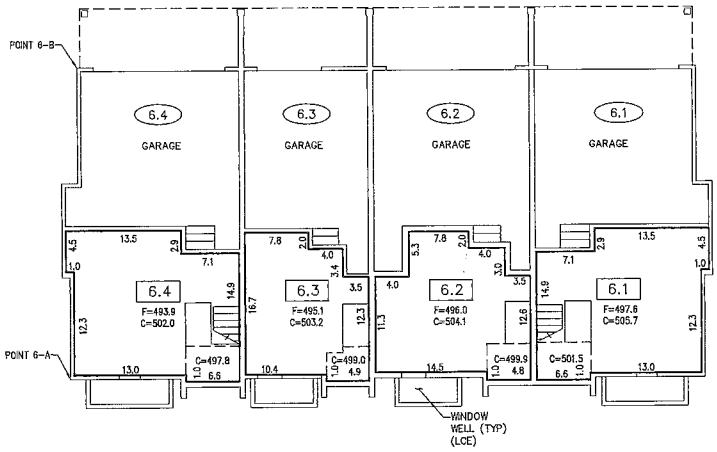


GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.

2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.

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



LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- F — FLOOR ELEVATION
- C — CEILING ELEVATION
- 9.6 — UNIT DESIGNATION
- 9.6 — GARAGE DESIGNATION LIMITED COMMON ELEMENT
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION

GLENN R. SPRAGUE, STATE OF WASHINGTON, 41290, REGISTERED PROFESSIONAL LAND SURVEYOR
10/15/14

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

JOB NO. 12121

N

SCALE: 1" = 10'

0 5 10 20

BUILDING 6 (PHASE 4)

20141028001139.006

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FIRST AMERICAN CON 138.00
PAGE-006 OF 006 VOL 281 PG 040
10/28/2014 14:16
KING COUNTY, WA

281 / 048

SURVEY MAP AND PLANS FOR

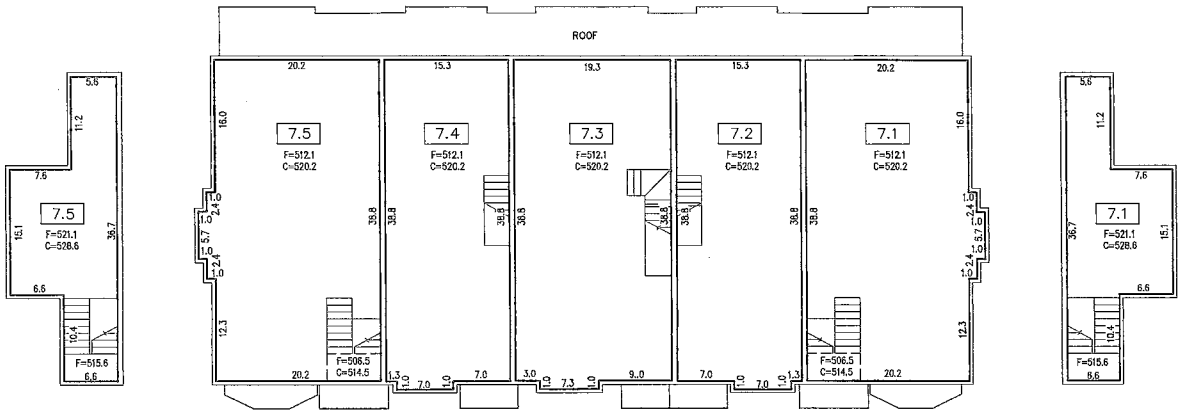
SHEET 6 OF 6

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 3, 4 & 5

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

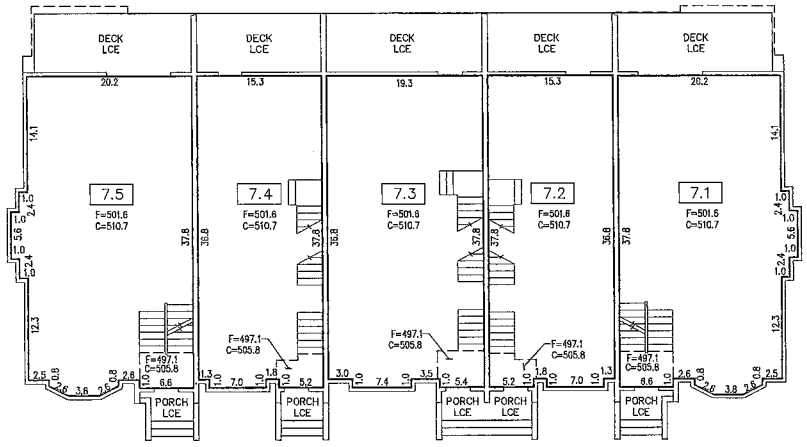
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL



GENERAL NOTES

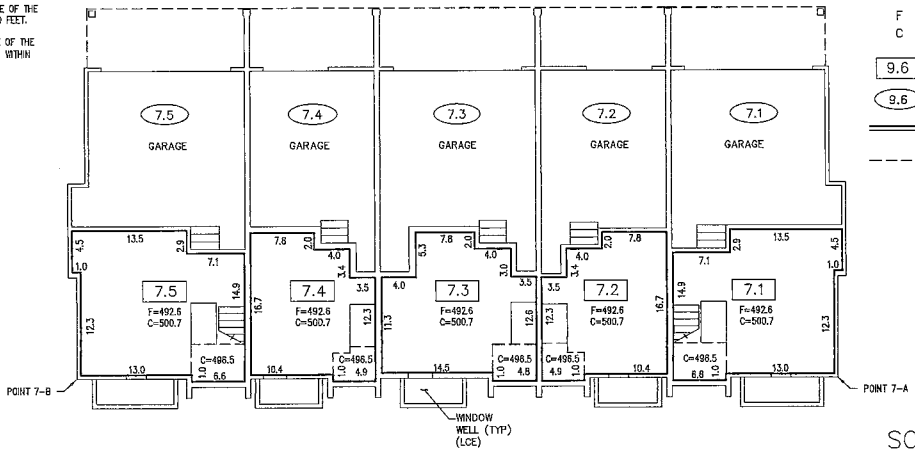
1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.

2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.

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

LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- F — FLOOR ELEVATION
- C — CEILING ELEVATION
- 9.6 — UNIT DESIGNATION
- 9.6 — GARAGE DESIGNATION LIMITED COMMON ELEMENT
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION



GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED PROFESSIONAL LAND SURVEYOR
10/15/14

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 7 (PHASE 5)

20141028001140
FIRST AMERICAN AMDCN 88.00
PAGE-001 OF 017
10/28/2014 14:16
KING COUNTY, WA

DEPARTMENT OF ASSESSMENTS
Examined and approved this 28TH day of OCTOBER 2014
LLOYD HARA
Assessor
Deputy Assessor

Return Address:
MATTHEW B STRAIGHT
OSERAN HAHN SPRING STRAIGHT & WATTS PS
10900 NE 4TH ST STE 1430
BELLEVUE WA 98004

KING COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. FIRST AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 20140924001241, 20140924001242 Additional reference numbers are on page N/A of document.
DECLARANT: 1. BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company Additional names on page N/A of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M., City of Issaquah, King County, Washington Full legal description is on pages 4 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 1165060000
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

FIRST AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

THIS FIRST AMENDMENT to the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is made this 15TH day of October, by BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company ("Declarant"), on behalf of all Owners of the Property described in the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, recorded under King County Recording No. 20140924001242 (the "Declaration"), the Survey Map and Plans of which was recorded under King County Recording No. 20140924001241 (the "SM&P"). This First Amendment is made pursuant to Section 2.2 of the Declaration for the purpose of establishing Phases 3, 4 and 5 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium. The SM&P identifying Phases 3, 4 and 5 of the Condominium referred to herein consists of six (6) sheets as prepared by CORE DESIGN, INC. and was filed contemporaneously with this First Amendment with

the Recorder's Office of King County, Washington, under Recording No. 20141028001139

NOW, THEREFORE, the Declaration is revised and amended as follows:

1. Exhibit A to the Declaration is hereby stricken in its entirety and the new Exhibit A attached hereto is inserted in its place.

2. Exhibit B to the Declaration is hereby stricken in its entirety and the new Exhibit B attached hereto is inserted in its place.

3. Exhibit C to the Declaration is hereby stricken in its entirety and the new Exhibit C attached hereto is inserted in its place.

4. Pursuant to Section 2.2 of the Declaration, Declarant hereby establishes Phases 3, 4 and 5 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, simultaneously recording both this Amendment to the Declaration and an Amendment to the Survey Map and Plans. Henceforth, Phases 1 through 5, including the Phases 1 through 5 land, Units and other improvements, shall constitute a single Condominium pursuant to the Act and the provisions of the Declaration as amended herein. The information set forth in the Declaration as amended herein with respect to Phases 3, 4 and 5 (including the Phases 1 through 5 land and all Units and other improvements thereon) shall henceforth control. The total percentages of Ownership Interest and shares of Common Expenses in Phases 1 through 5 set forth in Exhibit C of the Declaration as amended herein shall control and supersede the corresponding percentages of Ownership Interest and shares of Common Expenses for Phases 1 and 2 alone.

Except as set forth above, each and every provision of the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, on behalf of all of the Unit Owners, has executed this First Amendment to Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, as of the day and year first above written.

[Signature page to follow]

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
DEREK C. STRAIGHT

Its: Senior Vice President-Division President
Washington Division

By: _____
Richard S. Robinson
Its: Senior Vice President

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, L.L.C., a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 15th, 2014.

(SEAL/STAMP)

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

Jennifer Mahaffey
[Print Name:] Jennifer A. Mahaffey
NOTARY PUBLIC for the State of Washington
Residing at
Issaquah
My appointment expires:
12/31/2018

STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

On October 20, 2014 before me, SUSAN MENARD, Notary Public, personally appeared RICHARD S. ROBINSON, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/28/2015

Susan Menard
(Signature of Notary Public)

Place Notary Seal Above

EXHIBIT A
(Legal Description)

The legal description of the real property included in BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASES 3, 4 AND 5 PROPERTY.

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 22; THENCE S88°21'46"E, ALONG THE NORTH LINE OF SAID BLOCK 22, A DISTANCE OF 67.80 FEET TO THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 1 & 2, RECORDED UNDER RECORDING NO. 20140924001241; THENCE S01°42'13"W, ALONG THE WEST LINE OF SAID PHASE 1 & 2 BOUNDARY, 102.11 FEET; THENCE S88°17'47"E 18.00 FEET TO A POINT ON THE INTERIOR BOUNDARY OF SAID PHASE 1 & 2 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 3, 4 & 5 PROPERTY; THENCE S01°42'13"W, ALONG SAID BOUNDARY, 154.84 FEET; THENCE S88°21'46"E 108.90 FEET TO A POINT ON THE BOUNDARY OF SAID PHASE 1 & 2; THENCE THE FOLLOWING SIX COURSES AND DISTANCES ALONG SAID BOUNDARY; N01°38'14"E 126.82 FEET; THENCE N61°38'14"E 8.66 FEET; THENCE N01°38'14"E 20.59 FEET TO A POINT OF TANGENCY WITH A 25.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'01", A DISTANCE OF 39.24 FEET TO A POINT OF TANGENCY; THENCE N88°17'47"W 69.22 FEET TO A POINT OF TANGENCY WITH A 22.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

AND COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 22; THENCE S01°38'14"W, ALONG THE EAST LINE OF SAID BLOCK 22, A DISTANCE OF 126.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE; S01°38'14"W 130.50 FEET; THENCE N88°21'46"W 62.50 FEET TO A POINT ON THE INTERIOR BOUNDARY OF SAID PHASE 1 & 2; THENCE N01°38'14"E, ALONG SAID BOUNDARY, 130.50 FEET TO THE SOUTH LINE OF SAID PHASE 1 & 2 BOUNDARY; THENCE S88°21'46"E, ALONG SAID BOUNDARY, 62.50 FEET TO THE POINT OF BEGINNING.

3. SUBSEQUENT PHASE PROPERTY.

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 3, 4 & 5 PROPERTY HEREIN AND PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241.

4. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS.

See Paragraph 3 above.

5. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY.

See Paragraph 1 above.

EXHIBIT B
(Phases 1 through 5)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 1		
1.1	F20	
1.2	E16	
1.3	E20	
1.4	E20	
1.5	E16	
1.6	F20	
BUILDING 2	FUTURE PHASE	
2.1	F20	
2.2	E16	
2.3	E20	
2.4	E20	
2.5	E16	
2.6	F20	
BUILDING 3	FUTURE PHASE	
3.1		
3.2		
3.3		
3.4		
3.5		
3.6		
BUILDING 4	FUTURE PHASE	
4.1		
4.2		
4.3		
4.4		
4.5		
4.6		

EXHIBIT B
(Phases 1 through 5)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 5		
5.1	F20	
5.2	E16	
5.3	E20	
5.4	E16	
5.5	F20	
BUILDING 6		
6.1	F20	
6.2	E16	
6.3	E20	
6.4	F20	
BUILDING 7	FUTURE PHASE	
7.1	F20	
7.2	E16	
7.3	E20	
7.4	E16	
7.5	F20	
BUILDING 8	FUTURE PHASE	
8.1		
8.2		
8.3		
8.4		
8.5		
BUILDING 9	FUTURE PHASE	
9.1		
9.2		
9.3		
9.4		

EXHIBIT B
(Phases 1 through 5)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 10	FUTURE PHASE	
10.1		
10.2		
10.3		
10.4		
10.5		
BUILDING 11	FUTURE PHASE	
11.1		
11.2		
11.3		
11.4		
11.5		
11.6		
BUILDING 12	FUTURE PHASE	
12.1		
12.2		
12.3		
12.4		
12.5		
12.6		
BUILDING 13	FUTURE PHASE	
13.1		
13.2		
13.3		
13.4		
13.5		
13.6		

EXHIBIT B
(Phases 1 through 5)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 14	FUTURE PHASE	
14.1		
14.2		
14.3		
14.4		
14.5		
14.6		
BUILDING 15	FUTURE PHASE	
15.1		
15.2		
15.3		
15.4		
15.5		
15.6		
BUILDING 16	FUTURE PHASE	
16.1		
16.2		
16.3		
16.4		
16.5		
16.6		
BUILDING 17	FUTURE PHASE	
17.1		
17.2		
17.3		
17.4		
17.5		
17.6		

EXHIBIT B
(Phases 1 through 5)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 18	FUTURE PHASE	
18.1		
18.2		
18.3		
18.4		
18.5		
18.6		
BUILDING 19	FUTURE PHASE	
19.1		
19.2		
19.3		
19.4		
19.5		
BUILDING 20	FUTURE PHASE	
20.1		
20.2		
20.3		
20.4		
20.5		
20.6		
BUILDING 21	FUTURE PHASE	
21.1		
21.2		
21.3		
21.4		
21.5		
21.6		

EXHIBIT B
(Phases 1 through 5)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 22	FUTURE PHASE	
22.1		
22.2		
22.3		
22.4		
22.5		
22.6		
BUILDING 23	FUTURE PHASE	
23.1		
23.2		
23.3		
23.4		
23.5		
BUILDING 24	FUTURE PHASE	
24.1		
24.2		
24.3		
24.4		
BUILDING 25	FUTURE PHASE	
25.1		
25.2		
25.3		
BUILDING 26	FUTURE PHASE	
26.1		
26.2		
26.3		
26.4		
26.5		
26.6		

EXHIBIT B
(Phases 1 through 5)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 27	FUTURE PHASE	
27.1		
27.2		
27.3		
27.4		
27.5		
27.6		
BUILDING 28	FUTURE PHASE	
28.1		
28.2		
28.3		
28.4		
28.5		
28.6		
BUILDING 29	FUTURE PHASE	
29.1		
29.2		
29.3		
29.4		
29.5		
29.6		
BUILDING 30	FUTURE PHASE	
30.1		
30.2		
30.3		
30.4		
30.5		
30.6		

EXHIBIT B
(Phases 1 through 5)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 31	FUTURE PHASE	
31.1		
31.2		
31.3		
31.4		
BUILDING 32	FUTURE PHASE	
32.1		
32.2		
32.3		
BUILDING 33	FUTURE PHASE	
33.1		
33.2		
33.3		
33.4		

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 through 5 contain Buildings 1, 2, 5, 6 and 7, with a total of twenty-six (26) Units. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 through 5 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a

kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 through 5 are shown on the Survey Map and Plans. In Phases 1 through 5, there are a total of eighty-six (86) parking spaces, forty-three (43) of which are garage parking spaces and forty-three (43) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property and are not presently part of the Condominium.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	3.84%
1.2	3.84%
1.3	3.84%
1.4	3.84%
1.5	3.84%
1.6	3.84%
2.1	3.84%
2.2	3.84%
2.3	3.84%
2.4	3.84%
2.5	3.85%
2.6	3.85%
5.1	3.85%
5.2	3.85%
5.3	3.85%
5.4	3.85%
5.5	3.85%
6.1	3.85%
6.2	3.85%
6.3	3.85%
6.4	3.85%
7.1	3.85%
7.2	3.85%
7.3	3.85%
7.4	3.85%
7.5	3.85%
	TOTAL: 100.00%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.

201411130000301 001

281 | 060

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 6

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 6 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. 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 PURSUANT TO THE RIGHTS RESERVED TO IT IN THE DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20140924001242 AND RCW 64.34.236 AND FOR PHASES 3, 4 & 5 UNDER RECORDING NO. 20141028001140,
AND FOR PHASE 6 UNDER RECORDING NO. 20141113000302

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: SOLE MEMBER

BY: _____
DEREK S. STRAIGHT
ITS: SENIOR VICE PRESIDENT–DIVISION PRESIDENT
WASHINGTON DIVISION

BY: _____
Richard S. Robinson
ITS: Senior Vice President

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEREK S. STRAIGHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT–DIVISION PRESIDENT, WASHINGTON DIVISION, OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 5th DAY OF November, 2014

SIGNATURE: Jennifer A. Mahaffey

NAME (PRINT): Jennifer A. Mahaffey

NOTARY PUBLIC IN AND FOR THE STATE OF: WA

RESIDING AT: Issaquah

MY APPOINTMENT EXPIRES: 12/31/2014

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2014
STATE OF WASHINGTON

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I CERTIFY THAT I HAVE SATISFACTORY EVIDENCE THAT RICHARD S. ROBINSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 7th DAY OF November, 2014

SIGNATURE: Susan Menard

NAME (PRINT): SUSAN MENARD

NOTARY PUBLIC IN AND FOR THE STATE OF: CALIFORNIA

RESIDING AT: Orange, California

MY APPOINTMENT EXPIRES: October 2, 2015

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/2/2015

LEGAL DESCRIPTION

ENTIRE PROPERTY:

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

PHASE 6 PROPERTY:

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 22; THENCE S01°38'49"W, ALONG THE WEST LINE OF SAID BLOCK 22, A DISTANCE OF 124.32 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 6 PROPERTY; THENCE S01°38'49"W, CONTINUING ALONG SAID WEST LINE, 130.38 FEET; THENCE S88°17'47"E 67.55 FEET TO A POINT ON THE BOUNDARY OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 1 & 2 RECORDED UNDER RECORDING NO. 20140924001242, RECORDS OF KING COUNTY, WASHINGTON; THENCE N01°42'13"E, ALONG THE BOUNDARY OF SAID PHASE 1 & 2, A DISTANCE OF 130.38 FEET; THENCE N88°17'47"W 67.67 FEET TO THE POINT OF BEGINNING.

SUBSEQUENT PHASE PROPERTY:

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 6 PROPERTY HEREIN AND PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139.

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

JOB NO. 12121

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 6 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDINGS AND DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH RECORDED PLANS PURSUANT TO RCW 64.34.200(2); THAT ALL INFORMATION REQUIRED BY RCW 64.32.232 IS SHOWN CORRECTLY HEREON; AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

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

GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED
PROFESSIONAL LAND SURVEYOR
11/05/14

RECORDING CERTIFICATE

20141113000301
CHICAGO TITLE CON 138.00
PAGE-001 OF 004 VOL 261 PG 060
11/13/2014 11:08
KING COUNTY, WA

VOLUME: _____

PAGES: _____ TO _____

SUPERINTENDENT OF RECORDS
Norm Alberg

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 13TH DAY OF NOVEMBER, 2014.

LLOYD HARA
ASSESSOR

DEPUTY ASSESSOR

116506-0000

RESTRICTIONS

PARAGRAPHS 1 THROUGH 4 AND 24 NOT APPLICABLE TO REPORT ON THIS SURVEY.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508180202 AND AS MODIFIED BY AMENDMENT RECORDED UNDER RECORDING NO. 9712121468, RECORDS OF KING COUNTY, WASHINGTON.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9608180756, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030219001542, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050511000708, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF COVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050510000658, KING COUNTY, WASHINGTON.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC STUDY REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050228000112, KING COUNTY, WASHINGTON.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PEDESTRIAN BRIDGE REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050228000113, KING COUNTY, WASHINGTON.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060921000282, KING COUNTY, WASHINGTON.

15. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 RECORDED IN VOLUME 237 OF PLATS AT PAGES 46 THROUGH 54, INCLUSIVE.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20071016000393, KING COUNTY, WASHINGTON.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR DRY UTILITIES RECORDED UNDER RECORDING NO. 20071105001434, KING COUNTY, WASHINGTON.

18. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 20080122900005, RECORDS OF KING COUNTY, WASHINGTON.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT FOR COMPETITIVE HOSPITAL AND HEALTHCARE USES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001684, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS RECORDED UNDER RECORDING NO. 20081029001220, RECORDS OF KING COUNTY, WASHINGTON.

21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC STORM DRAIN RECORDED UNDER RECORDING NO. 20110715000918, RECORDS OF KING COUNTY, WASHINGTON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PLAZA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20111117001503, RECORDS OF KING COUNTY, WASHINGTON.

23. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120807000111, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000885, RECORDS OF KING COUNTY, WASHINGTON.

26. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000886, RECORDS OF KING COUNTY, WASHINGTON.

27. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20121120900008, RECORDS OF KING COUNTY, WASHINGTON.

201411130003001002

201411130003001
CHICAGO TITLE CON 138.00
PROE-002 OF 004 VOL 281 PG 060
11/13/2014 13:08
KING COUNTY, WA

281 | 061

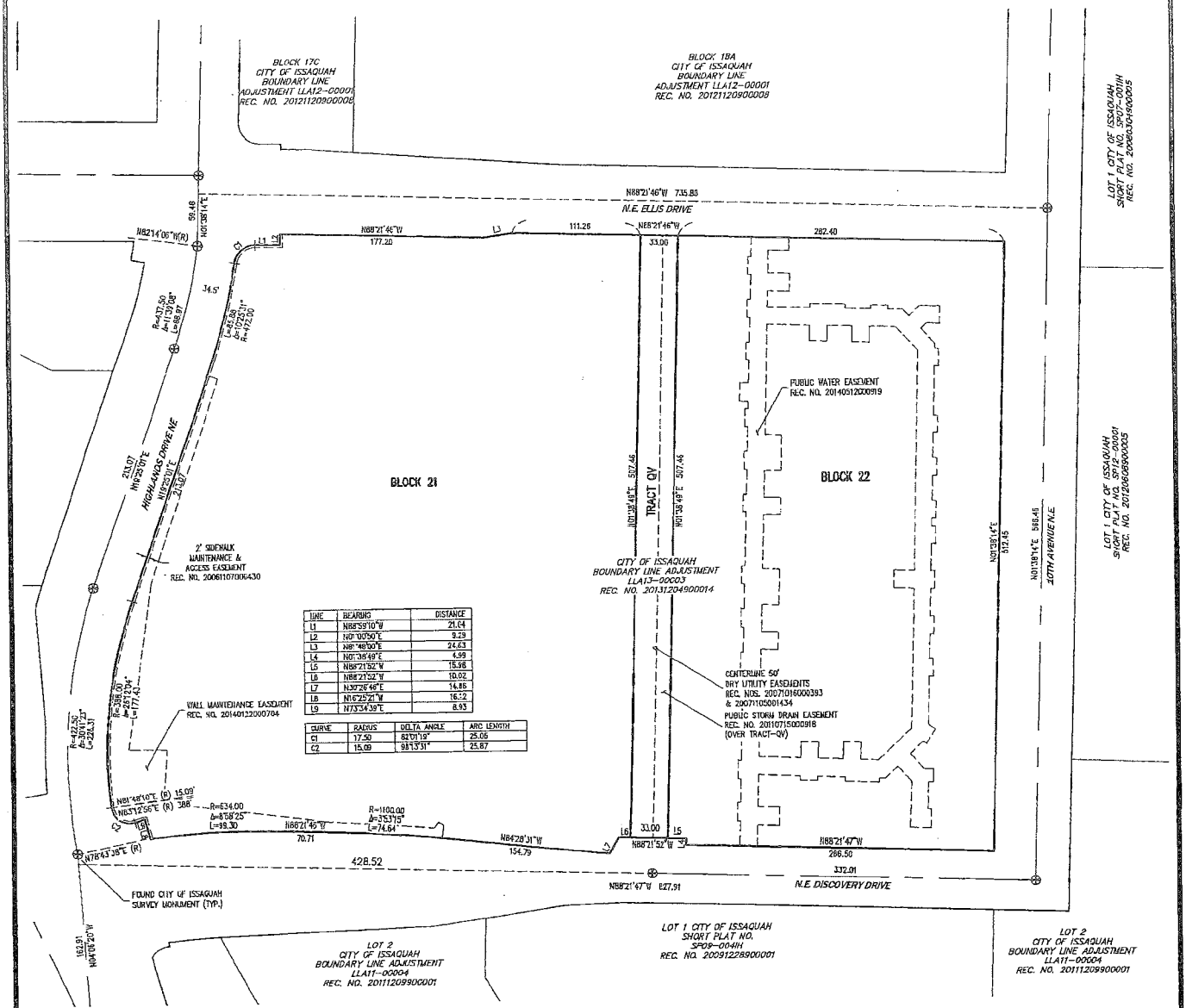
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE :6

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	N88°59'10"W	21.64
L2	N0°00'50"E	9.29
L3	N89°48'00"E	24.63
L4	N01°38'49"E	4.99
L5	N88°21'52"W	15.98
L6	N88°21'52"W	10.02
L7	N30°26'46"E	14.86
L8	N16°25'21"W	16.12
L9	N73°34'39"E	8.93

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	17.50	83°91'18"	25.06
C2	15.09	98°13'31"	25.87

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2165971, DATED OCTOBER 17, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 8, 2014. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2010.
3. ENTIRE SITE AREA = 389,226± SQUARE FEET (8.481 ACRES)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237, PAGES 46-54, RECORDING NO.20061107000430, IN KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "WERGIA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAVID EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON. (PER DAVID EVANS AND ASSOCIATES)

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA12-00001 VOLUME 292, PAGE 232, RECORDING NO. 20121120900008, IN KING COUNTY WASHINGTON.
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-0071H, VOLUME 239, PAGES 98-101, RECORDING NO. 20080122900005, IN KING COUNTY WASHINGTON.
3. FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 VOLUME 237, PAGES 46-54, RECORDING NO. 20061107000430, IN KING COUNTY, WASHINGTON.

GLENN R. SPRAGUE
STATE OF WASHINGTON
41208
REGISTERED
PROFESSIONAL LAND SURVEYOR
11/05/14

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

JOB NO. 12121

SCALE: 1" = 60'

0 30 60 120

ENTIRE PROPERTY

20141113000301.003

20141113000301
CHICAGO TITLE COM 138.00
PAGE-003 OF 004 VOL 281 PG 060
11/13/2014 11:06
KING COUNTY, WA

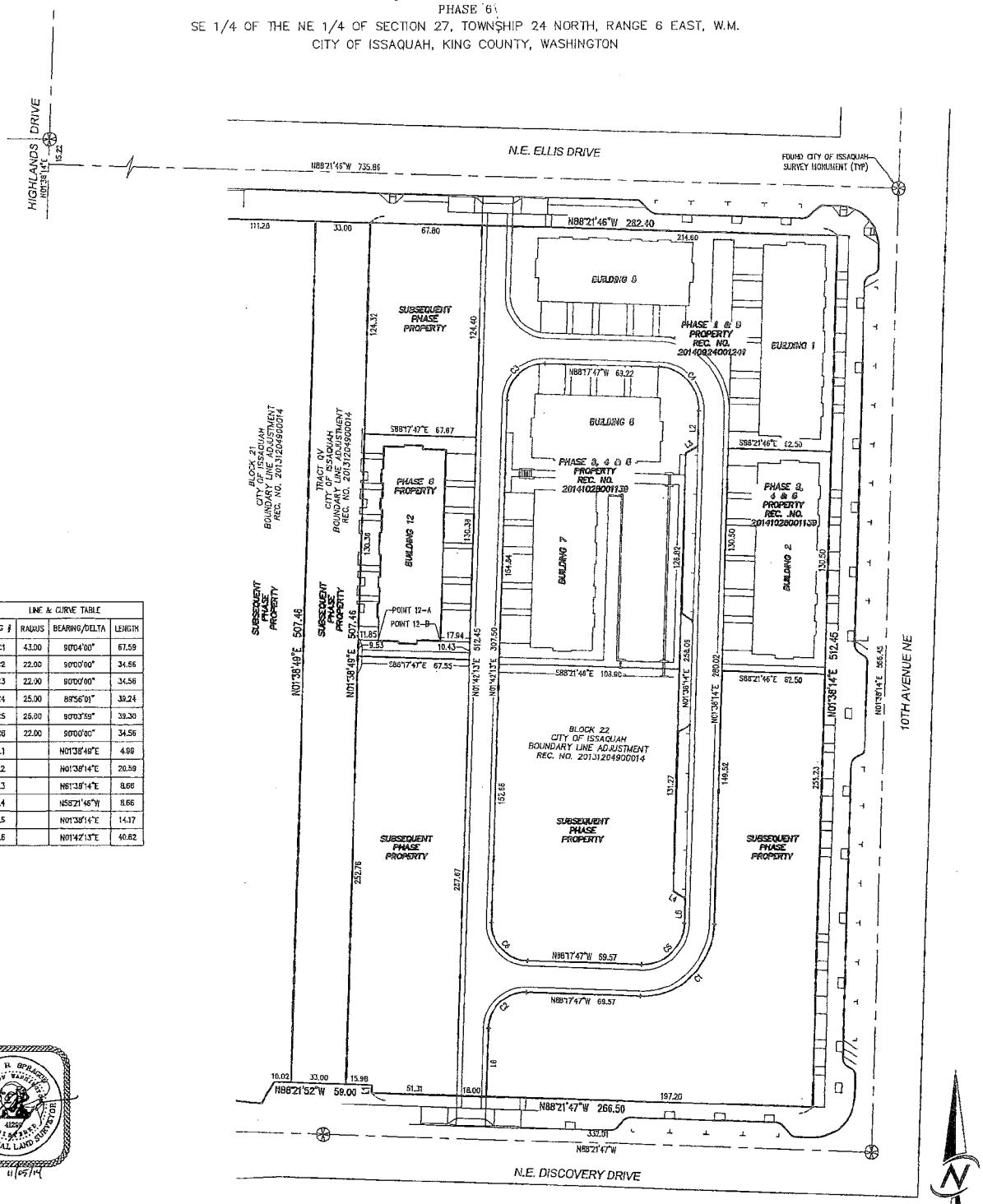
281/062

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 6

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



LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	43.00	90°04'00"	67.59
C2	22.00	90°00'00"	34.56
C3	22.00	90°00'00"	34.56
C4	25.00	89°56'01"	39.24
C5	25.00	90°03'59"	39.30
C6	22.00	90°00'00"	34.56
L1		N01°38'49"E	4.98
L2		N01°38'14"E	20.59
L3		N61°38'14"E	8.66
L4		N58°21'46"W	8.66
L5		N01°38'14"E	14.17
L6		N01°42'13"E	40.62

GLENN R. BERLAGER
STATE OF WASHINGTON
41257
REGISTERED PROFESSIONAL LAND SURVEYOR
11/05/14

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

JOB NO. 12121

SCALE: 1" = 40'

0 20 40 80

PHASE 6 PROPERTY

20141113000301
CHICAGO TITLE CO
PAGE-004 OF 004 VOL 261 PG 069
11/13/2014 11:08
KING COUNTY, WA

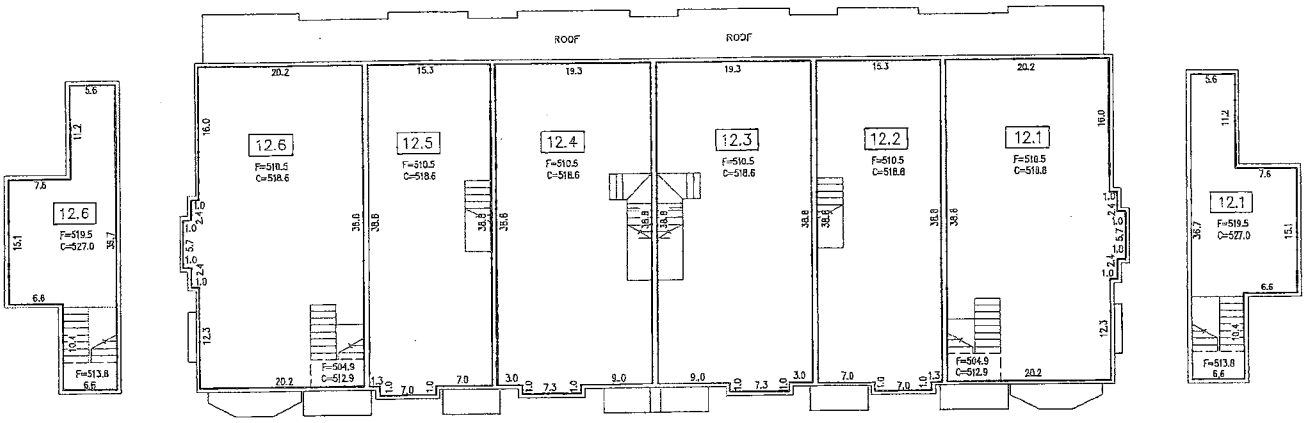
281 | 063

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 6

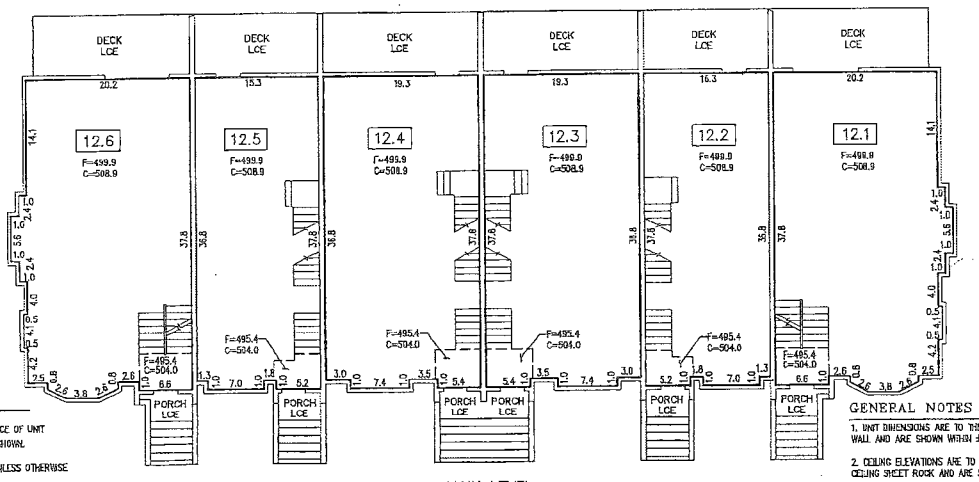
SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL



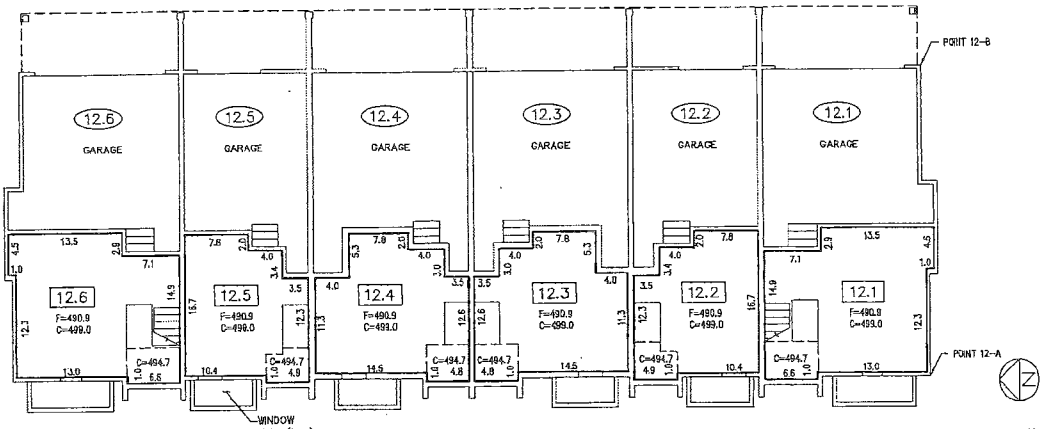
MAIN LEVEL

LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #.# UNIT DESIGNATION
- #.# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



LOWER LEVEL

SCALE: 1" = 10'

0 5 10 20

GLENN R. SPRAGUE
STATE OF WASHINGTON
4137
REGISTERED PROFESSIONAL LAND SURVEYOR

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

JOB NO. 12121

BUILDING 12 (PHASE 6)

CHICAGO TITLE INS. CO (17)
REF# W1401140-10
DEPARTMENT OF ASSESSMENTS
Examined and approved this 13TH day of NOVEMBER 2014
LLOYD HARA Laura T. Hare
Assessor Deputy Assessor

20141113000302
CHICAGO TITLE AMDCN 88.00
PAGE-001 OF 017
11/13/2014 11:08
KING COUNTY, WA

Return Address:
MATTHEW B STRAIGHT
OSERAN HAHN SPRING STRAIGHT & WATTS PS
10900 NE 4TH ST STE 1430
BELLEVUE WA 98004

KING COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. SECOND AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 20140924001241; 20140924001242; 20141028001139; 20141028001140 Additional reference numbers are on page N/A of document.
DECLARANT: 1. BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company Additional names on page N/A of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M., City of Issaquah, King County, Washington Full legal description is on pages 5 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 1165060000
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

SECOND AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

THIS SECOND AMENDMENT to the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is made this 5th day of November, by BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company ("Declarant"), on behalf of all Owners of the Property described in the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, recorded under King County Recording No. 20140924001242 (the "Declaration"), the Survey Map and Plans of which was recorded under King County Recording No. 20140924001241. The First Amendment to the Declaration, for the purpose of establishing Phases 3, 4 and 5 was recorded under King County Recording No. 20141028001140; and the Survey Map and Plans for Phases 3, 4 and 5 were recorded under King County Recording No. 20141028001139. This Second Amendment is made pursuant to Section 2.2 of the Declaration for the purpose of establishing Phase 6 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium. The Survey Map and

Plans identifying Phase 6 of the Condominium referred to herein consists of four (4) sheets as prepared by CORE DESIGN, INC. and was filed contemporaneously with this Second Amendment with the Recorder's Office of King County, Washington, under Recording No. 20141113000301

NOW, THEREFORE, the Declaration is revised and amended as follows:

1. Exhibit A to the Declaration is hereby stricken in its entirety and the new Exhibit A attached hereto is inserted in its place.

2. Exhibit B to the Declaration is hereby stricken in its entirety and the new Exhibit B attached hereto is inserted in its place.

3. Exhibit C to the Declaration is hereby stricken in its entirety and the new Exhibit C attached hereto is inserted in its place.

4. Pursuant to Section 2.2 of the Declaration, Declarant hereby establishes Phase 6 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, simultaneously recording both this Amendment to the Declaration and an Amendment to the Survey Map and Plans. Henceforth, Phases 1 through 6, including the Phases 1 through 6 land, Units and other improvements, shall constitute a single Condominium pursuant to the Act and the provisions of the Declaration as amended herein. The information set forth in the Declaration as amended herein with respect to Phase 6 (including the Phase 6 land and all Units and other improvements thereon) shall henceforth control. The total percentages of Ownership Interest and shares of Common Expenses in Phases 1 through 6 set forth in Exhibit C of the Declaration as amended herein shall control and supersede the corresponding percentages of Ownership Interest and shares of Common Expenses for Phases 1 through 5 alone.

Except as set forth above, each and every provision of the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, on behalf of all of the Unit Owners, has executed this Second Amendment to Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, as of the day and year first above written.

[Signature page to follow]

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
DEREK C. STRAIGHT
Its: Senior Vice President-Division President
Washington Division

By: _____
Richard S. Robinson
Its: Senior Vice President

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, L.L.C., a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 6th, 2014.

(SEAL/STAMP)

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

Jennifer A. Mahaffey
[Print Name:] Jennifer Mahaffey
NOTARY PUBLIC for the State of Washington
Residing at
Issaquah
My appointment expires:
12/31/2018

STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

On November 7, 2014 before me, Susan Menard, personally appeared Richard S. Robinson, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan Menard
(Signature of Notary Public)

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/28/2016

Place Notary Seal Above

EXHIBIT A
(Legal Description)

The legal description of the real property included in BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASE 6 PROPERTY.

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 22; THENCE S01°38'49"W, ALONG THE WEST LINE OF SAID BLOCK 22, A DISTANCE OF 124.32 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 6 PROPERTY; THENCE S01°38'49"W, CONTINUING ALONG SAID WEST LINE, 130.38 FEET; THENCE S88°17'47"E 67.55 FEET TO A POINT ON THE BOUNDARY OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 1 & 2 RECORDED UNDER RECORDING NO. 20140924001241, RECORDS OF KING COUNTY, WASHINGTON; THENCE N01°42'13"E, ALONG THE BOUNDARY OF SAID PHASE 1 & 2, A DISTANCE OF 130.38 FEET; THENCE N88°17'47"W 67.67 FEET TO THE POINT OF BEGINNING.

3. SUBSEQUENT PHASE PROPERTY.

All of the land described in Paragraph 1 above, less the Phases 1 through 6 property described in the Declaration, as amended, and herein.

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 6 PROPERTY HEREIN AND PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139.

4. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS.

See Paragraph 3 above.

5. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY.

See Paragraph 1 above.

EXHIBIT B
(Phases 1 through 6)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 1		
1.1	F20	
1.2	E16	
1.3	E20	
1.4	E20	
1.5	E16	
1.6	F20	
BUILDING 2		
2.1	F20	
2.2	E16	
2.3	E20	
2.4	E20	
2.5	E16	
2.6	F20	
BUILDING 3	FUTURE PHASE	
3.1		
3.2		
3.3		
3.4		
3.5		
3.6		
BUILDING 4	FUTURE PHASE	
4.1		
4.2		
4.3		
4.4		
4.5		
4.6		

EXHIBIT B
(Phases 1 through 6)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 5		
5.1	F20	
5.2	E16	
5.3	E20	
5.4	E16	
5.5	F20	
BUILDING 6		
6.1	F20	
6.2	E16	
6.3	E20	
6.4	F20	
BUILDING 7		
7.1	F20	
7.2	E16	
7.3	E20	
7.4	E16	
7.5	F20	
BUILDING 8	FUTURE PHASE	
8.1		
8.2		
8.3		
8.4		
8.5		
BUILDING 9	FUTURE PHASE	
9.1		
9.2		
9.3		
9.4		

EXHIBIT B
(Phases 1 through 6)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 10	FUTURE PHASE	
10.1		
10.2		
10.3		
10.4		
10.5		
BUILDING 11	FUTURE PHASE	
11.1		
11.2		
11.3		
11.4		
11.5		
11.6		
BUILDING 12		
12.1	F20	
12.2	E16	
12.3	E20	
12.4	E20	
12.5	E16	
12.6	F20	
BUILDING 13	FUTURE PHASE	
13.1		
13.2		
13.3		
13.4		
13.5		
13.6		

EXHIBIT B
(Phases 1 through 6)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 14	FUTURE PHASE	
14.1		
14.2		
14.3		
14.4		
14.5		
14.6		
BUILDING 15	FUTURE PHASE	
15.1		
15.2		
15.3		
15.4		
15.5		
15.6		
BUILDING 16	FUTURE PHASE	
16.1		
16.2		
16.3		
16.4		
16.5		
16.6		
BUILDING 17	FUTURE PHASE	
17.1		
17.2		
17.3		
17.4		
17.5		
17.6		

EXHIBIT B
(Phases 1 through 6)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 18	FUTURE PHASE	
18.1		
18.2		
18.3		
18.4		
18.5		
18.6		
BUILDING 19	FUTURE PHASE	
19.1		
19.2		
19.3		
19.4		
19.5		
BUILDING 20	FUTURE PHASE	
20.1		
20.2		
20.3		
20.4		
20.5		
20.6		
BUILDING 21	FUTURE PHASE	
21.1		
21.2		
21.3		
21.4		
21.5		
21.6		

EXHIBIT B
(Phases 1 through 6)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 22	FUTURE PHASE	
22.1		
22.2		
22.3		
22.4		
22.5		
22.6		
BUILDING 23	FUTURE PHASE	
23.1		
23.2		
23.3		
23.4		
23.5		
BUILDING 24	FUTURE PHASE	
24.1		
24.2		
24.3		
24.4		
BUILDING 25	FUTURE PHASE	
25.1		
25.2		
25.3		
BUILDING 26	FUTURE PHASE	
26.1		
26.2		
26.3		
26.4		
26.5		
26.6		

EXHIBIT B
(Phases 1 through 6)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 27	FUTURE PHASE	
27.1		
27.2		
27.3		
27.4		
27.5		
27.6		
BUILDING 28	FUTURE PHASE	
28.1		
28.2		
28.3		
28.4		
28.5		
28.6		
BUILDING 29	FUTURE PHASE	
29.1		
29.2		
29.3		
29.4		
29.5		
29.6		
BUILDING 30	FUTURE PHASE	
30.1		
30.2		
30.3		
30.4		
30.5		
30.6		

EXHIBIT B
(Phases 1 through 6)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 31	FUTURE PHASE	
31.1		
31.2		
31.3		
31.4		
BUILDING 32	FUTURE PHASE	
32.1		
32.2		
32.3		
BUILDING 33	FUTURE PHASE	
33.1		
33.2		
33.3		
33.4		

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 through 6 contain Buildings 1, 2, 5, 6, 7 and 12, with a total of thirty-two (32) Units. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 through 6 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a

kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 through 6 are shown on the Survey Map and Plans. In Phases 1 through 6, there are a total of one hundred six (106) parking spaces, fifty-three (53) of which are garage parking spaces and fifty-three (53) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property and are not presently part of the Condominium.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	3.125%
1.2	3.125%
1.3	3.125%
1.4	3.125%
1.5	3.125%
1.6	3.125%
2.1	3.125%
2.2	3.125%
2.3	3.125%
2.4	3.125%
2.5	3.125%
2.6	3.125%
5.1	3.125%
5.2	3.125%
5.3	3.125%
5.4	3.125%
5.5	3.125%
6.1	3.125%
6.2	3.125%
6.3	3.125%
6.4	3.125%
7.1	3.125%
7.2	3.125%
7.3	3.125%
7.4	3.125%
7.5	3.125%
12.1	3.125%
12.2	3.125%
12.3	3.125%
12.4	3.125%
12.5	3.125%
12.6	3.125%
	TOTAL: 100.00%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.

20141210001450
CHICAGO TITLE COM 136.00
PAGE-002 OF 004 VOL 281 PG 085
12/10/2014 14:32
KING COUNTY, WA

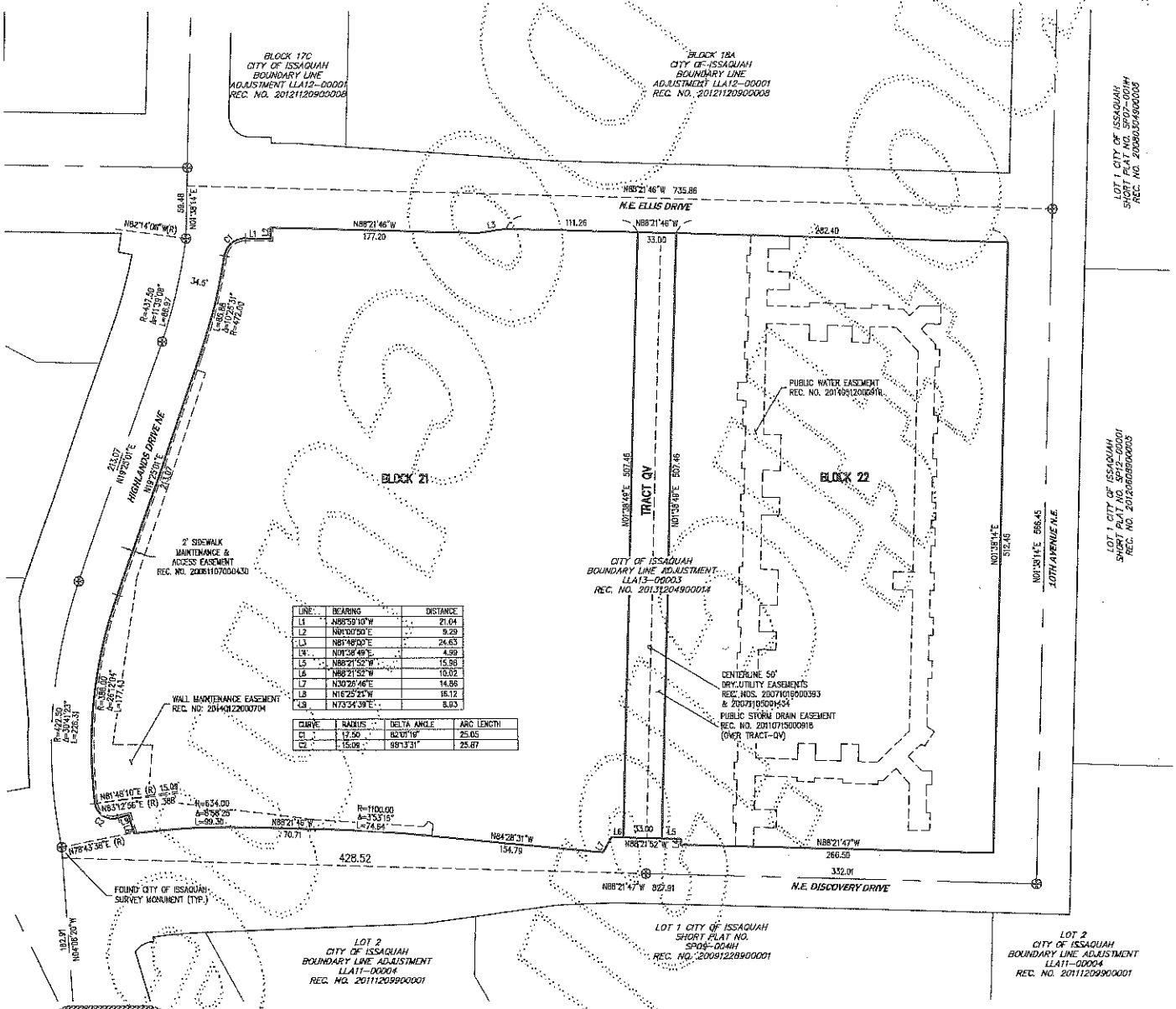
281 / 086

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 7

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



LINE	BEARING	DISTANCE
L1	N88°59'10"W	21.04
L2	N01°00'50"E	9.29
L3	N81°48'00"E	24.63
L4	N01°38'49"E	4.99
L5	N86°21'52"W	15.86
L6	N86°21'52"W	10.02
L7	N30°26'46"E	14.86
L8	N16°25'25"W	16.12
L9	N73°34'39"E	8.93

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	12.50	82°08'19"	25.05
C2	15.00	98°13'31"	25.67

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2165971, DATED OCTOBER 17, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 8, 2014. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2010.
3. ENTIRE SITE AREA = 369,228± SQUARE FEET (8.48± ACRES)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237, PAGES 46-54, RECORDING NO.20061107000430, IN KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

NAD 83/91 BASED ON GPS SURVEY, CONSTRAINED TO N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAVID EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON. (PER DAVID EVANS AND ASSOCIATES)

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA12-00001 VOLUME 292, PAGE 292, RECORDING NO. 20121120900008, IN KING COUNTY WASHINGTON.
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-007H, VOLUME 239, PAGES 99-101, RECORDING NO. 20080122900005, IN KING COUNTY WASHINGTON.
3. FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 VOLUME 237, PAGES 46-54, RECORDING NO. 20061107000430, IN KING COUNTY, WASHINGTON.

SCALE: 1" = 60'

0 30 60 120

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

JOB NO. 12121

ENTIRE PROPERTY

20141210001450
CHICAGO TITLE CO 138.00
PAGE-003 OF 004 VOL 281 PG 085
12/10/2014 14:22
KING COUNTY, WA

281 / 087

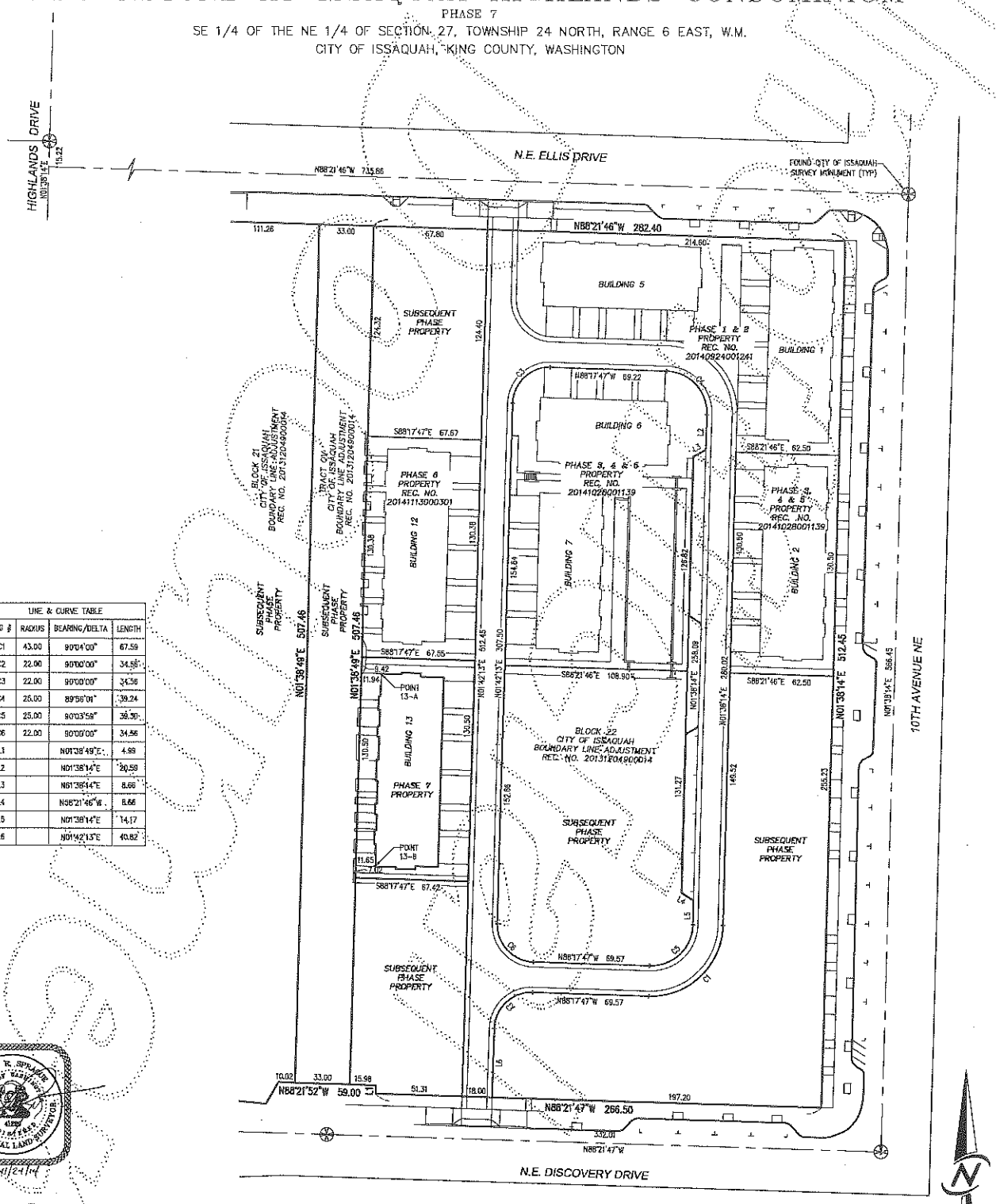
SHEET 3 OF 4

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 7

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



LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	43.00	90°04'00"	67.59
C2	22.00	90°00'00"	34.56
C3	22.00	90°00'00"	34.56
C4	25.00	89°56'01"	39.24
C5	25.00	90°03'59"	39.30
C6	22.00	90°00'00"	34.56
L1		N01°38'49"E	4.99
L2		N01°38'14"E	20.59
L3		N61°38'14"E	8.66
L4		N58°21'46"W	8.66
L5		N01°38'14"E	14.17
L6		N01°42'13"E	40.82

GLENN R. SPRAGUE
STATE OF WASHINGTON
41291
REGISTERED PROFESSIONAL LAND SURVEYOR
11/24/14

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

JOB NO. 12121

SCALE: 1" = 40'

0 20 40 80

PHASE 7 PROPERTY

20141210001450
CHICAGO TITLE CON 138.00
PAGE-004 OF 004 VOL 281 PG 085
12/10/2014 14:32
KING COUNTY, WA

281 / 088

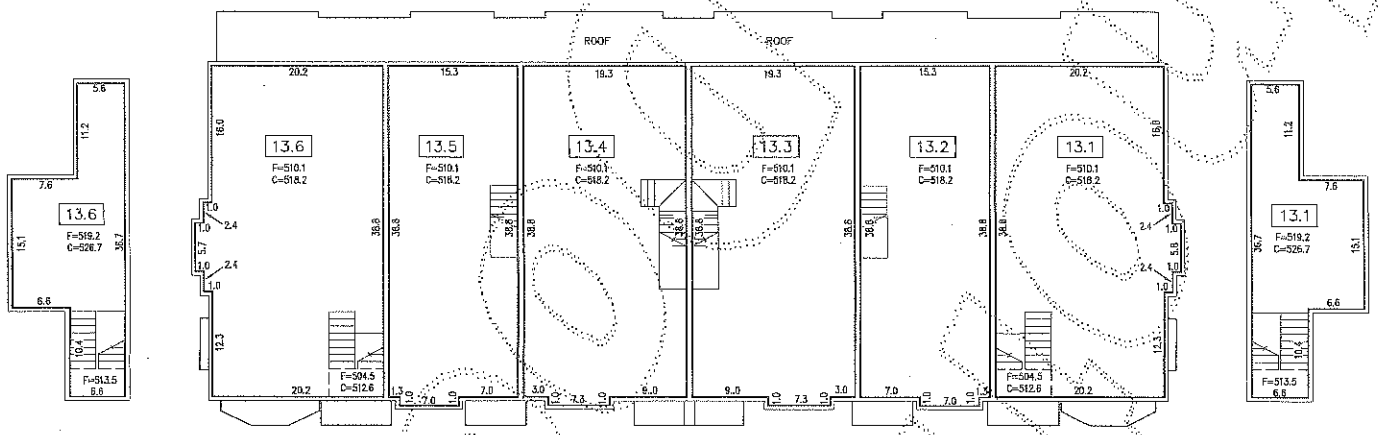
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 7

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

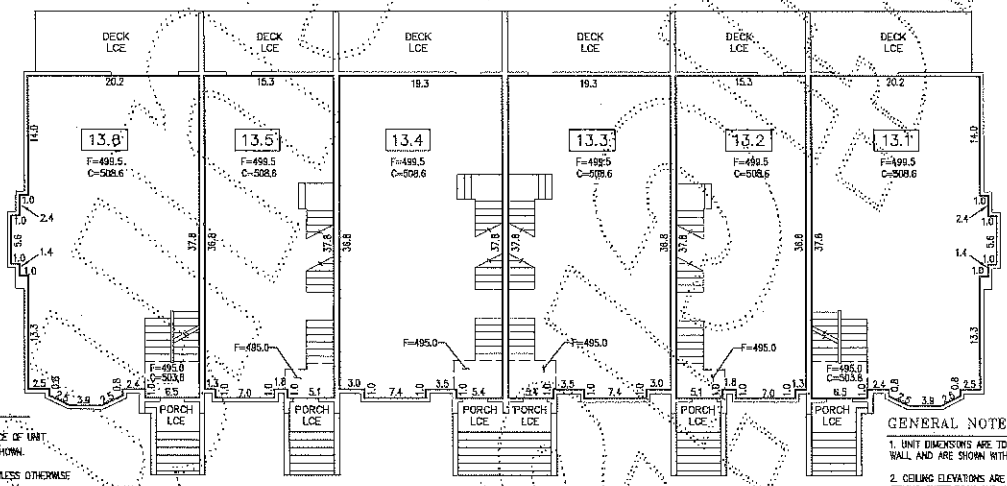
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL

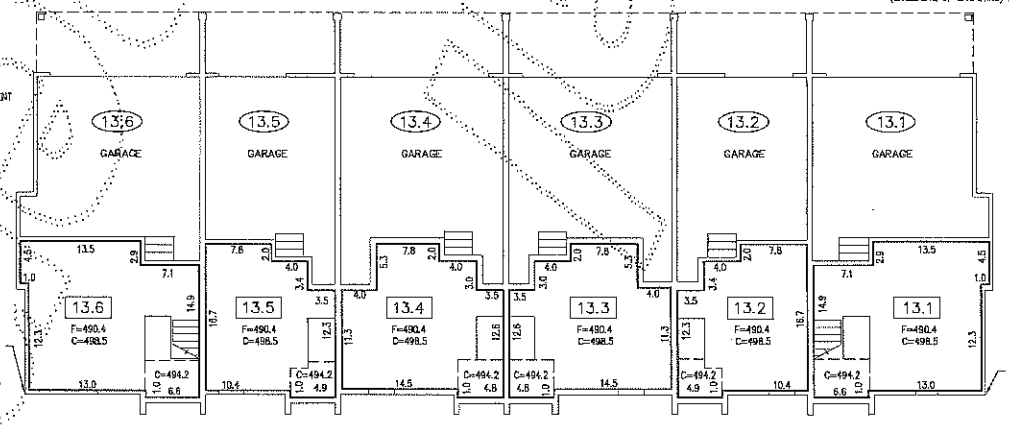


LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #.# UNIT DESIGNATION
- #.# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



GLENN R. SPRAGUE
STATE OF WASHINGTON
41094
REGISTERED PROFESSIONAL LAND SURVEYOR

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 13 (PHASE 7)

20141210001451
CHICAGO TITLE AMDCN 88.00
PAGE-001 OF 017
12/10/2014 14:32
KING COUNTY, WA

CHICAGO TITLE INS. CO (17)
REF# W1401152-10

DEPARTMENT OF ASSESSMENTS
Examined and approved this 10TH day of DECEMBER 2014
LLOYD HARA
Assessor
Deputy Assessor

Return Address:
MATTHEW B STRAIGHT
OSERAN HAHN SPRING STRAIGHT & WATTS PS
10900 NE 4TH ST STE 1430
BELLEVUE WA 98004

KING COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. THIRD AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 20140924001241; 20140924001242; 20141028001139; 20141028001140; 20141113000301; 20141113000302 Additional reference numbers are on page N/A of document.
DECLARANT: 1. BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company Additional names on page N/A of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M., City of Issaquah, King County, Washington Full legal description is on pages 5 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 1165060000
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

THIRD AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

THIS THIRD AMENDMENT to the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is made this 25th day of November, by BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company ("Declarant"), on behalf of all Owners of the Property described in the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, recorded under King County Recording No. 20140924001242 (the "Declaration"), the Survey Map and Plans of which was recorded under King County Recording No. 20140924001241. The First Amendment to the Declaration, for the purpose of establishing Phases 3, 4 and 5 was recorded under King County Recording No. 20141028001140; and the Survey Map and Plans for Phases 3, 4 and 5 were recorded under King County Recording No. 20141028001139. The Second Amendment to the Declaration, for the purpose of establishing Phase 6 was recorded under King County Recording No. 20141113000302; and the Survey Map and Plans for Phase 6 was

recorded under King County Recording No. 20141113000301. This Third Amendment is made pursuant to Section 2.2 of the Declaration for the purpose of establishing Phase 7 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium. The Survey Map and Plans identifying Phase 7 of the Condominium referred to herein consists of four (4) sheets as prepared by CORE DESIGN, INC. and was filed contemporaneously with this Third Amendment with the Recorder's Office of King County, Washington, under Recording No. 20141210001450

NOW, THEREFORE, the Declaration is revised and amended as follows:

1. Exhibit A to the Declaration is hereby stricken in its entirety and the new Exhibit A attached hereto is inserted in its place.

2. Exhibit B to the Declaration is hereby stricken in its entirety and the new Exhibit B attached hereto is inserted in its place.

3. Exhibit C to the Declaration is hereby stricken in its entirety and the new Exhibit C attached hereto is inserted in its place.

4. Pursuant to Section 2.2 of the Declaration, Declarant hereby establishes Phase 7 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, simultaneously recording both this Amendment to the Declaration and an Amendment to the Survey Map and Plans. Henceforth, Phases 1 through 7, including the Phases 1 through 7 land, Units and other improvements, shall constitute a single Condominium pursuant to the Act and the provisions of the Declaration as amended herein. The information set forth in the Declaration as amended herein with respect to Phase 7 (including the Phase 7 land and all Units and other improvements thereon) shall henceforth control. The total percentages of Ownership Interest and shares of Common Expenses in Phases 1 through 7 set forth in Exhibit C of the Declaration as amended herein shall control and supersede the corresponding percentages of Ownership Interest and shares of Common Expenses for Phases 1 through 6 alone.

Except as set forth above, each and every provision of the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, on behalf of all of the Unit Owners, has executed this Third Amendment to Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, as of the day and year first above written.

[Signature page to follow]

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
DEREK C. STRAIGHT
Its: Senior Vice President-Division President
Washington Division

By: _____
Richard S. Robinson
Its: Senior Vice President

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, L.L.C., a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 8th, 2014.

(SEAL/STAMP)

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

Jennifer Mahaffey
[Print Name:] Jennifer Mahaffey
NOTARY PUBLIC for the State of Washington
Residing at
Issaquah
My appointment expires:
12/31/18

STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

On December 2, 2014 before me, SUSAN MENARD, Notary Public, personally appeared Richard S. Robinson, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/26/2016

Susan Menard
(Signature of Notary Public)

Place Notary Seal Above

EXHIBIT A
(Legal Description)

The legal description of the real property included in BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASE 7 PROPERTY.

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 6, RECORDED UNDER RECORDING NO. 20141113000301, RECORDS OF KING COUNTY, WASHINGTON; THENCE S01°38'49"W, ALONG THE WEST LINE OF SAID BLOCK 22, A DISTANCE OF 130.50 FEET; THENCE S88°17'47"E 67.42 FEET TO A POINT ON THE BOUNDARY OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 1 & 2 RECORDED UNDER RECORDING NO. 20140924001241, RECORDS OF KING COUNTY, WASHINGTON; THENCE N01°42'13"E, ALONG THE BOUNDARY OF SAID PHASE 1 & 2, A DISTANCE OF 130.50 FEET; THENCE N88°17'47"W 67.55 FEET TO THE POINT OF BEGINNING.

3. SUBSEQUENT PHASE PROPERTY.

All of the land described in Paragraph 1 above, less the Phases 1 through 7 property described in the Declaration, as amended, and herein.

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 7 PROPERTY HEREIN AND PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301.

4. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS.

   See Paragraph 3 above.

5. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY.

   See Paragraph 1 above.

EXHIBIT B
(Phases 1 through 7)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 1		
1.1	F20	
1.2	E16	
1.3	E20	
1.4	E20	
1.5	E16	
1.6	F20	
BUILDING 2		
2.1	F20	
2.2	E16	
2.3	E20	
2.4	E20	
2.5	E16	
2.6	F20	
BUILDING 3	FUTURE PHASE	
3.1		
3.2		
3.3		
3.4		
3.5		
3.6		
BUILDING 4	FUTURE PHASE	
4.1		
4.2		
4.3		
4.4		
4.5		
4.6		

EXHIBIT B
(Phases 1 through 7)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 5		
5.1	F20	
5.2	E16	
5.3	E20	
5.4	E16	
5.5	F20	
BUILDING 6		
6.1	F20	
6.2	E16	
6.3	E20	
6.4	F20	
BUILDING 7		
7.1	F20	
7.2	E16	
7.3	E20	
7.4	E16	
7.5	F20	
BUILDING 8	FUTURE PHASE	
8.1		
8.2		
8.3		
8.4		
8.5		
BUILDING 9	FUTURE PHASE	
9.1		
9.2		
9.3		
9.4		

EXHIBIT B
(Phases 1 through 7)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 10	FUTURE PHASE	
10.1		
10.2		
10.3		
10.4		
10.5		
BUILDING 11	FUTURE PHASE	
11.1		
11.2		
11.3		
11.4		
11.5		
11.6		
BUILDING 12		
12.1	F20	
12.2	E16	
12.3	E20	
12.4	E20	
12.5	E16	
12.6	F20	
BUILDING 13		
13.1	F20	
13.2	E16	
13.3	E20	
13.4	E20	
13.5	E16	
13.6	F20	

EXHIBIT B
(Phases 1 through 7)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 14	FUTURE PHASE	
14.1		
14.2		
14.3		
14.4		
14.5		
14.6		
BUILDING 15	FUTURE PHASE	
15.1		
15.2		
15.3		
15.4		
15.5		
15.6		
BUILDING 16	FUTURE PHASE	
16.1		
16.2		
16.3		
16.4		
16.5		
16.6		
BUILDING 17	FUTURE PHASE	
17.1		
17.2		
17.3		
17.4		
17.5		
17.6		

EXHIBIT B
(Phases 1 through 7)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 18	FUTURE PHASE	
18.1		
18.2		
18.3		
18.4		
18.5		
18.6		
BUILDING 19	FUTURE PHASE	
19.1		
19.2		
19.3		
19.4		
19.5		
BUILDING 20	FUTURE PHASE	
20.1		
20.2		
20.3		
20.4		
20.5		
20.6		
BUILDING 21	FUTURE PHASE	
21.1		
21.2		
21.3		
21.4		
21.5		
21.6		

EXHIBIT B
(Phases 1 through 7)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 22	FUTURE PHASE	
22.1		
22.2		
22.3		
22.4		
22.5		
22.6		
BUILDING 23	FUTURE PHASE	
23.1		
23.2		
23.3		
23.4		
23.5		
BUILDING 24	FUTURE PHASE	
24.1		
24.2		
24.3		
24.4		
BUILDING 25	FUTURE PHASE	
25.1		
25.2		
25.3		
BUILDING 26	FUTURE PHASE	
26.1		
26.2		
26.3		
26.4		
26.5		
26.6		

EXHIBIT B
(Phases 1 through 7)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 27	FUTURE PHASE	
27.1		
27.2		
27.3		
27.4		
27.5		
27.6		
BUILDING 28	FUTURE PHASE	
28.1		
28.2		
28.3		
28.4		
28.5		
28.6		
BUILDING 29	FUTURE PHASE	
29.1		
29.2		
29.3		
29.4		
29.5		
29.6		
BUILDING 30	FUTURE PHASE	
30.1		
30.2		
30.3		
30.4		
30.5		
30.6		

EXHIBIT B
(Phases 1 through 7)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 31	FUTURE PHASE	
31.1		
31.2		
31.3		
31.4		
BUILDING 32	FUTURE PHASE	
32.1		
32.2		
32.3		
BUILDING 33	FUTURE PHASE	
33.1		
33.2		
33.3		
33.4		

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 through 7 contain Buildings 1, 2, 5, 6, 7, 12 and 13, with a total of thirty-eight (38) Units. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 through 7 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a

kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 through 7 are shown on the Survey Map and Plans. In Phases 1 through 7, there are a total of one hundred twenty-six (126) parking spaces, sixty-three (63) of which are garage parking spaces and sixty-three (63) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property and are not presently part of the Condominium.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	2.632%
1.2	2.632
1.3	2.632
1.4	2.632
1.5	2.632
1.6	2.632
2.1	2.632%
2.2	2.632
2.3	2.632
2.4	2.632
2.5	2.632
2.6	2.632
5.1	2.632%
5.2	2.632
5.3	2.632
5.4	2.632
5.5	2.632
6.1	2.632%
6.2	2.632
6.3	2.632
6.4	2.632
7.1	2.632%
7.2	2.632
7.3	2.632
7.4	2.632
7.5	2.632
12.1	2.632%
12.2	2.632
12.3	2.632
12.4	2.632
12.5	2.632
12.6	2.632

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
13.1	2.632%
13.2	2.632
13.3	2.632
13.4	2.632
13.5	2.632
13.6	2.616
	TOTAL: 100.00%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.

282/001

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 8

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 8 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. 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 PURSUANT TO THE RIGHTS RESERVED TO IT IN THE DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20140924001242 AND RCW 64.34.236 AND FOR PHASES 3, 4 & 5 UNDER RECORDING NO. 20141028001140,
AND FOR PHASE 6 UNDER RECORDING NO. 20141113000302,
AND FOR PHASE 7 UNDER RECORDING NO. 20141210001451,
AND FOR PHASE 8 UNDER RECORDING NO. 20141222000553

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: SOLE MEMBER

BY: _____
DEREK C. STRAIGHT

ITS: SENIOR VICE PRESIDENT-DIVISION PRESIDENT
WASHINGTON DIVISION

BY: _____
Richard S. Robinson

ITS: Senior Vice President

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEREK S. STRAIGHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT-DIVISION PRESIDENT, WASHINGTON DIVISION, OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 12th DAY OF December, 2014

SIGNATURE: Jennifer A. Mahaffey

NAME (PRINT): Jennifer Mahaffey

NOTARY PUBLIC IN AND FOR THE STATE OF: Washington

RESIDING AT: Issaquah

MY APPOINTMENT EXPIRES: 12/31/2018

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT
EXPIRES
12/31/2018
STATE OF WASHINGTON

STATE OF CALIFORNIA)
)SS.
COUNTY OF ORANGE)

I CERTIFY THAT I HAVE SATISFACTORY EVIDENCE THAT Richard S. Robinson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Senior Vice President OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 15th DAY OF December, 2014.

SIGNATURE: Susan Menard

NAME (PRINT): SUSAN MENARD

NOTARY PUBLIC IN AND FOR THE STATE OF: CALIFORNIA

RESIDING AT: Orange, California

MY APPOINTMENT EXPIRES: October 26, 2015

SUSAN MENARD
COMM. #1964222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/26/2015

LEGAL DESCRIPTION

ENTIRE PROPERTY:

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

PHASE 8 PROPERTY:

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH, BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 22; THENCE N01°38'14"E, ALONG THE EAST LINE OF SAID BLOCK 22, A DISTANCE OF 124.73 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 8 PROPERTY; THENCE N01°38'14"E, CONTINUING ALONG SAID EAST LINE, 130.50 FEET TO THE SOUTH LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 3, 4 & 5 RECORDED UNDER RECORDING NO. 20141028001139, RECORDS OF KING COUNTY, WASHINGTON; THENCE N88°21'46"W, ALONG SAID SOUTH LINE, 62.50 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 3, 4 & 5 AND A POINT ON A LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 1 & 2 RECORDED UNDER RECORDING NO. 20140924001241, RECORDS OF KING COUNTY, WASHINGTON; THENCE S01°38'14"W, ALONG SAID LINE, 130.50 FEET; THENCE S88°21'46"E 62.50 FEET TO THE POINT OF BEGINNING.

SUBSEQUENT PHASE PROPERTY:

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 8 PROPERTY HEREIN AND PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450.

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

JOB NO. 12121

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 8 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDINGS AND DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH RECORDED PLANS PURSUANT TO RCW 64.34.200(2); THAT ALL INFORMATION REQUIRED BY RCW 64.32.232 IS SHOWN CORRECTLY HEREON; AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

GLENN R. SPRAGUE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 41259
STATE OF WASHINGTON

GLENN R. SPRAGUE
STATE OF WASHINGTON
41259
REGISTERED
PROFESSIONAL LAND SURVEYOR

12/11/14

RECORDING CERTIFICATE

20141222000552
CHICAGO TITLE CON 138.00
PAGE-001 OF 004 VOL. 282 PG 001
12/22/2014 10:41
KING COUNTY, WA

VOLUME: _____

PAGES: _____ TO _____

SUPERINTENDENT OF RECORDS
Norm Alberg

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 19TH DAY OF DECEMBER 2014.

LLOYD HARA
ASSESSOR

DEPUTY ASSESSOR

116506-0000

RESTRICTIONS

PARAGRAPHS 1 THROUGH 4 AND 24 NOT APPLICABLE TO REPORT ON THIS SURVEY.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND AS MODIFIED BY AMENDMENT RECORDED UNDER RECORDING NO. 9712121468, RECORDS OF KING COUNTY, WASHINGTON.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9506251228, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9806180758, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000498, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030218001542, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050511000708, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050510000859, KING COUNTY, WASHINGTON.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC STUDY REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000112, KING COUNTY, WASHINGTON.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PEDESTRIAN BRIDGE REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000113, KING COUNTY, WASHINGTON.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080921000282, KING COUNTY, WASHINGTON.

15. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS/FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 RECORDED IN VOLUME 237 OF PLATS AT PAGES 48 THROUGH 54, INCLUSIVE.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20071016000393, KING COUNTY, WASHINGTON.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR DRY UTILITIES RECORDED UNDER RECORDING NO. 20071105001434, KING COUNTY, WASHINGTON.

18. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 20080122000005, RECORDS OF KING COUNTY, WASHINGTON.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT FOR COMPETITIVE HOSPITAL AND HEALTHCARE USES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001884, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS RECORDED UNDER RECORDING NO. 20081029001220, RECORDS OF KING COUNTY, WASHINGTON.

21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC STORM DRAIN RECORDED UNDER RECORDING NO. 20110715000916, RECORDS OF KING COUNTY, WASHINGTON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PLAZA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20111117001503, RECORDS OF KING COUNTY, WASHINGTON.

23. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120607000111, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000865, RECORDS OF KING COUNTY, WASHINGTON.

26. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120821000866, RECORDS OF KING COUNTY, WASHINGTON.

27. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20121120900006, RECORDS OF KING COUNTY, WASHINGTON.

20141222000552
CHICAGO TITLE CON 138.00
PAGE-003 OF 004 VOL 282 PG 001
12/22/2014 10:41
KING COUNTY, WA

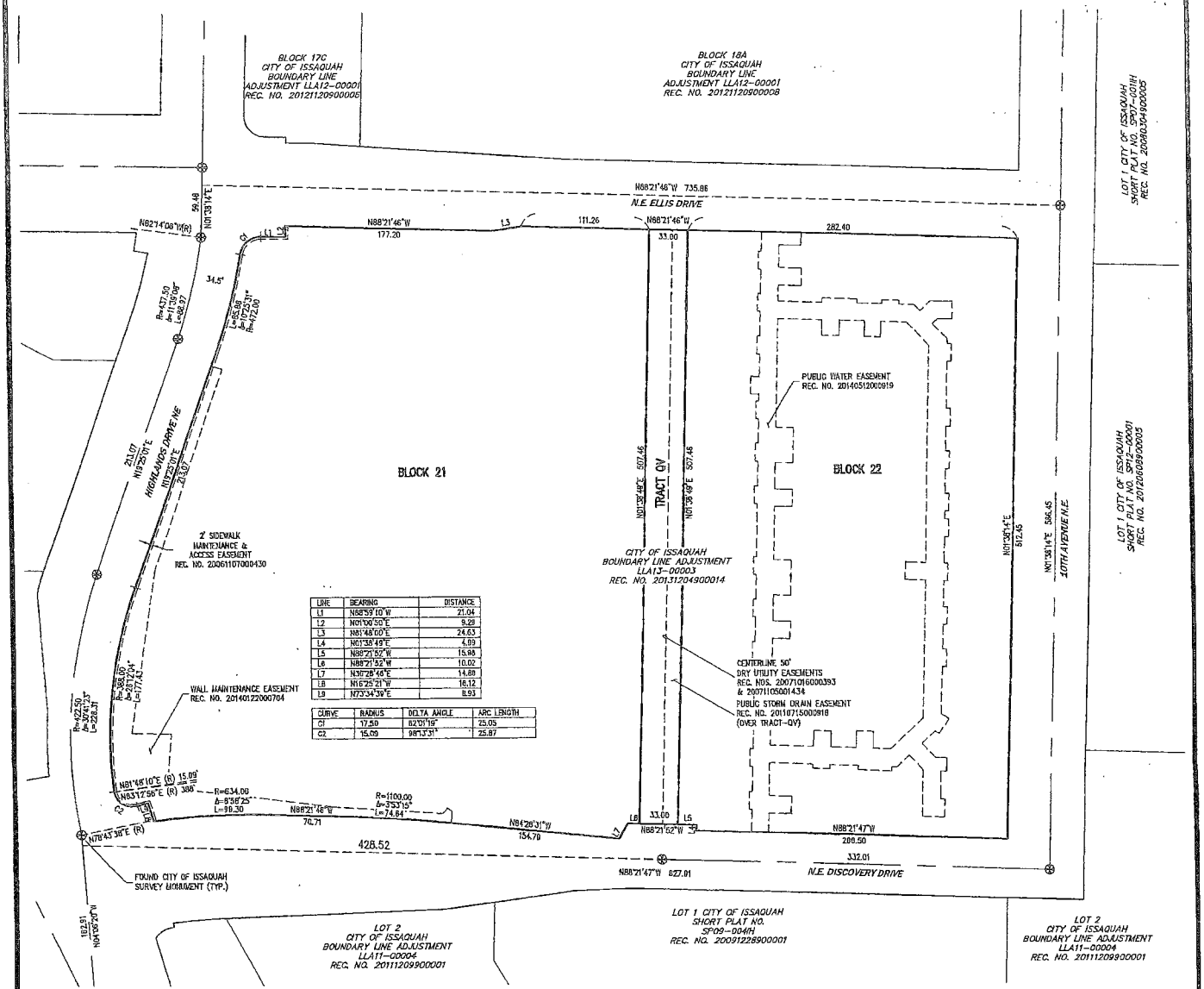
282/002

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 8

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



LINE	BEARING	DISTANCE
L1	N88°59'10"W	21.04
L2	N01°00'50"E	9.29
L3	N87°48'00"E	24.63
L4	N01°38'49"E	4.09
L5	N88°21'52"W	15.98
L6	N88°21'52"W	10.02
L7	N30°28'46"E	14.88
L8	N16°25'21"W	16.12
L9	N73°34'39"E	8.93

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	17.50	82°01'19"	25.05
C2	15.09	98°13'31"	25.87

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2185971, DATED OCTOBER 17, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON AUGUST 6, 2014. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2010.
3. ENTIRE SITE AREA = 388,218± SQUARE FEET (8.48± ACRES)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237, PAGES 46-54, RECORDING NO.20061107000430, IN KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAVID EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON. (PER DAVID EVANS AND ASSOCIATES)

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA12-00001 VOLUME 292, PAGE 292, RECORDING NO. 20121120900008, IN KING COUNTY WASHINGTON.
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-007H, VOLUME 239, PAGES 99-101, RECORDING NO. 20080122900005, IN KING COUNTY WASHINGTON.
3. FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 VOLUME 237, PAGES 46-54, RECORDING NO. 20061107000430, IN KING COUNTY, WASHINGTON.

SCALE: 1" = 60'

0 30 60 120

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

JOB NO. 12121

ENTIRE PROPERTY

20141222000552

20141222000552
CHICAGO TITLE CON 138.00
PAGE-003 OF 004 VOL 282 PG 001
12/22/2014 10:41
KING COUNTY, WA

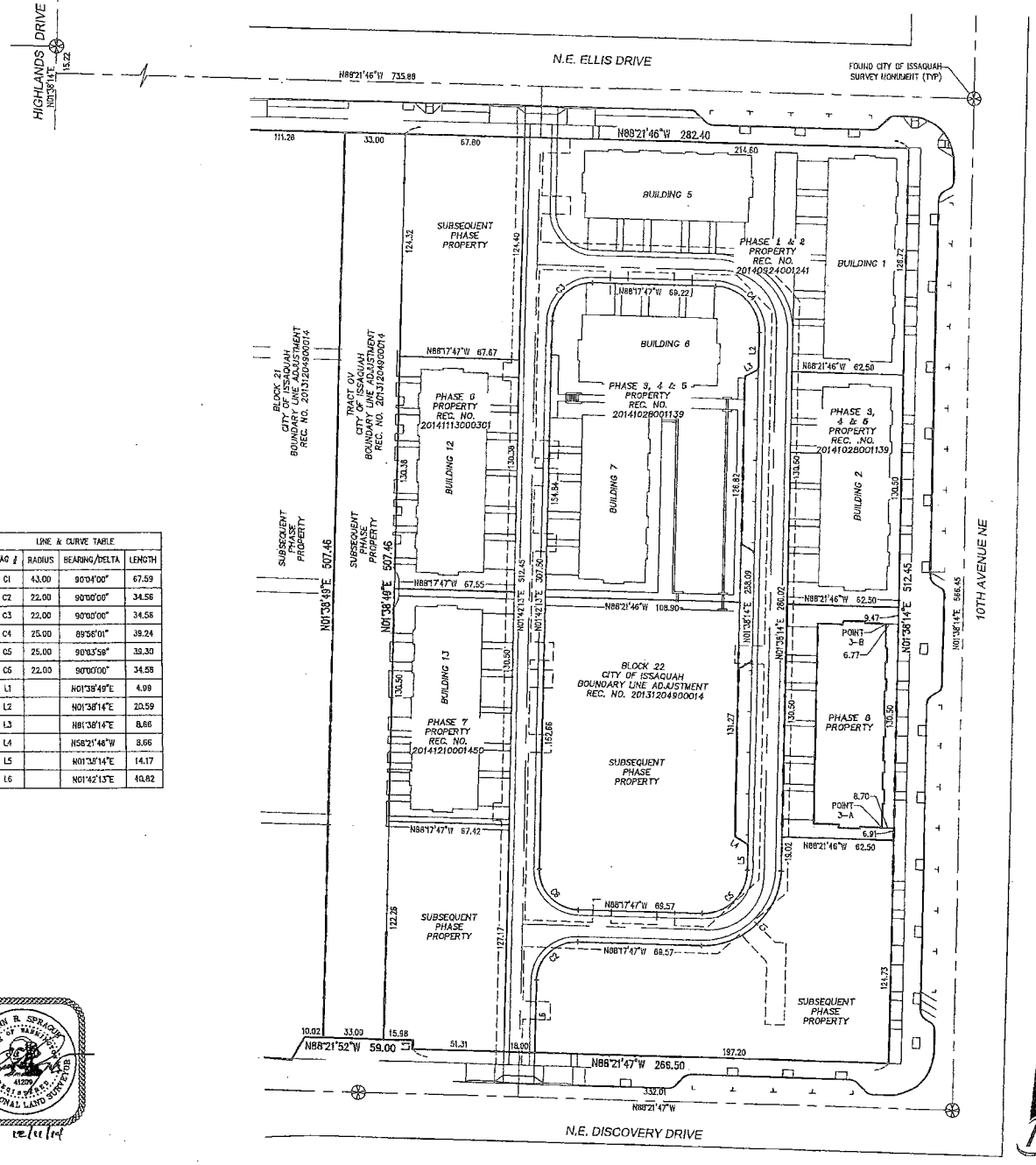
282/003

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 8

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



LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	43.00	90°04'00"	67.59
C2	22.00	90°00'00"	34.56
C3	22.00	90°00'00"	34.56
C4	25.00	89°56'01"	39.24
C5	25.00	90°03'59"	39.30
C6	22.00	90°00'00"	34.56
L1		N01°38'49"E	4.98
L2		N01°38'14"E	20.59
L3		N01°38'14"E	8.66
L4		N58°21'46"W	8.66
L5		N01°38'14"E	14.17
L6		N01°42'13"E	40.82

GLENN R. SERAQUIN
STATE OF WASHINGTON
41206
REGISTERED PROFESSIONAL LAND SURVEYOR

12/11/14

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

JOB NO. 12121

SCALE: 1" = 40'

0 20 40 80

PHASE 8 PROPERTY

20141222000552.003

20141222000552
CHICAGO TITLE CON (30.00)
PAGE-004 OF 004 VOL 202 PG 001
12/22/2014 10:41
KING COUNTY, WA

282/004

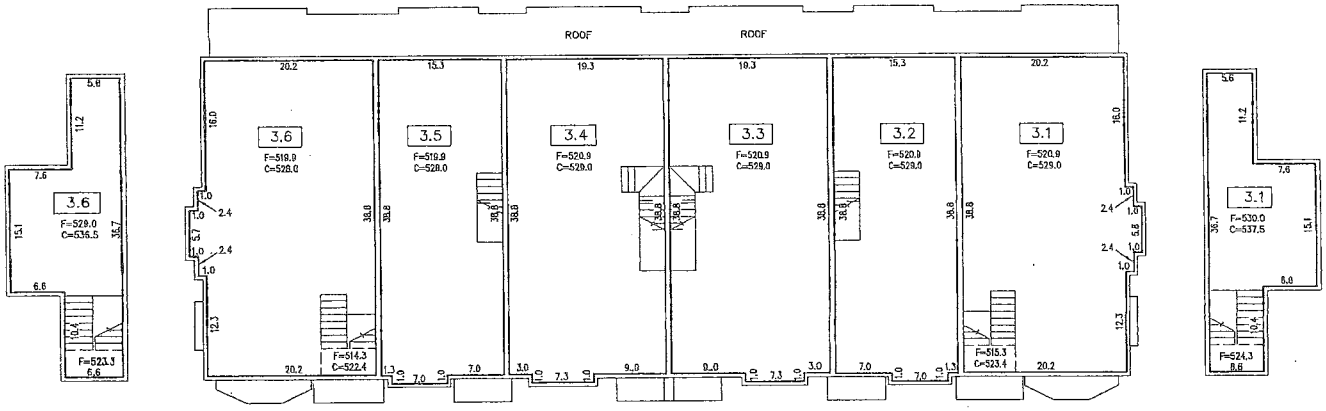
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 8

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

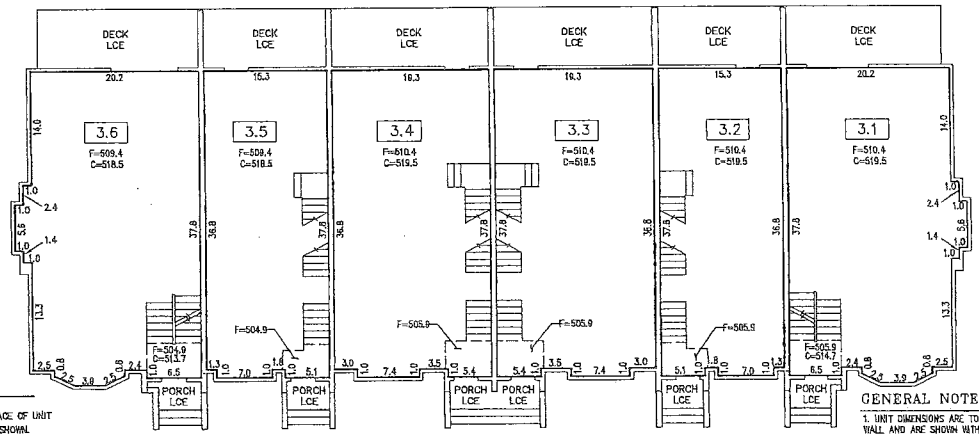
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL

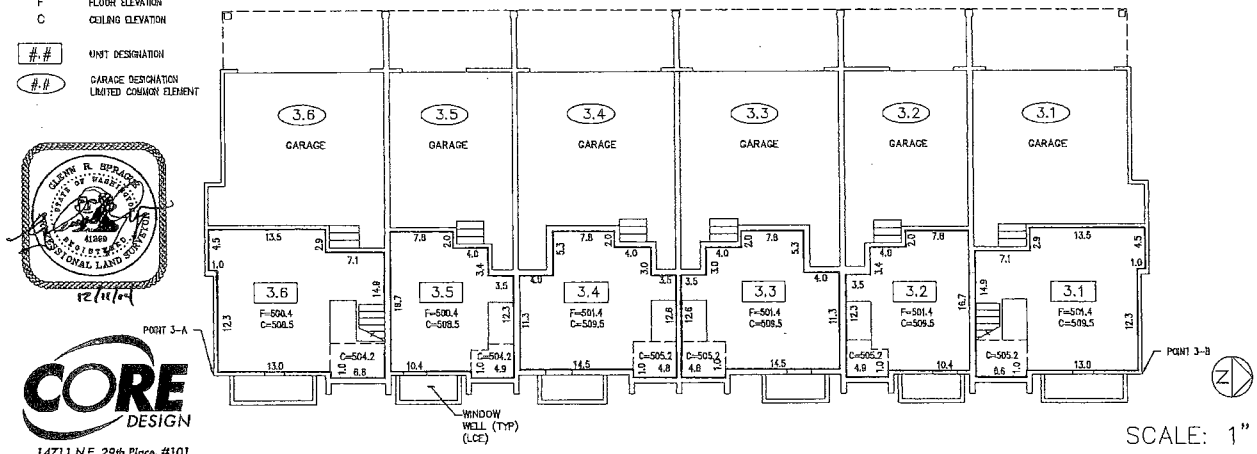


LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #.# UNIT DESIGNATION
- #.# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



GLENN R. BURLINGER
STATE OF WASHINGTON
41869
REGISTERED PROFESSIONAL LAND SURVEYOR
12/11/14

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 3 (PHASE 8)

20141222000552.004

CHICAGO TITLE INS. CO (17)
REF# W1401152-10

DEPARTMENT OF ASSESSMENTS
EXAMINED & approved this 19th day of DECEMBER 2014
LLOYD MARA Deputy Assessor
ASSESSOR

20141222000553
CHICAGO TITLE AMDCN 88.00
PAGE-001 OF 017
12/22/2014 10:41
KING COUNTY, WA

Return Address:
MATTHEW B STRAIGHT
OSERAN HAHN SPRING STRAIGHT & WATTS PS
10900 NE 4TH ST STE 1430
BELLEVUE WA 98004

KING COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. FOURTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 20140924001241; 20140924001242; 20141028001139; 20141028001140; 20141113000301; 20141113000302; 20141210001450; 20141210001451 Additional reference numbers are on page N/A of document.
DECLARANT: 1. BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company Additional names on page N/A of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M., City of Issaquah, King County, Washington Full legal description is on pages 5 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 1165060000
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

FOURTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

THIS FOURTH AMENDMENT to the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is made this 12th day of December, 2014, by BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company ("Declarant"), on behalf of all Owners of the Property described in the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, recorded under King County Recording No. 20140924001242 (the "Declaration"), the Survey Map and Plans of which was recorded under King County Recording No. 20140924001241. The First Amendment to the Declaration, for the purpose of establishing Phases 3, 4 and 5 was recorded under King County Recording No. 20141028001140; and the Survey Map and Plans for Phases 3, 4 and 5 were recorded under King County Recording No. 20141028001139. The Second Amendment to the Declaration, for the purpose of establishing Phase 6 was recorded under King County Recording No. 20141113000302; and the Survey Map and Plans for Phase 6 was

recorded under King County Recording No. 20141113000301. The Third Amendment to the Declaration, for the purpose of establishing Phase 7 was recorded under King County Recording No. 20141210001451; and the Survey Map and Plans for Phase 7 was recorded under King County Recording No. 20141210001450. This Fourth Amendment is made pursuant to Section 2.2 of the Declaration for the purpose of establishing Phase 8 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium. The Survey Map and Plans identifying Phase 8 of the Condominium referred to herein consists of four (4) sheets as prepared by CORE DESIGN, INC. and was filed contemporaneously with this Fourth Amendment with the Recorder's Office of King County, Washington, under Recording No. 20141222000552

NOW, THEREFORE, the Declaration is revised and amended as follows:

1. Exhibit A to the Declaration is hereby stricken in its entirety and the new Exhibit A attached hereto is inserted in its place.

2. Exhibit B to the Declaration is hereby stricken in its entirety and the new Exhibit B attached hereto is inserted in its place.

3. Exhibit C to the Declaration is hereby stricken in its entirety and the new Exhibit C attached hereto is inserted in its place.

4. Pursuant to Section 2.2 of the Declaration, Declarant hereby establishes Phase 8 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, simultaneously recording both this Amendment to the Declaration and an Amendment to the Survey Map and Plans. Henceforth, Phases 1 through 8, including the Phases 1 through 8 land, Units and other improvements, shall constitute a single Condominium pursuant to the Act and the provisions of the Declaration as amended herein. The information set forth in the Declaration as amended herein with respect to Phase 8 (including the Phase 8 land and all Units and other improvements thereon) shall henceforth control. The total percentages of Ownership Interest and shares of Common Expenses in Phases 1 through 8 set forth in Exhibit C of the Declaration as amended herein shall control and supersede the corresponding percentages of Ownership Interest and shares of Common Expenses for Phases 1 through 7 alone.

Except as set forth above, each and every provision of the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, on behalf of all of the Unit Owners, has executed this Fourth Amendment to Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, as of the day and year first above written.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
DEREK C. STRAIGHT
Its: Senior Vice President-Division President
Washington Division

By: _____
Richard S. Robinson
Its: Senior Vice President

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, L.L.C., a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 12th, 2014.

(SEAL/STAMP)

Jennifer A. Mahaffey
[Print Name:] Jennifer Mahaffey
NOTARY PUBLIC for the State of Washington
Residing at Issaquah
My appointment expires: 12/31/2018

STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

On December 15, 2014 before me, SUSAN MENARD, personally appeared RICHARD S. ROBINSON, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ie~~s~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan Menard
(Signature of Notary Public)

Place Notary Seal Above

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/26/2015

EXHIBIT A
(Legal Description)

The legal description of the real property included in BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASE 8 PROPERTY.

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 22; THENCE N01°38'14"E, ALONG THE EAST LINE OF SAID BLOCK 22, A DISTANCE OF 124.73 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 8 PROPERTY; THENCE N01°38'14"E, CONTINUING ALONG SAID EAST LINE, 130.50 FEET TO THE SOUTH LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 3, 4 & 5 RECORDED UNDER RECORDING NO. 20141028001139, RECORDS OF KING COUNTY, WASHINGTON; THENCE N88°21'46"W, ALONG SAID SOUTH LINE, 62.50 FEET TO THE SOUTHWEST CORNER OF SAID PHASE 3, 4 & 5 AND A POINT ON A LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 1 & 2 RECORDED UNDER RECORDING NO. 20140924001241, RECORDS OF KING COUNTY, WASHINGTON; THENCE S01°38'14"W, ALONG SAID LINE, 130.50 FEET; THENCE S88°21'46"E 62.50 FEET TO THE POINT OF BEGINNING.

3. SUBSEQUENT PHASE PROPERTY.

All of the land described in Paragraph 1 above, less the Phases 1 through 8 property described in the Declaration, as amended, and herein.

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 8 PROPERTY HEREIN AND PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450.

4. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS.

See Paragraph 3 above.

5. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY.

See Paragraph 1 above.

EXHIBIT B
(Phases 1 through 8)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 1		
1.1	F20	
1.2	E16	
1.3	E20	
1.4	E20	
1.5	E16	
1.6	F20	
BUILDING 2		
2.1	F20	
2.2	E16	
2.3	E20	
2.4	E20	
2.5	E16	
2.6	F20	
BUILDING 3		
3.1	F20	
3.2	E16	
3.3	E20	
3.4	E20	
3.5	E16	
3.6	F20	
BUILDING 4	FUTURE PHASE	
4.1		
4.2		
4.3		
4.4		
4.5		
4.6		

EXHIBIT B
(Phases 1 through 8)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 5		
5.1	F20	
5.2	E16	
5.3	E20	
5.4	E16	
5.5	F20	
BUILDING 6		
6.1	F20	
6.2	E16	
6.3	E20	
6.4	F20	
BUILDING 7		
7.1	F20	
7.2	E16	
7.3	E20	
7.4	E16	
7.5	F20	
BUILDING 8	FUTURE PHASE	
8.1		
8.2		
8.3		
8.4		
8.5		
BUILDING 9	FUTURE PHASE	
9.1		
9.2		
9.3		
9.4		

EXHIBIT B
(Phases 1 through 8)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 10	FUTURE PHASE	
10.1		
10.2		
10.3		
10.4		
10.5		
BUILDING 11	FUTURE PHASE	
11.1		
11.2		
11.3		
11.4		
11.5		
11.6		
BUILDING 12		
12.1	F20	
12.2	E16	
12.3	E20	
12.4	E20	
12.5	E16	
12.6	F20	
BUILDING 13		
13.1	F20	
13.2	E16	
13.3	E20	
13.4	E20	
13.5	E16	
13.6	F20	

EXHIBIT B
(Phases 1 through 8)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 14	FUTURE PHASE	
14.1		
14.2		
14.3		
14.4		
14.5		
14.6		
BUILDING 15	FUTURE PHASE	
15.1		
15.2		
15.3		
15.4		
15.5		
15.6		
BUILDING 16	FUTURE PHASE	
16.1		
16.2		
16.3		
16.4		
16.5		
16.6		
BUILDING 17	FUTURE PHASE	
17.1		
17.2		
17.3		
17.4		
17.5		
17.6		

EXHIBIT B
(Phases 1 through 8)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 18	FUTURE PHASE	
18.1		
18.2		
18.3		
18.4		
18.5		
18.6		
BUILDING 19	FUTURE PHASE	
19.1		
19.2		
19.3		
19.4		
19.5		
BUILDING 20	FUTURE PHASE	
20.1		
20.2		
20.3		
20.4		
20.5		
20.6		
BUILDING 21	FUTURE PHASE	
21.1		
21.2		
21.3		
21.4		
21.5		
21.6		

EXHIBIT B
(Phases 1 through 8)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 22	FUTURE PHASE	
22.1		
22.2		
22.3		
22.4		
22.5		
22.6		
BUILDING 23	FUTURE PHASE	
23.1		
23.2		
23.3		
23.4		
23.5		
BUILDING 24	FUTURE PHASE	
24.1		
24.2		
24.3		
24.4		
BUILDING 25	FUTURE PHASE	
25.1		
25.2		
25.3		
BUILDING 26	FUTURE PHASE	
26.1		
26.2		
26.3		
26.4		
26.5		
26.6		

EXHIBIT B
(Phases 1 through 8)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 27	FUTURE PHASE	
27.1		
27.2		
27.3		
27.4		
27.5		
27.6		
BUILDING 28	FUTURE PHASE	
28.1		
28.2		
28.3		
28.4		
28.5		
28.6		
BUILDING 29	FUTURE PHASE	
29.1		
29.2		
29.3		
29.4		
29.5		
29.6		
BUILDING 30	FUTURE PHASE	
30.1		
30.2		
30.3		
30.4		
30.5		
30.6		

EXHIBIT B
(Phases 1 through 8)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 31	FUTURE PHASE	
31.1		
31.2		
31.3		
31.4		
BUILDING 32	FUTURE PHASE	
32.1		
32.2		
32.3		
BUILDING 33	FUTURE PHASE	
33.1		
33.2		
33.3		
33.4		

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 through 8 contain Buildings 1, 2, 3, 5, 6, 7, 12 and 13, with a total of forty-four (44) Units. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 through 8 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a

kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 through 8 are shown on the Survey Map and Plans. In Phases 1 through 8, there are a total of one hundred forty-six (146) parking spaces, seventy-three (73) of which are garage parking spaces and seventy-three (73) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property and are not presently part of the Condominium.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	2.273%
1.2	2.273
1.3	2.273
1.4	2.273
1.5	2.273
1.6	2.273
2.1	2.273%
2.2	2.273
2.3	2.273
2.4	2.273
2.5	2.273
2.6	2.273
3.1	2.273%
3.2	2.273
3.3	2.273
3.4	2.273
3.5	2.273
3.6	2.273
5.1	2.273%
5.2	2.273
5.3	2.273
5.4	2.273
5.5	2.273
6.1	2.273%
6.2	2.273
6.3	2.273
6.4	2.273
7.1	2.273%
7.2	2.273
7.3	2.273
7.4	2.273
7.5	2.273

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
12.1	2.272%
12.2	2.272
12.3	2.272
12.4	2.272
12.5	2.272
12.6	2.272
13.1	2.272%
13.2	2.272
13.3	2.272
13.4	2.272
13.5	2.272
13.6	2.272
	TOTAL: 100.00%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.

282/033

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 9 AND 10

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 9 AND 10 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. 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 PURSUANT TO THE RIGHTS RESERVED TO IT IN THE DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20140924001242 AND RCW 64.34.236 AND
FOR PHASES 3, 4 & 5 UNDER RECORDING NO. 20141028001140,
AND FOR PHASE 6 UNDER RECORDING NO. 20141113000302,
AND FOR PHASE 7 UNDER RECORDING NO. 20141210001451,
AND FOR PHASE 8 UNDER RECORDING NO. 20141222000552,
AND FOR PHASES 9 & 10 UNDER RECORDING NO. 20150213001505

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: SOLE MEMBER

BY: _____
DEREK C. STRAIGHT

ITS: SENIOR VICE PRESIDENT-DIVISION PRESIDENT
WASHINGTON DIVISION

BY: _____
Richard S. Robinson

ITS: Senior Vice President

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEREK C. STRAIGHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT-DIVISION PRESIDENT, WASHINGTON DIVISION, OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF February, 2015

SIGNATURE: Jennifer A. McAuliffe

NAME (PRINT): _____

NOTARY PUBLIC IN AND FOR THE STATE OF: WA

RESIDING AT: Issaquah

MY APPOINTMENT EXPIRES: 12/31/2018

Jennifer A McAuliffe
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

STATE OF CALIFORNIA)
)SS
COUNTY OF ORANGE)

I CERTIFY THAT I HAVE SATISFACTORY EVIDENCE THAT RICHARD S. ROBINSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 9th DAY OF February, 2015

SIGNATURE: Susan Menard

NAME (PRINT): SUSAN MENARD

NOTARY PUBLIC IN AND FOR THE STATE OF: CALIFORNIA

RESIDING AT: Orange, CA

MY APPOINTMENT EXPIRES: October 26, 2015

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/26/2015

LEGAL DESCRIPTION

ENTIRE PROPERTY:

BLOCKS 21 AND 22 AND TRACT OV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

PHASE 9 & 10 PROPERTY:

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 22; THENCE S88°21'46"E, ALONG THE NORTH LINE OF SAID BLOCK 22, A DISTANCE OF 67.80 FEET TO THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 1 & 2, RECORDED UNDER RECORDING NO. 20140924001241; THENCE S01°42'13"W, ALONG THE WEST LINE OF SAID PHASE 1 & 2 BOUNDARY, A DISTANCE OF 102.11 FEET; THENCE S88°17'47"E 18.00 FEET TO A POINT ON THE MOST WESTERLY LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 3, 4 & 5, RECORDED UNDER RECORDING NO. 20141028001139; THENCE S01°42'13"W, ALONG SAID BOUNDARY, A DISTANCE OF 154.84 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID PHASE 3, 4 & 5 PROPERTY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 9 & 10 PROPERTY; THENCE S88°21'46"E, ALONG THE SOUTH BOUNDARY OF SAID PHASE 3, 4 & 5, A DISTANCE OF 108.90 FEET TO A POINT ON THE BOUNDARY OF SAID PHASE 1 & 2; THENCE THE FOLLOWING SEVEN COURSES AND DISTANCES ALONG SAID PHASE 1 & 2 BOUNDARY; THENCE S01°38'14"W 131.27 FEET; THENCE S58°21'46"E 8.66 FEET; THENCE S01°38'14"W 14.17 FEET TO A POINT OF TANGENCY WITH A 25.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°03'59", A DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY; THENCE N88°17'47"W 89.57 FEET TO A POINT OF TANGENCY WITH A 22.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY; THENCE N01°42'13"E 152.88 FEET TO THE POINT OF BEGINNING.

SUBSEQUENT PHASE PROPERTY:

BLOCK 21 AND TRACT OV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 9 AND 10 PROPERTY HEREIN AND PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY DESCRIBED UNDER RECORDING NUMBER 20141222000552.

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

JOB NO. 12121

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 9 & 10 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDINGS AND DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH RECORDED PLANS PURSUANT TO RCW 64.34.200(2); THAT ALL INFORMATION REQUIRED BY RCW 64.32.232 IS SHOWN CORRECTLY HEREON; AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

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

GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED
PROFESSIONAL LAND SURVEYOR
01/28/15

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CHICAGO TITLE CON 138.00
PAGE-001 OF 005 VOL 282 PG 033
02/13/2015 16:08
KING COUNTY, WA

VOLUME: ____
PAGES: ____ TO ____

Norm Alberg
MANAGER OF RECORDS

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 17TH DAY OF FEBRUARY 2015.

LLOYD HARA
ASSESSOR

DEPUTY ASSESSOR

116506-0000

RESTRICTIONS

PARAGRAPHS 1 THROUGH 4 AND 24 NOT APPLICABLE TO REPORT ON THIS SURVEY.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508180202 AND AS MODIFIED BY AMENDMENT RECORDED UNDER RECORDING NO. 9712121488, RECORDS OF KING COUNTY, WASHINGTON.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030218001542, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050511000708, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050510000858, KING COUNTY, WASHINGTON.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC STUDY REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000112, KING COUNTY, WASHINGTON.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PEDESTRIAN BRIDGE REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000113, KING COUNTY, WASHINGTON.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060921000282, KING COUNTY, WASHINGTON.

15. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS,FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 RECORDED IN VOLUME 237 OF PLATS AT PAGES 46 THROUGH 54, INCLUSIVE.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20071016000393, KING COUNTY, WASHINGTON.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR DRY UTILITIES RECORDED UNDER RECORDING NO. 20071105001434, KING COUNTY, WASHINGTON.

18. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 20080122900005, RECORDS OF KING COUNTY, WASHINGTON.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT FOR COMPETITIVE HOSPITAL AND HEALTHCARE USES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001684, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS RECORDED UNDER RECORDING NO. 20081029001220, RECORDS OF KING COUNTY, WASHINGTON.

21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC STORM DRAIN RECORDED UNDER RECORDING NO. 20110715000918, RECORDS OF KING COUNTY, WASHINGTON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PLAZA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20111117001503, RECORDS OF KING COUNTY, WASHINGTON.

23. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120607000111, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000865, RECORDS OF KING COUNTY, WASHINGTON.

26. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000866, RECORDS OF KING COUNTY, WASHINGTON.

27. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20121120900008, RECORDS OF KING COUNTY, WASHINGTON.

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PAGE-002 OF 005 VOL 282 PG 033
02/13/2015 16:09
KING COUNTY, WA

282/034

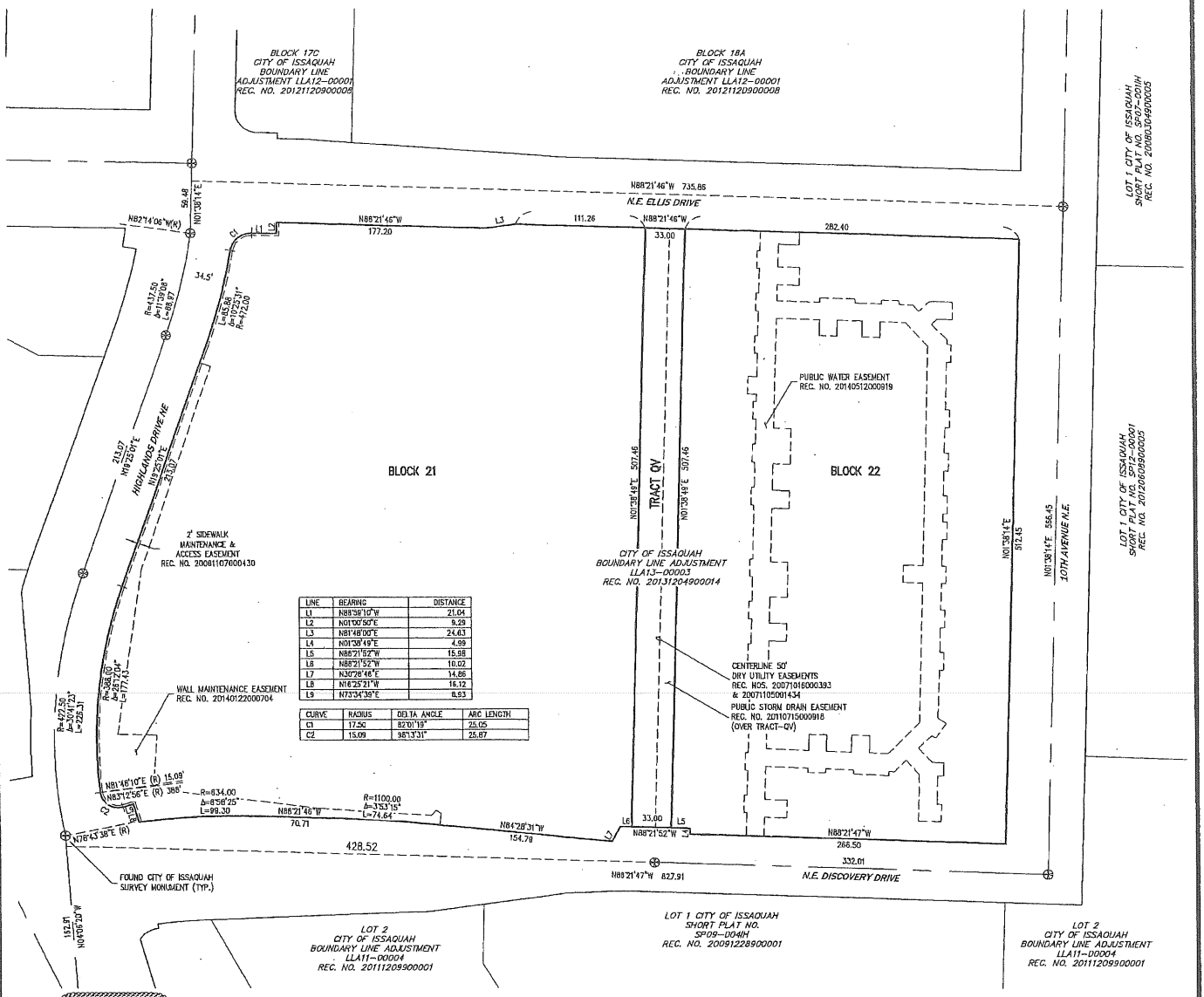
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 9 AND 10

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	N88°59'10"W	21.04
L2	N01°00'50"E	9.29
L3	N81°48'00"E	24.43
L4	N01°38'49"E	4.99
L5	N88°21'52"W	15.98
L6	N88°21'52"W	10.02
L7	N30°28'46"E	14.86
L8	N16°25'21"W	16.12
L9	N73°34'39"E	8.93

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	17.50	82°01'19"	25.05
C2	15.09	98°13'31"	25.87

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2165971, DATED OCTOBER 17, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 20, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2010.
3. ENTIRE SITE AREA = 389,228± SQUARE FEET (8.48± ACRES)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237, PAGES 46-54, RECORDING NO.20061107000430, IN KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAVID EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON. (PER DAVID EVANS AND ASSOCIATES)

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA12-00001 VOLUME 282, PAGE 292, RECORDING NO. 20121120900008, IN KING COUNTY WASHINGTON.
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-0071H, VOLUME 239, PAGES 99-101, RECORDING NO. 20080122900005, IN KING COUNTY WASHINGTON.
3. FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 VOLUME 237, PAGES 46-54, RECORDING NO. 20061107000430, IN KING COUNTY, WASHINGTON.

GLENN R. SERAGINE
STATE OF WASHINGTON
41868
REGISTERED PROFESSIONAL LAND SURVEYOR

01/20/15

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

JOB NO. 12121

SCALE: 1" = 60'

0 30 60 120

ENTIRE PROPERTY

20150213001504
CHICAGO TITLE CON 138.00
PAGE-003 OF 005 VOL 252 PG 033
02/13/2015 16:09
KING COUNTY, WA

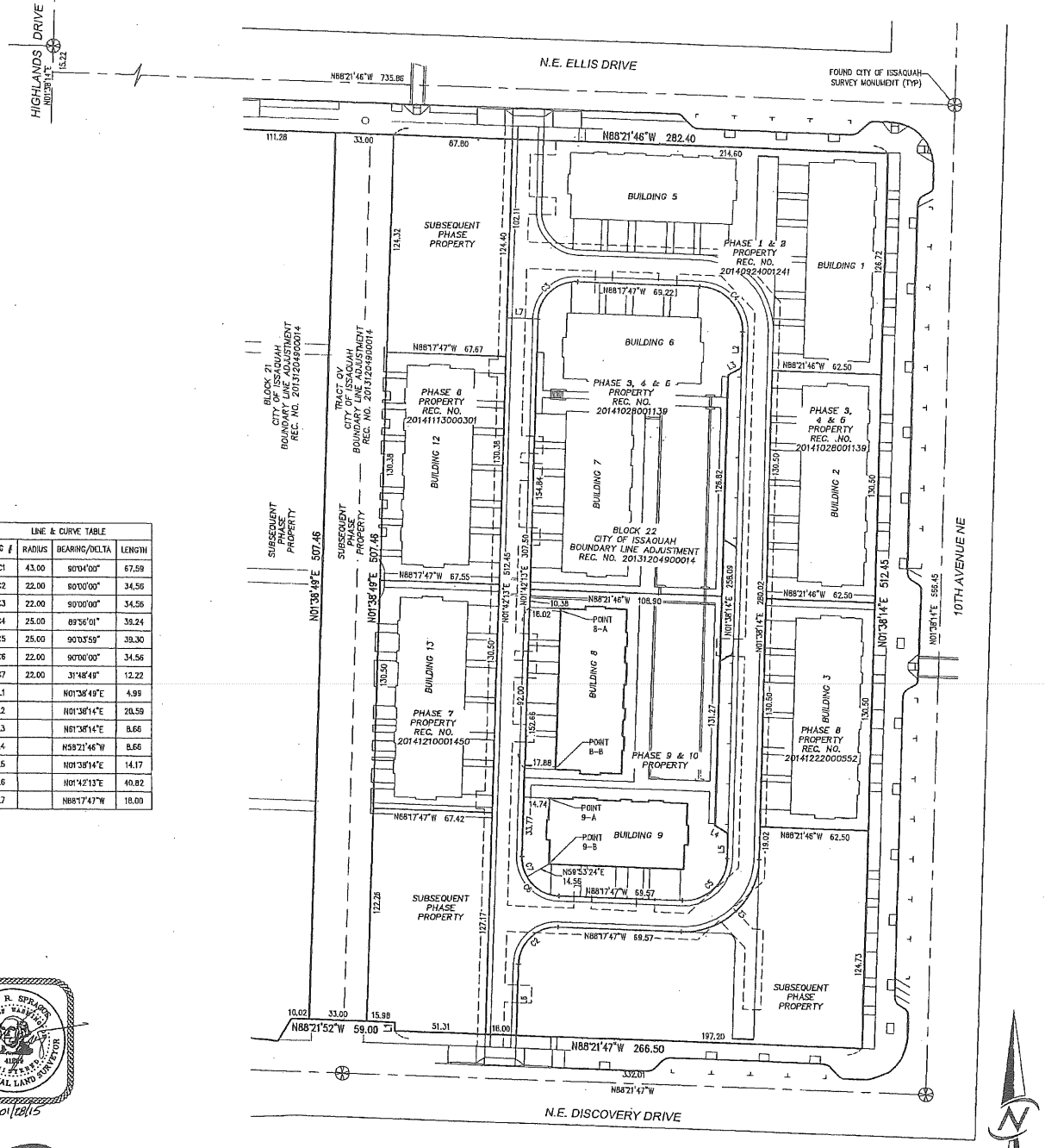
282/035

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 9 AND 10

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



LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	43.00	90°04'00"	67.59
C2	22.00	90°00'00"	34.56
C3	22.00	90°00'00"	34.56
C4	25.00	89°56'01"	39.24
C5	25.00	90°03'59"	39.30
C6	22.00	90°00'00"	34.56
C7	22.00	31°48'49"	12.22
L1		N01°38'49"E	4.99
L2		N01°38'14"E	20.59
L3		N61°38'14"E	8.66
L4		N59°21'46"W	8.66
L5		N01°38'14"E	14.17
L6		N01°42'13"E	40.82
L7		N88°17'47"W	18.00

GLENN R. SPRAGUE
STATE OF WASHINGTON
41284
REGISTERED PROFESSIONAL LAND SURVEYOR

01/28/15

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

JOB NO. 12121

SCALE: 1" = 40'

0 20 40 80

20150213001504
CHICAGO TITLE CON 136.00
PAGE-004 OF 006 VOL 262 PG 033
02/13/2015 16:09
KING COUNTY, WA

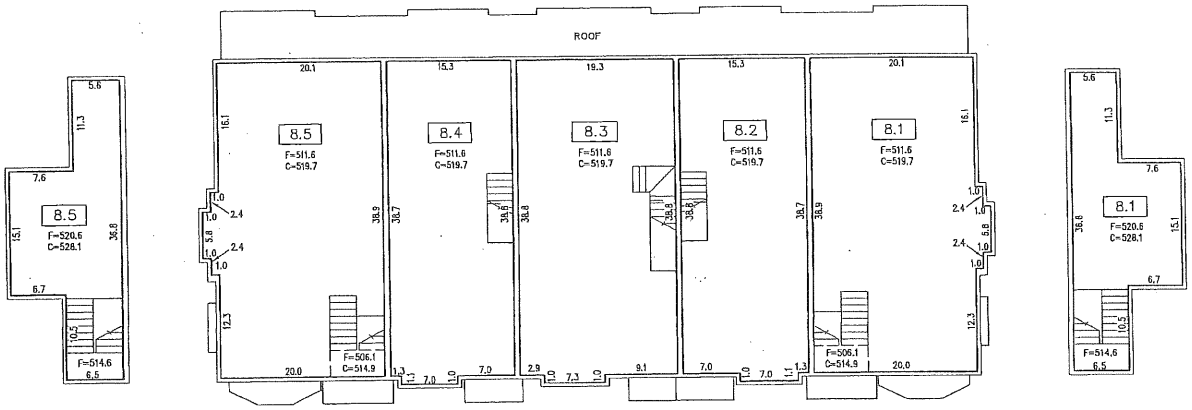
282/036

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 9 AND 10

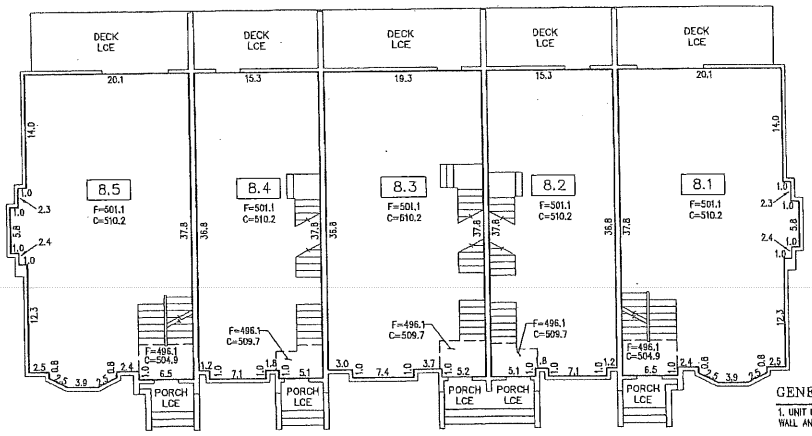
SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL

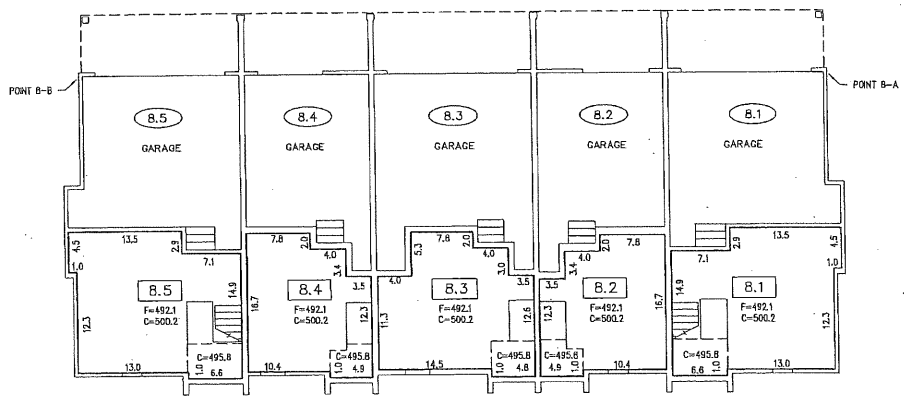


LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #-# UNIT DESIGNATION
- #-# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



GLENN R. SPRAGUE
STATE OF WASHINGTON
41598
PROFESSIONAL LAND SURVEYOR
01/28/15

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 8 (PHASE 9)

20150213001504
CHICAGO TITLE CON 138.00
PAGE-005 OF 005 VOL 282 PG 033
02/13/2015 16:09
KING COUNTY, WA

282/037

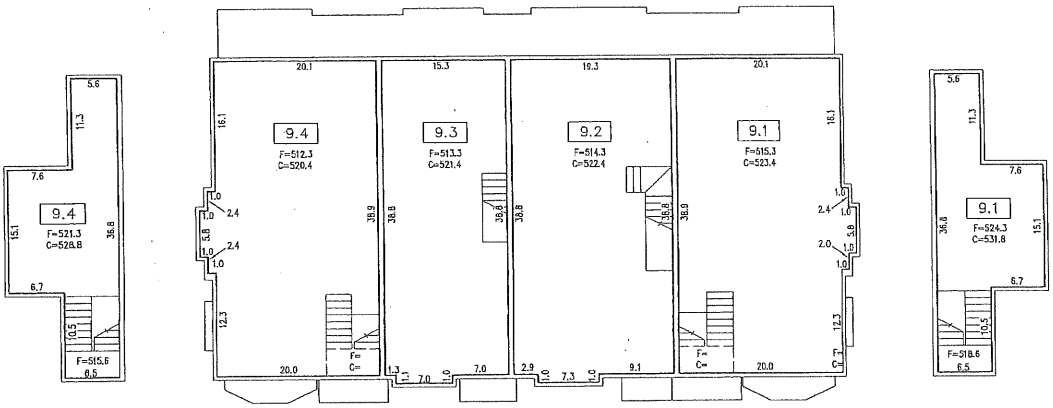
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 9 AND 10

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

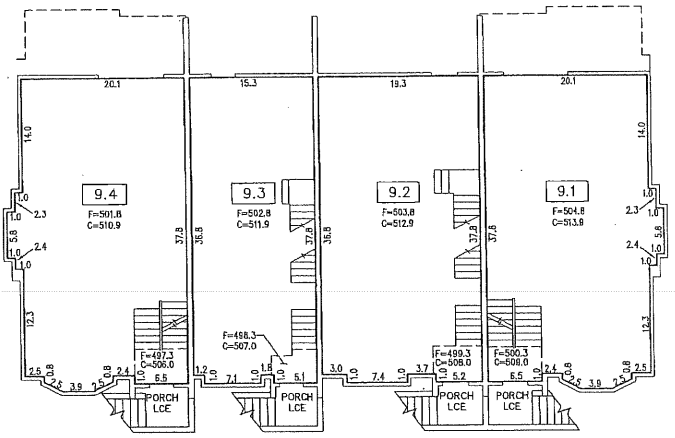
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL

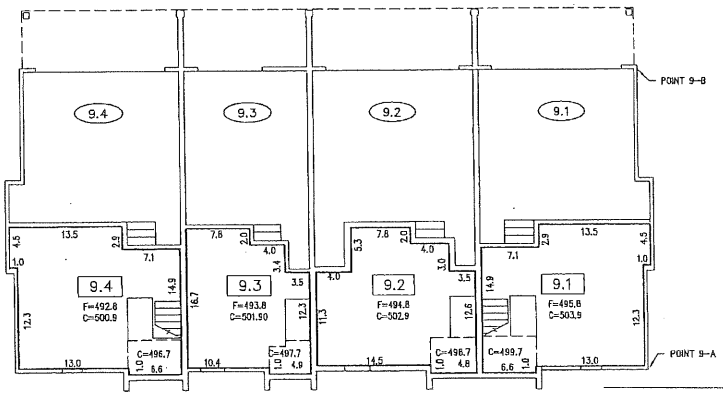


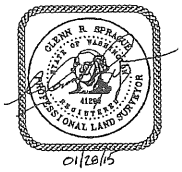
LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #.# UNIT DESIGNATION
- (#.#) GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.





01/28/15

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 9 (PHASE 10)

20150213001505
CHICAGO TITLE AMDCN 88.00
PAGE-001 OF 017
02/13/2015 16:09
KING COUNTY, WA

CHICAGO TITLE INS. CO (17)
REF# W1501019-10

DEPARTMENT OF ASSESSMENTS
Examined and approved this 11TH day of FEBRUARY 2015
LLOYD HARA Assessor
Deputy Assessor

Return Address:
MATTHEW B STRAIGHT
OSERAN HAHN SPRING STRAIGHT & WATTS PS
10900 NE 4TH ST STE 1430
BELLEVUE WA 98004

KING COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. FIFTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 20140924001241; 20140924001242; 20141028001139; 20141028001140; 20141113000301; 20141113000302; 20141210001450; 20141210001451; 20141222000552; 20141222000553 Additional reference numbers are on page N/A of document.
DECLARANT: 1. BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company Additional names on page N/A of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M., City of Issaquah, King County, Washington Full legal description is on pages 5 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 1165060000
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

FIFTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

THIS FIFTH AMENDMENT to the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is made this 2nd day of February, 2015, by BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company ("Declarant"), on behalf of all Owners of the Property described in the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, recorded under King County Recording No. 20140924001242 (the "Declaration"), the Survey Map and Plans of which was recorded under King County Recording No. 20140924001241. The First Amendment to the Declaration, for the purpose of establishing Phases 3, 4 and 5 was recorded under King County Recording No. 20141028001140; and the Survey Map and Plans for Phases 3, 4 and 5 were recorded under King County Recording No. 20141028001139. The Second Amendment to the Declaration, for the purpose of establishing Phase 6 was recorded under King County Recording No. 20141113000302; and the Survey Map and Plans for Phase 6 was

F:\MBS\Polygon\Brownstone at Issaquah Highlands\Residential Condo\5th Amend to Dec.docx 12/12/2014 (jjf) #214264.001

recorded under King County Recording No. 20141113000301. The Third Amendment to the Declaration, for the purpose of establishing Phase 7 was recorded under King County Recording No. 20141210001451; and the Survey Map and Plans for Phase 7 was recorded under King County Recording No. 20141210001450. The Fourth Amendment for the purpose of establishing Phase 8 was recorded under King County Recording No. 20141222000553; and the Survey Map and Plans for Phase 8 was recorded under King County Recording No. 20141222000552. This Fifth Amendment is made pursuant to Section 2.2 of the Declaration for the purpose of establishing Phases 9 and 10 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium. The Survey Map and Plans identifying Phases 9 and 10 of the Condominium referred to herein consists of five (5) sheets as prepared by CORE DESIGN, INC. and was filed contemporaneously with this Fifth Amendment with the Recorder's Office of King County, Washington, under Recording No. 20150213001504.

NOW, THEREFORE, the Declaration is revised and amended as follows:

1. Exhibit A to the Declaration is hereby stricken in its entirety and the new Exhibit A attached hereto is inserted in its place.

2. Exhibit B to the Declaration is hereby stricken in its entirety and the new Exhibit B attached hereto is inserted in its place.

3. Exhibit C to the Declaration is hereby stricken in its entirety and the new Exhibit C attached hereto is inserted in its place.

4. Pursuant to Section 2.2 of the Declaration, Declarant hereby establishes Phases 9 and 10 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, simultaneously recording both this Amendment to the Declaration and an Amendment to the Survey Map and Plans. Henceforth, Phases 1 through 10, including the Phases 1 through 10 land, Units and other improvements, shall constitute a single Condominium pursuant to the Act and the provisions of the Declaration as amended herein. The information set forth in the Declaration as amended herein with respect to Phases 9 and 10 (including the Phases 9 and 10 land and all Units and other improvements thereon) shall henceforth control. The total percentages of Ownership Interest and shares of Common Expenses in Phases 1 through 10 set forth in Exhibit C of the Declaration as amended herein shall control and supersede the corresponding percentages of Ownership Interest and shares of Common Expenses for Phases 1 through 9 alone.

Except as set forth above, each and every provision of the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, on behalf of all of the Unit Owners, has executed this Fifth Amendment to Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, as of the day and year first above written.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
DEREK C. STRAIGHT
Its: Senior Vice President-Division President
Washington Division

By: _____
Richard S. Robinson
Its: Senior Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, L.L.C., a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 28, 2015.

(SEAL/STAMP)

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

Jennifer A. Mahaffey
[Print Name:] Jennifer A. Mahaffey
NOTARY PUBLIC for the State of Washington
Residing at
Issaquah
My appointment expires:
12/31/2018

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____
(Signature of Notary Public)

Place Notary Seal Above

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On February 9, 2015 before me, SUSAN MENARD, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Richard S. Robinson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/a~~re~~ subscribed to the within instrument and acknowledged to me that he/s~~he~~/t~~hey~~ executed the same in his/h~~er~~/t~~heir~~ authorized capacity(ie~~s~~), and that by his/~~her~~/t~~heir~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/28/2015

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan Menard
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT A
(Legal Description)

The legal description of the real property included in BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASES 9 AND10 PROPERTY.

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 22; THENCE S88°21'46"E, ALONG THE NORTH LINE OF SAID BLOCK 22, A DISTANCE OF 67.80 FEET TO THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 1 & 2, RECORDED UNDER RECORDING NO. 20140924001241; THENCE S01°42'13"W, ALONG THE WEST LINE OF SAID PHASE 1 & 2 BOUNDARY, A DISTANCE OF 102.11 FEET; THENCE S88°17'47"E 18.00 FEET TO A POINT ON THE MOST WESTERLY LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 3, 4 & 5, RECORDED UNDER RECORDING NO. 20141028001139; THENCE S01°42'13"W, ALONG SAID BOUNDARY, A DISTANCE OF 154.84 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID PHASE 3, 4 & 5 PROPERTY AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 9 & 10 PROPERTY; THENCE S88°21'46"E, ALONG THE SOUTH BOUNDARY OF SAID PHASE 3, 4 & 5, A DISTANCE OF 108.90 FEET TO A POINT ON THE BOUNDARY OF SAID PHASE 1 & 2; THENCE THE FOLLOWING SEVEN COURSES AND DISTANCES ALONG SAID PHASE 1 & 2 BOUNDARY; THENCE S01°38'14"W 131.27 FEET; THENCE S58°21'46"E 8.66 FEET; THENCE S01°38'14"W 14.17 FEET TO A POINT OF TANGENCY WITH A 25.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°03'59", A DISTANCE OF 39.30 FEET TO A POINT OF TANGENCY; THENCE N88°17'47"W 69.57 FEET

TO A POINT OF TANGENCY WITH A 22.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 34.56 FEET TO A POINT OF TANGENCY; THENCE N01°42'13"E 152.66 FEET TO THE POINT OF BEGINNING.

3. SUBSEQUENT PHASE PROPERTY.

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 9 AND 10 PROPERTY HEREIN AND PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY DESCRIBED UNDER RECORDING NUMBER 20141222000552.

4. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS.

See Paragraph 3 above.

5. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY.

See Paragraph 1 above.

EXHIBIT B
(Phases 1 through 10)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 1		
1.1	F20	
1.2	E16	
1.3	E20	
1.4	E20	
1.5	E16	
1.6	F20	
BUILDING 2		
2.1	F20	
2.2	E16	
2.3	E20	
2.4	E20	
2.5	E16	
2.6	F20	
BUILDING 3		
3.1	F20	
3.2	E16	
3.3	E20	
3.4	E20	
3.5	E16	
3.6	F20	
BUILDING 4	FUTURE PHASE	
4.1		
4.2		
4.3		
4.4		
4.5		
4.6		

EXHIBIT B
(Phases 1 through 10)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 5		
5.1	F20	
5.2	E16	
5.3	E20	
5.4	E16	
5.5	F20	
BUILDING 6		
6.1	F20	
6.2	E16	
6.3	E20	
6.4	F20	
BUILDING 7		
7.1	F20	
7.2	E16	
7.3	E20	
7.4	E16	
7.5	F20	
BUILDING 8		
8.1	F20	
8.2	E16	
8.3	E20	
8.4	E16	
8.5	F20	
BUILDING 9		
9.1	F20	
9.2	E20	
9.3	E16	
9.4	F20	

EXHIBIT B
(Phases 1 through 10)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 10	FUTURE PHASE	
10.1		
10.2		
10.3		
10.4		
10.5		
BUILDING 11	FUTURE PHASE	
11.1		
11.2		
11.3		
11.4		
11.5		
11.6		
BUILDING 12		
12.1	F20	
12.2	E16	
12.3	E20	
12.4	E20	
12.5	E16	
12.6	F20	
BUILDING 13		
13.1	F20	
13.2	E16	
13.3	E20	
13.4	E20	
13.5	E16	
13.6	F20	

EXHIBIT B
(Phases 1 through 10)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 14	FUTURE PHASE	
14.1		
14.2		
14.3		
14.4		
14.5		
14.6		
BUILDING 15	FUTURE PHASE	
15.1		
15.2		
15.3		
15.4		
15.5		
15.6		
BUILDING 16	FUTURE PHASE	
16.1		
16.2		
16.3		
16.4		
16.5		
16.6		
BUILDING 17	FUTURE PHASE	
17.1		
17.2		
17.3		
17.4		
17.5		
17.6		

EXHIBIT B
(Phases 1 through 10)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 18	FUTURE PHASE	
18.1		
18.2		
18.3		
18.4		
18.5		
18.6		
BUILDING 19	FUTURE PHASE	
19.1		
19.2		
19.3		
19.4		
19.5		
BUILDING 20	FUTURE PHASE	
20.1		
20.2		
20.3		
20.4		
20.5		
20.6		
BUILDING 21	FUTURE PHASE	
21.1		
21.2		
21.3		
21.4		
21.5		
21.6		

EXHIBIT B
(Phases 1 through 10)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 22	FUTURE PHASE	
22.1		
22.2		
22.3		
22.4		
22.5		
22.6		
BUILDING 23	FUTURE PHASE	
23.1		
23.2		
23.3		
23.4		
23.5		
BUILDING 24	FUTURE PHASE	
24.1		
24.2		
24.3		
24.4		
BUILDING 25	FUTURE PHASE	
25.1		
25.2		
25.3		
BUILDING 26	FUTURE PHASE	
26.1		
26.2		
26.3		
26.4		
26.5		
26.6		

EXHIBIT B
(Phases 1 through 10)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 27	FUTURE PHASE	
27.1		
27.2		
27.3		
27.4		
27.5		
27.6		
BUILDING 28	FUTURE PHASE	
28.1		
28.2		
28.3		
28.4		
28.5		
28.6		
BUILDING 29	FUTURE PHASE	
29.1		
29.2		
29.3		
29.4		
29.5		
29.6		
BUILDING 30	FUTURE PHASE	
30.1		
30.2		
30.3		
30.4		
30.5		
30.6		

EXHIBIT B
(Phases 1 through 10)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 31	FUTURE PHASE	
31.1		
31.2		
31.3		
31.4		
BUILDING 32	FUTURE PHASE	
32.1		
32.2		
32.3		
BUILDING 33	FUTURE PHASE	
33.1		
33.2		
33.3		
33.4		

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 through 10 contain Buildings 1, 2, 3, 5, 6, 7, 8, 9, 12 and 13, with a total of fifty-three (53) Units. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 through 10 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a

kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 through 10 are shown on the Survey Map and Plans. In Phases 1 through 10, there are a total of one hundred seventy-six (176) parking spaces, eighty-eight (88) of which are garage parking spaces and eighty-eight (88) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property and are not presently part of the Condominium.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	1.88%
1.2	1.88
1.3	1.88
1.4	1.88
1.5	1.88
1.6	1.88
2.1	1.88%
2.2	1.88
2.3	1.88
2.4	1.88
2.5	1.88
2.6	1.88
3.1	1.88%
3.2	1.88
3.3	1.88
3.4	1.88
3.5	1.88
3.6	1.89
5.1	1.89%
5.2	1.89
5.3	1.89
5.4	1.89
5.5	1.89
6.1	1.89%
6.2	1.89
6.3	1.89
6.4	1.89
7.1	1.89%
7.2	1.89
7.3	1.89
7.4	1.89
7.5	1.89

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
8.1	1.89%
8.2	1.89
8.3	1.89
8.4	1.89
8.5	1.89
9.1	1.89%
9.2	1.89
9.3	1.89
9.4	1.89
12.1	1.89%
12.2	1.89
12.3	1.89
12.4	1.89
12.5	1.89
12.6	1.89
13.1	1.89%
13.2	1.89
13.3	1.89
13.4	1.89
13.5	1.89
13.6	1.89
	TOTAL: 100.00%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.

282/043

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 11 AND 12

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREON, HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 11 AND 12 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. 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 PURSUANT TO THE RIGHTS RESERVED TO IT IN THE DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20140924001242 AND RCW 64.34.236 AND
FOR PHASES 3, 4 & 5 UNDER RECORDING NO. 20141028001140,
AND FOR PHASE 6 UNDER RECORDING NO. 20141113000302,
AND FOR PHASE 7 UNDER RECORDING NO. 20141210001451,
AND FOR PHASE 8 UNDER RECORDING NO. 20141222000553,
AND FOR PHASES 9 & 10 UNDER RECORDING NO. 20150213001505,
AND FOR PHASES 11 & 12 UNDER RECORDING NO. 20150310000898

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: SOLE MEMBER

BY: _____
DEREK C. STRAIGHT
ITS: SENIOR VICE PRESIDENT-DIVISION PRESIDENT
WASHINGTON DIVISION

BY: _____
William H. Lyon
ITS: Chief Executive Officer

STATE OF WASHINGTON }
COUNTY OF KING } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEREK C. STRAIGHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT-DIVISION PRESIDENT, WASHINGTON DIVISION, OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 24 DAY OF March, 2015

SIGNATURE: _____

NAME (PRINT): _____

NOTARY PUBLIC IN AND FOR THE STATE OF: WA

RESIDING AT: Issaquah

MY APPOINTMENT EXPIRES: 12/31/2018

Jennifer A. Mahoney
NOTARY PUBLIC
BY APPOINTMENT
EXPIRES
12/31/2018
STATE OF WASHINGTON

STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS

I CERTIFY THAT I HAVE SATISFACTORY EVIDENCE THAT William H. Lyon IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Chief Executive Officer OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 4th DAY OF March, 2015

SIGNATURE: _____

NAME (PRINT): Susan Menard

NOTARY PUBLIC IN AND FOR THE STATE OF: California

RESIDING AT: Orange, California

MY APPOINTMENT EXPIRES: October 26, 2015

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/26/2015

LEGAL DESCRIPTION

ENTIRE PROPERTY:

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204000014, RECORDS OF KING COUNTY, WASHINGTON.

PHASE 11 & 12 PROPERTY:

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204000014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 22, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF 10TH AVENUE NE; THENCE N01°38'14"E, ALONG THE EAST LINE OF SAID BLOCK 22 AND SAID MARGIN, A DISTANCE OF 124.73 FEET TO THE SOUTHEAST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 8, RECORDED UNDER RECORDING NO. 20141222000552; THENCE N88°21'46"W, ALONG THE SOUTH LINE OF SAID PHASE 8, A DISTANCE OF 62.50 FEET TO A POINT ON THE EASTERLY LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 1 & 2, RECORDED UNDER RECORDING NO. 20140924001241; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE PHASE LINE OF SAID PHASE 1 & 2; THENCE S01°38'14"W 19.02 FEET TO A POINT OF TANGENCY WITH A 43.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY, THROUGH A CENTRAL ANGLE OF 80°04'00", A DISTANCE OF 57.59 FEET TO A POINT OF TANGENCY; THENCE N88°17'47"W 89.57 FEET TO A POINT OF TANGENCY WITH A 22.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 80°00'00", A DISTANCE OF 34.56 FEET; THENCE S01°42'13"W 40.82 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 22 AND THE NORTH RIGHT-OF-WAY MARGIN OF N.E. DISCOVERY DRIVE; THENCE S88°21'47"E, ALONG SAID SOUTH LINE AND MARGIN, A DISTANCE OF 197.20 FEET TO THE POINT OF BEGINNING.

SUBSEQUENT PHASE PROPERTY:

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204000014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 11 & 12 PROPERTY HEREIN AND PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 AND 10 UNDER RECORDING NUMBER 20150213001504.

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

JOB NO. 12121

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 11 & 12 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDINGS AND DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH RECORDED PLANS PURSUANT TO RCW 64.34.200(2); THAT ALL INFORMATION REQUIRED BY RCW 64.32.232 IS SHOWN CORRECTLY HEREON; AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

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

GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED
PROFESSIONAL LAND SURVEYOR
03/12/15

RECORDING CERTIFICATE

201503100000897
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PAGE-001 OF 003 VOL 282 PG 043
03/10/2015 14:19
KING COUNTY, WA

Norm Alberg

VOLUME: _____
PAGES: _____ TO _____

_____
SUPERINTENDENT OF RECORDS

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 10TH DAY OF MARCH 2015.

LLOYD HARA
ASSESSOR

_____
DEPUTY ASSESSOR

116506-0000

RESTRICTIONS

PARAGRAPHS 1 THROUGH 4 AND 24 NOT APPLICABLE TO REPORT ON THIS SURVEY.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508180202 AND AS MODIFIED BY AMENDMENT RECORDED UNDER RECORDING NO. 6712121468, RECORDS OF KING COUNTY, WASHINGTON.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9608251228, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9609180756, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030218001542, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050511000708, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050510000658, KING COUNTY, WASHINGTON.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC STUDY REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060822000112, KING COUNTY, WASHINGTON.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PEDESTRIAN BRIDGE REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060822000113, KING COUNTY, WASHINGTON.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060921000282, KING COUNTY, WASHINGTON.

15. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS,FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 RECORDED IN VOLUME 237 OF PLATS AT PAGES 48 THROUGH 54, INCLUSIVE.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20071016000393, KING COUNTY, WASHINGTON.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR DRY UTILITIES RECORDED UNDER RECORDING NO. 20071105001434, KING COUNTY, WASHINGTON.

18. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 20080122900005, RECORDS OF KING COUNTY, WASHINGTON.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT FOR COMPETITIVE HOSPITAL AND HEALTHCARE USES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001684, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS RECORDED UNDER RECORDING NO. 20081029001220, RECORDS OF KING COUNTY, WASHINGTON.

21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC STORM DRAIN RECORDED UNDER RECORDING NO. 20110715000918, RECORDS OF KING COUNTY, WASHINGTON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PLAZA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20111117001503, RECORDS OF KING COUNTY, WASHINGTON.

23. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120607000111, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120821000885, RECORDS OF KING COUNTY, WASHINGTON.

26. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120821000886, RECORDS OF KING COUNTY, WASHINGTON.

27. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20121209000008, RECORDS OF KING COUNTY, WASHINGTON.

282/043

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PAGE-002 OF 005 VOL 282 PG 043
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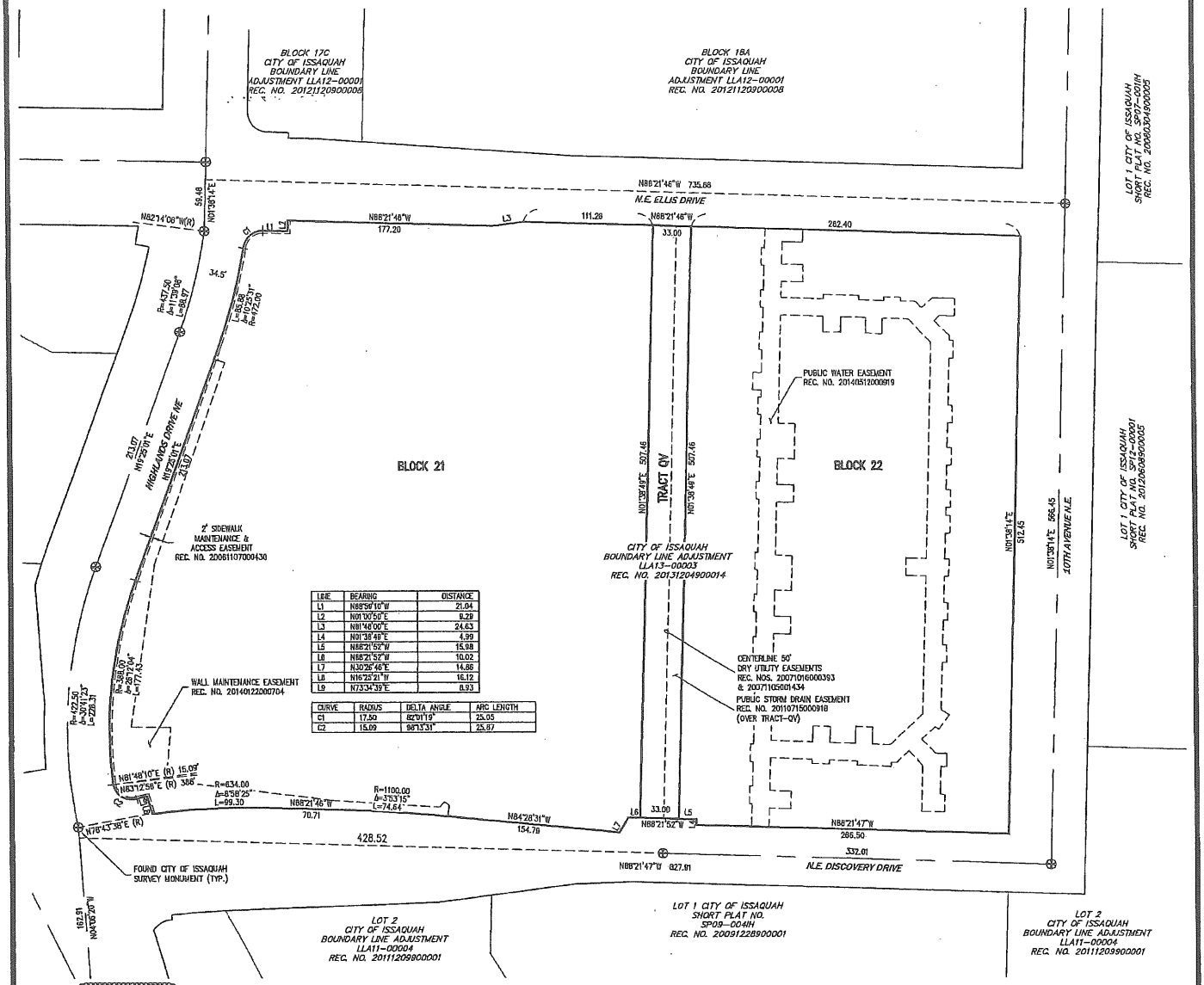
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 11 AND 12

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	N88°59'10"W	21.04
L2	N01°00'50"E	8.29
L3	N81°46'00"E	24.63
L4	N01°38'49"E	4.99
L5	N88°21'52"W	15.98
L6	N88°21'52"W	10.02
L7	N30°26'46"E	14.88
L8	N16°25'21"W	16.12
L9	N73°34'39"E	8.93

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	17.50	82°01'19"	25.05
C2	15.09	98°13'31"	25.87

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2165971, DATED OCTOBER 17, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JANUARY 20, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2010.
3. ENTIRE SITE AREA = 369,228± SQUARE FEET (8.48± ACRES)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237, PAGES 46-54, RECORDING NO.20081107000430, IN KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAVID EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON. (PER DAVID EVANS AND ASSOCIATES)

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA12-00001 VOLUME 292, PAGE 292, RECORDING NO. 20121120900008, IN KING COUNTY WASHINGTON.
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-0076H, VOLUME 239, PAGES 99-101, RECORDING NO. 20080122900005, IN KING COUNTY WASHINGTON.
3. FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 VOLUME 237, PAGES 46-54, RECORDING NO. 20081107000430, IN KING COUNTY, WASHINGTON.

GLENN R. SPRAGUE
STATE OF WASHINGTON
61530
REGISTERED PROFESSIONAL LAND SURVEYOR
02/26/15

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

JOB NO. 12121

SCALE: 1" = 60'

0 30 60 120

ENTIRE PROPERTY

282/044
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PAGE-003 OF 009 VOL 202 PG 043
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KING COUNTY, WA

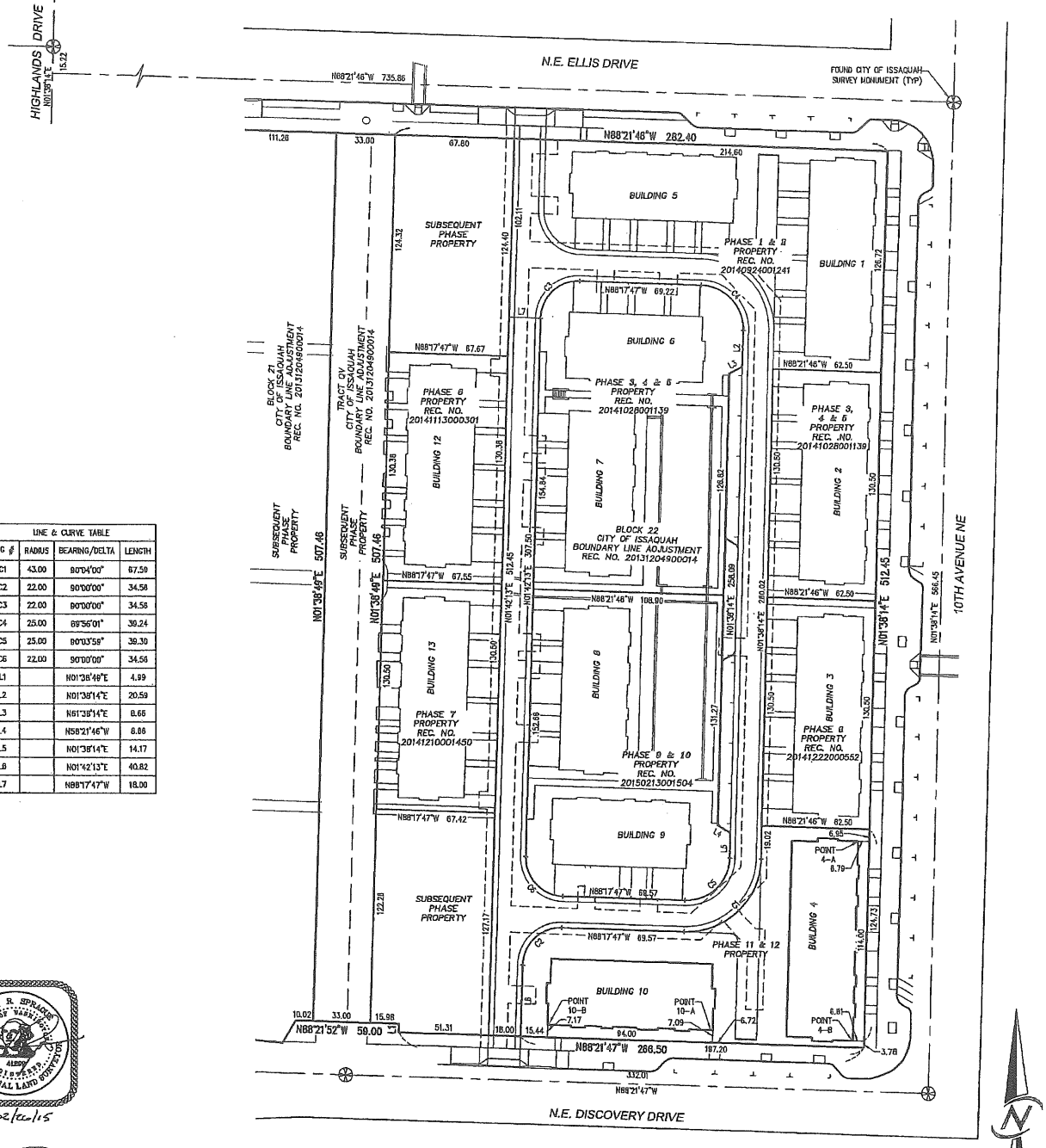
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 11 AND 12

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	43.00	90°04'00"	67.59
C2	22.00	90°00'00"	34.56
C3	22.00	90°00'00"	34.56
C4	25.00	89°56'01"	39.24
C5	25.00	90°03'59"	39.30
C6	22.00	90°00'00"	34.56
L1		N01°38'49"E	4.99
L2		N01°38'14"E	20.59
L3		N51°38'14"E	8.66
L4		N58°21'46"W	8.86
L5		N01°38'14"E	14.17
L6		N01°42'13"E	40.82
L7		N88°17'47"W	18.00

02/26/15

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

JOB NO. 12121

SCALE: 1" = 40'

0 20 40 80

PHASE 9 AND 10 PROPERTY

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CHICAGO TITLE CON 138.00
PAGE-004 OF 005 VOL 282 PG 041
03/10/2015 14:10
KING COUNTY, WA

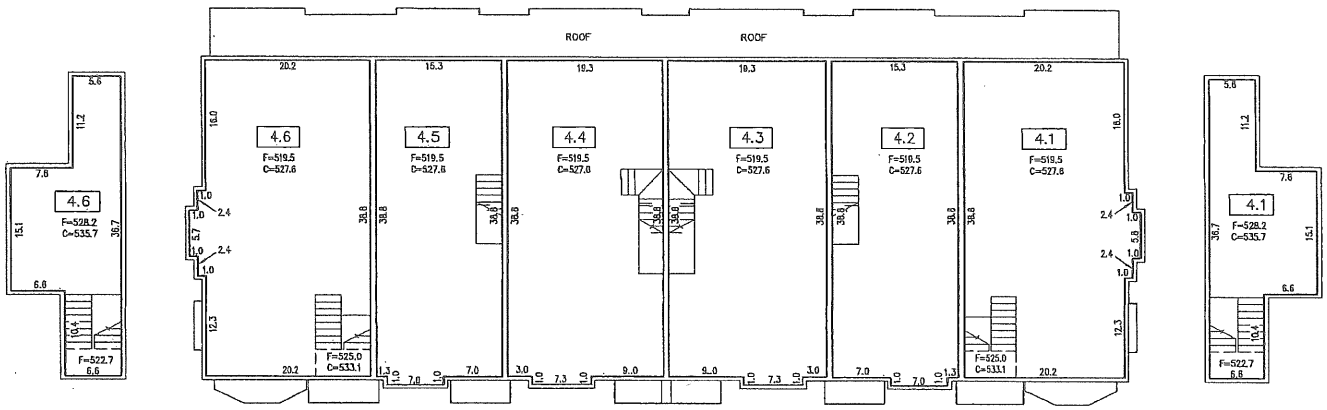
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 11 AND 12

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

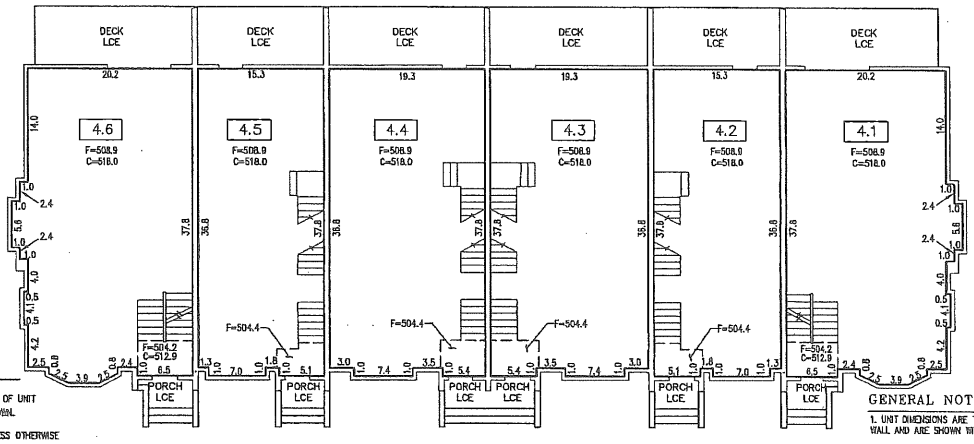
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL

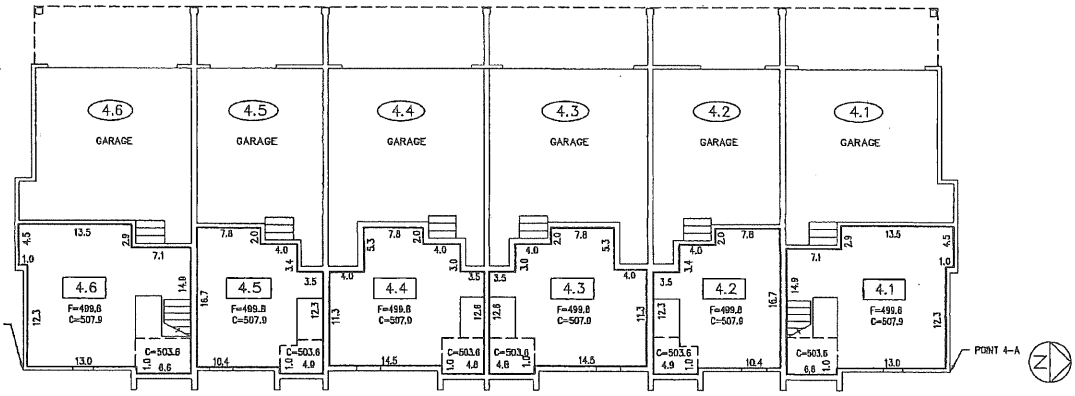


LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #-# UNIT DESIGNATION
- #-# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



GLENN R. SPRAGUE
STATE OF WASHINGTON
41996
REGISTERED PROFESSIONAL LAND SURVEYOR

02/26/15

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 4 (PHASE 11)

282/041

20150310000897.004

20150310000897
CHICAGO TITLE CON 136.00
PAGE-005 OF 005 VOL 202 PG 043
03/10/2015 14:10
KING COUNTY, WA

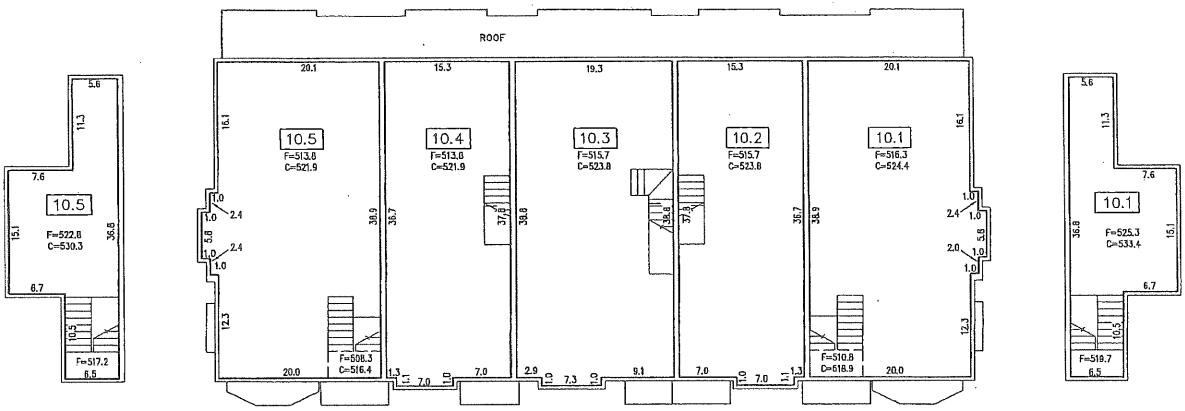
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 11 AND 12

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

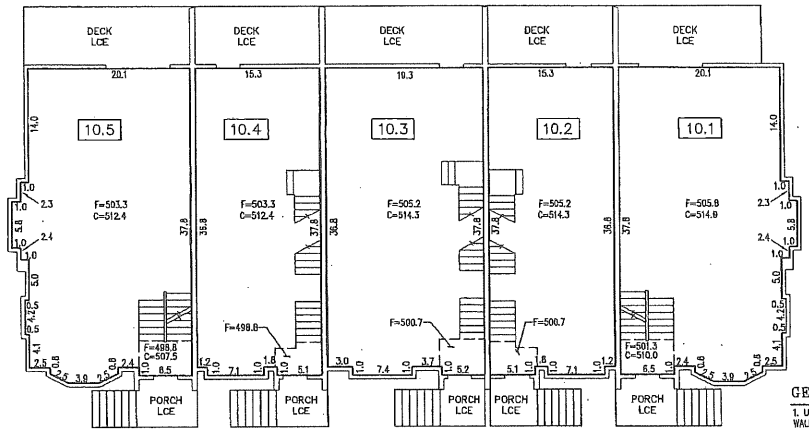
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL

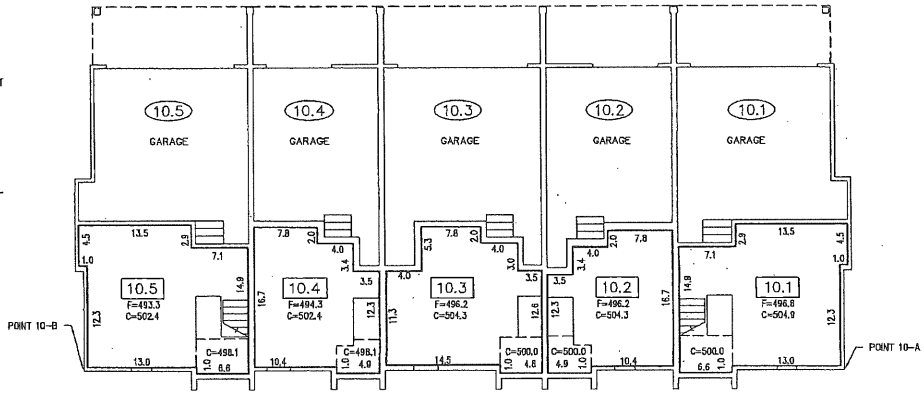


LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F — FLOOR ELEVATION
- C — CEILING ELEVATION
- #-# — UNIT DESIGNATION
- (#-#) — GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



GLENN R. SPRAGUE
STATE OF WASHINGTON
41280
REGISTERED PROFESSIONAL LAND SURVEYOR

03/10/15

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 10 (PHASE 12)

28216047

20150310000897.005

20150310000898
CHICAGO TITLE AMDCN 90.00
PAGE-001 OF 019
03/10/2015 14:19
KING COUNTY, WA

CHICAGO TITLE INS. CO (19)
REF# W150103O-10

DEPARTMENT OF ASSESSMENTS
Examined and approved this 10th day of MAR 2015
LLOYD HARA
Assessor
Deputy Assessor

Return Address:
MATTHEW B STRAIGHT
OSERAN HAHN SPRING STRAIGHT & WATTS PS
10900 NE 4TH ST STE 1430
BELLEVUE WA 98004

KING COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. SIXTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 20140924001241; 20140924001242; 20141028001139; 20141028001140; 20141113000301; 20141113000302; 20141210001450; 20141210001451; 20141222000552; 20141222000553; 20150213001504; 20150213001505 Additional reference numbers are on page N/A of document.
DECLARANT: 1. BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company Additional names on page N/A of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M., City of Issaquah, King County, Washington Full legal description is on pages 5 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 1165060000
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

SIXTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

THIS SIXTH AMENDMENT to the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is made this 27th day of February, 2015, by BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company ("Declarant"), on behalf of all Owners of the Property described in the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, recorded under King County Recording No. 20140924001242 (the "Declaration"), the Survey Map and Plans of which was recorded under King County Recording No. 20140924001241. The First Amendment to the Declaration, for the purpose of establishing Phases 3, 4 and 5 was recorded under King County Recording No. 20141028001140; and the Survey Map and Plans for Phases 3, 4 and 5 were recorded under King County Recording No. 20141028001139. The Second Amendment to the Declaration, for the purpose of establishing Phase 6 was recorded under King County

Recording No. 20141113000302; and the Survey Map and Plans for Phase 6 was recorded under King County Recording No. 20141113000301. The Third Amendment to the Declaration, for the purpose of establishing Phase 7 was recorded under King County Recording No. 20141210001451; and the Survey Map and Plans for Phase 7 was recorded under King County Recording No. 20141210001450. The Fourth Amendment for the purpose of establishing Phase 8 was recorded under King County Recording No. 20141222000553; and the Survey Map and Plans for Phase 8 was recorded under King County Recording No. 20141222000552. The Fifth Amendment for the purpose of establishing Phases 9 and 10 was recorded under King County Recording No. 20150213001505; and the Survey Map and Plans for Phases 9 and 10 was recorded under King County Recording No. 20150213001504. This Sixth Amendment is made pursuant to Section 2.2 of the Declaration for the purpose of establishing Phases 11 and 12 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium. The Survey Map and Plans identifying Phases 11 and 12 of the Condominium referred to herein consists of five (5) sheets as prepared by CORE DESIGN, INC. and was filed contemporaneously with this Sixth Amendment with the Recorder's Office of King County, Washington, under Recording No. 20150310000897.

NOW, THEREFORE, the Declaration is revised and amended as follows:

1. Exhibit A to the Declaration is hereby stricken in its entirety and the new Exhibit A attached hereto is inserted in its place.

2. Exhibit B to the Declaration is hereby stricken in its entirety and the new Exhibit B attached hereto is inserted in its place.

3. Exhibit C to the Declaration is hereby stricken in its entirety and the new Exhibit C attached hereto is inserted in its place.

4. Pursuant to Section 2.2 of the Declaration, Declarant hereby establishes Phases 11 and 12 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, simultaneously recording both this Amendment to the Declaration and an Amendment to the Survey Map and Plans. Henceforth, Phases 1 through 12, including the Phases 1 through 12 land, Units and other improvements, shall constitute a single Condominium pursuant to the Act and the provisions of the Declaration as amended herein. The information set forth in the Declaration as amended herein with respect to Phases 11 and 12 (including the Phases 11 and 12 land and all Units and other improvements thereon) shall henceforth control. The total percentages of Ownership Interest and shares of Common Expenses in Phases 1 through 12 set forth in Exhibit C of the Declaration as amended herein shall control and supersede the corresponding percentages of Ownership Interest and shares of Common Expenses for Phases 1 through 10 alone.

Except as set forth above, each and every provision of the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, on behalf of all of the Unit Owners, has executed this Sixth Amendment to Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, as of the day and year first above written.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
DEREK C. STRAIGHT
Its: Senior Vice President-Division President
Washington Division

By: _____
Its: William H. Lyon
Chief Executive Officer

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, L.L.C., a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 2nd, 2015.

(SEAL/STAMP)

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

Jennifer A. Mahaffey
[Print Name:] Jennifer Mahaffey
NOTARY PUBLIC for the State of Washington
Residing at Issaquah
My appointment expires: 12/31/2018

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

See Attached Acknowledgment

_____
(Signature of Notary Public)

Place Notary Seal Above

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On March 4, 2015 before me, Susan Menard, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared William H. Lyon
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ie~~s~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/28/2015

Signature Susan Menard
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: 6th Amendment to Declaration Document Date: February 27, 2015
Number of Pages: 17 Signer(s) Other Than Named Above: Derek C. Straight

Capacity(ies) Claimed by Signer(s)

Signer's Name: William H. Lyon
☑ Corporate Officer — Title(s): CEO
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

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EXHIBIT A
(Legal Description)

The legal description of the real property included in BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASES 11 AND 12 PROPERTY.

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 22, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY MARGIN OF 10TH AVENUE NE; THENCE N01°38'14"E, ALONG THE EAST LINE OF SAID BLOCK 22 AND SAID MARGIN, A DISTANCE OF 124.73 FEET TO THE SOUTHEAST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 8, RECORDED UNDER RECORDING NO. 20141222000552; THENCE N88°21'46"W, ALONG THE SOUTH LINE OF SAID PHASE 8, A DISTANCE OF 62.50 FEET TO A POINT ON THE EASTERLY LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 1 & 2, RECORDED UNDER RECORDING NO. 20140924001241; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE PHASE LINE OF SAID PHASE 1 & 2; THENCE S01°38'14"W 19.02 FEET TO A POINT OF TANGENCY WITH A 43.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY, THROUGH A CENTRAL ANGLE OF 90°04'00", A DISTANCE OF 67.59 FEET TO A POINT OF TANGENCY; THENCE N88°17'47"W 69.57 FEET TO A POINT OF TANGENCY WITH A 22.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 34.56 FEET; THENCE S01°42'13"W 40.82 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 22 AND THE NORTH RIGHT-OF-WAY MARGIN OF N.E. DISCOVERY DRIVE; THENCE S88°21'47"E, ALONG SAID SOUTH LINE AND MARGIN, A DISTANCE OF 197.20 FEET TO THE POINT OF BEGINNING.

3. SUBSEQUENT PHASE PROPERTY.

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 11 & 12 PROPERTY HEREIN AND PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 AND 10 UNDER RECORDING NUMBER 20150213001504.

4. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS.

See Paragraph 3 above.

5. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY.

See Paragraph 1 above.

EXHIBIT B
(Phases 1 through 12)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 1		
1.1	F20	
1.2	E16	
1.3	E20	
1.4	E20	
1.5	E16	
1.6	F20	
BUILDING 2		
2.1	F20	
2.2	E16	
2.3	E20	
2.4	E20	
2.5	E16	
2.6	F20	
BUILDING 3		
3.1	F20	
3.2	E16	
3.3	E20	
3.4	E20	
3.5	E16	
3.6	F20	
BUILDING 4		
4.1	F20	
4.2	E16	
4.3	E20	
4.4	E20	
4.5	E16	
4.6	F20	

EXHIBIT B
(Phases 1 through 12)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 5		
5.1	F20	
5.2	E16	
5.3	E20	
5.4	E16	
5.5	F20	
BUILDING 6		
6.1	F20	
6.2	E16	
6.3	E20	
6.4	F20	
BUILDING 7		
7.1	F20	
7.2	E16	
7.3	E20	
7.4	E16	
7.5	F20	
BUILDING 8		
8.1	F20	
8.2	E16	
8.3	E20	
8.4	E16	
8.5	F20	
BUILDING 9		
9.1	F20	
9.2	E20	
9.3	E16	
9.4	F20	

EXHIBIT B
(Phases 1 through 12)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 10		
10.1	F20	
10.2	E16	
10.3	E20	
10.4	E16	
10.5	F20	
BUILDING 11	FUTURE PHASE	
11.1		
11.2		
11.3		
11.4		
11.5		
11.6		
BUILDING 12		
12.1	F20	
12.2	E16	
12.3	E20	
12.4	E20	
12.5	E16	
12.6	F20	
BUILDING 13		
13.1	F20	
13.2	E16	
13.3	E20	
13.4	E20	
13.5	E16	
13.6	F20	

EXHIBIT B
(Phases 1 through 12)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 14	FUTURE PHASE	
14.1		
14.2		
14.3		
14.4		
14.5		
14.6		
BUILDING 15	FUTURE PHASE	
15.1		
15.2		
15.3		
15.4		
15.5		
15.6		
BUILDING 16	FUTURE PHASE	
16.1		
16.2		
16.3		
16.4		
16.5		
16.6		
BUILDING 17	FUTURE PHASE	
17.1		
17.2		
17.3		
17.4		
17.5		
17.6		

EXHIBIT B
(Phases 1 through 12)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 18	FUTURE PHASE	
18.1		
18.2		
18.3		
18.4		
18.5		
18.6		
BUILDING 19	FUTURE PHASE	
19.1		
19.2		
19.3		
19.4		
19.5		
BUILDING 20	FUTURE PHASE	
20.1		
20.2		
20.3		
20.4		
20.5		
20.6		
BUILDING 21	FUTURE PHASE	
21.1		
21.2		
21.3		
21.4		
21.5		
21.6		

EXHIBIT B
(Phases 1 through 12)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 22	FUTURE PHASE	
22.1		
22.2		
22.3		
22.4		
22.5		
22.6		
BUILDING 23	FUTURE PHASE	
23.1		
23.2		
23.3		
23.4		
23.5		
BUILDING 24	FUTURE PHASE	
24.1		
24.2		
24.3		
24.4		
BUILDING 25	FUTURE PHASE	
25.1		
25.2		
25.3		
BUILDING 26	FUTURE PHASE	
26.1		
26.2		
26.3		
26.4		
26.5		
26.6		

EXHIBIT B
(Phases 1 through 12)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 27	FUTURE PHASE	
27.1		
27.2		
27.3		
27.4		
27.5		
27.6		
BUILDING 28	FUTURE PHASE	
28.1		
28.2		
28.3		
28.4		
28.5		
28.6		
BUILDING 29	FUTURE PHASE	
29.1		
29.2		
29.3		
29.4		
29.5		
29.6		
BUILDING 30	FUTURE PHASE	
30.1		
30.2		
30.3		
30.4		
30.5		
30.6		

EXHIBIT B
(Phases 1 through 12)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 31	FUTURE PHASE	
31.1		
31.2		
31.3		
31.4		
BUILDING 32	FUTURE PHASE	
32.1		
32.2		
32.3		
BUILDING 33	FUTURE PHASE	
33.1		
33.2		
33.3		
33.4		

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 through 12 contain Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12 and 13, with a total of sixty-four (64) Units. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 through 12 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a

kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 through 12 are shown on the Survey Map and Plans. In Phases 1 through 12, there are a total of two hundred twelve (212) parking spaces, one hundred six (106) of which are garage parking spaces and one hundred six (106) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property and are not presently part of the Condominium.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	1.562%
1.2	1.562
1.3	1.562
1.4	1.562
1.5	1.562
1.6	1.562
2.1	1.562%
2.2	1.562
2.3	1.562
2.4	1.562
2.5	1.562
2.6	1.562
3.1	1.562%
3.2	1.562
3.3	1.562
3.4	1.562
3.5	1.562
3.6	1.562
4.1	1.562%
4.2	1.562
4.3	1.562
4.4	1.562
4.5	1.562
4.6	1.562
5.1	1.562%
5.2	1.562
5.3	1.562
5.4	1.562
5.5	1.562
6.1	1.562%
6.2	1.562
6.3	1.562
6.4	1.563

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
7.1	1.563%
7.2	1.563
7.3	1.563
7.4	1.563
7.5	1.563
8.1	1.563%
8.2	1.563
8.3	1.563
8.4	1.563
8.5	1.563
9.1	1.563%
9.2	1.563
9.3	1.563
9.4	1.563
10.1	1.563%
10.2	1.563
10.3	1.563
10.4	1.563
10.5	1.563
12.1	1.563%
12.2	1.563
12.3	1.563
12.4	1.563
12.5	1.563
12.6	1.563
13.1	1.563%
13.2	1.563
13.3	1.563
13.4	1.563
13.5	1.563
13.6	1.563
	TOTAL: 100.00%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 13

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

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREON, HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 13 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. 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 PURSUANT TO THE RIGHTS RESERVED TO IT IN THE DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20140924001242 AND RCW 64.34.236 AND FOR PHASES 3, 4 & 5 UNDER RECORDING NO. 20141028001140,
AND FOR PHASE 6 UNDER RECORDING NO. 20141113000302,
AND FOR PHASE 7 UNDER RECORDING NO. 20141210001451,
AND FOR PHASE 8 UNDER RECORDING NO. 20141222000553,
AND FOR PHASES 9 & 10 UNDER RECORDING NO. 20150213001505,
AND FOR PHASES 11 & 12 UNDER RECORDING NO. 20150310000898,
AND FOR PHASE 13 UNDER RECORDING NO. 20150401000253.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: SOLE MEMBER

BY: _____
DEREK C. STRAIGHT
ITS: SENIOR VICE PRESIDENT-DIVISION PRESIDENT
WASHINGTON-DIVISION

BY: _____
Richard S. Robinson
ITS: Senior Vice President

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEREK C. STRAIGHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT-DIVISION PRESIDENT, WASHINGTON DIVISION, OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 19th DAY OF March, 2015

SIGNATURE: Jennifer A. Mahaffey

NAME (PRINT): Jennifer Mahaffey

NOTARY PUBLIC IN AND FOR THE STATE OF: WA

RESIDING AT: Issaquah

MY APPOINTMENT EXPIRES: 12/01/2018

JENNIFER A. MAHAFFEY
NOTARY PUBLIC
STATE OF WASHINGTON
MY COMMISSION EXPIRES
DEC. 01, 2018

STATE OF CALIFORNIA)
) SS
COUNTY OF ORANGE)

I CERTIFY THAT I HAVE SATISFACTORY EVIDENCE THAT Richard S. Robinson IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Sr. Vice President - Finance OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 24th DAY OF March, 2015

SIGNATURE: Brenda G. Roberge

NAME (PRINT): Brenda G. Roberge

NOTARY PUBLIC IN AND FOR THE STATE OF: California

RESIDING AT: Newport Beach

MY APPOINTMENT EXPIRES: 10-29-16

BRENDA G. ROBERGE
Commission # 1992983
Notary Public - California
Orange County
My Comm. Expires Oct 29, 2016

LEGAL DESCRIPTION

ENTIRE PROPERTY:

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

PHASE 13 PROPERTY:

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 22, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF HE DISCOVERY DRIVE; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE SOUTH LINE OF SAID BLOCK 22 AND RIGHT-OF-WAY MARGIN, THENCE S88°21'52"E 15.98 FEET; THENCE S01°38'49"W 4.99 FEET, THENCE S88°21'47"E 51.31 FEET TO THE SOUTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 1 AND 2, RECORDED UNDER RECORDING NO. 20140924001241; THENCE N01°42'13"W, ALONG THE WEST LINE OF SAID PHASE 1 AND 2, A DISTANCE OF 127.17 FEET TO THE SOUTHEAST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 7, RECORDED UNDER RECORDING NO. 20141210001450; THENCE N88°17'47"W, ALONG THE SOUTH LINE OF SAID PHASE 7, A DISTANCE OF 57.42 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 22; THENCE S01°38'49"W, ALONG SAID WEST LINE, A DISTANCE OF 122.26 FEET TO THE POINT OF BEGINNING.

SUBSEQUENT PHASE PROPERTY:

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 11 & 12 PROPERTY HEREIN AND PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 AND 10 UNDER RECORDING NUMBER 20150213001504 AND PHASE 11 AND 12 UNDER RECORDING NO. 20150310000897.

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

JOB NO. 12121

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 13 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDINGS AND DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH RECORDED PLANS PURSUANT TO RCW 64.34.200(2); THAT ALL INFORMATION REQUIRED BY RCW 64.32.232 IS SHOWN CORRECTLY HEREON; AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

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

GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED
PROFESSIONAL LAND SURVEYOR

02/19/15

RECORDING CERTIFICATE

20150401000252
FIRST AMERICAN CON 135.00
PAGE-001 OF 004 VOL 232 PG 077
04/01/2015 09:25
KING COUNTY, WA

VOLUME: _____

PAGES: _____ TO _____

SUPERINTENDENT OF RECORDS

Norm Alberg

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 31st DAY OF March 2015.

Lloyd Hara
ASSESSOR

Russell Schaublin
DEPUTY ASSESSOR

RESTRICTIONS

PARAGRAPHS 1 THROUGH 4 AND 24 NOT APPLICABLE TO REPORT ON THIS SURVEY.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND AS MODIFIED BY AMENDMENT RECORDED UNDER RECORDING NO. 9712121468, RECORDS OF KING COUNTY, WASHINGTON.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20130218001542, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050511000708, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050510000858, KING COUNTY, WASHINGTON.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC STUDY REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080828000112, KING COUNTY, WASHINGTON.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PEDESTRIAN BRIDGE REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080828000113, KING COUNTY, WASHINGTON.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060921000282, KING COUNTY, WASHINGTON.

15. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS/FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 RECORDED IN VOLUME 237 OF PLATS AT PAGES 46 THROUGH 54, INCLUSIVE.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20071016000393, KING COUNTY, WASHINGTON.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR DRY UTILITIES RECORDED UNDER RECORDING NO. 20071105001434, KING COUNTY, WASHINGTON.

18. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 20080122900005, RECORDS OF KING COUNTY, WASHINGTON.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT FOR COMPETITIVE HOSPITAL AND HEALTHCARE USES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001684, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS RECORDED UNDER RECORDING NO. 20081029001220, RECORDS OF KING COUNTY, WASHINGTON.

21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC STORM DRAIN RECORDED UNDER RECORDING NO. 20110715000916, RECORDS OF KING COUNTY, WASHINGTON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PLAZA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20111117001503, RECORDS OF KING COUNTY, WASHINGTON.

23. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120607000111, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120521000865, RECORDS OF KING COUNTY, WASHINGTON.

26. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000866, RECORDS OF KING COUNTY, WASHINGTON.

27. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20121120900308, RECORDS OF KING COUNTY, WASHINGTON.

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KING COUNTY, WA

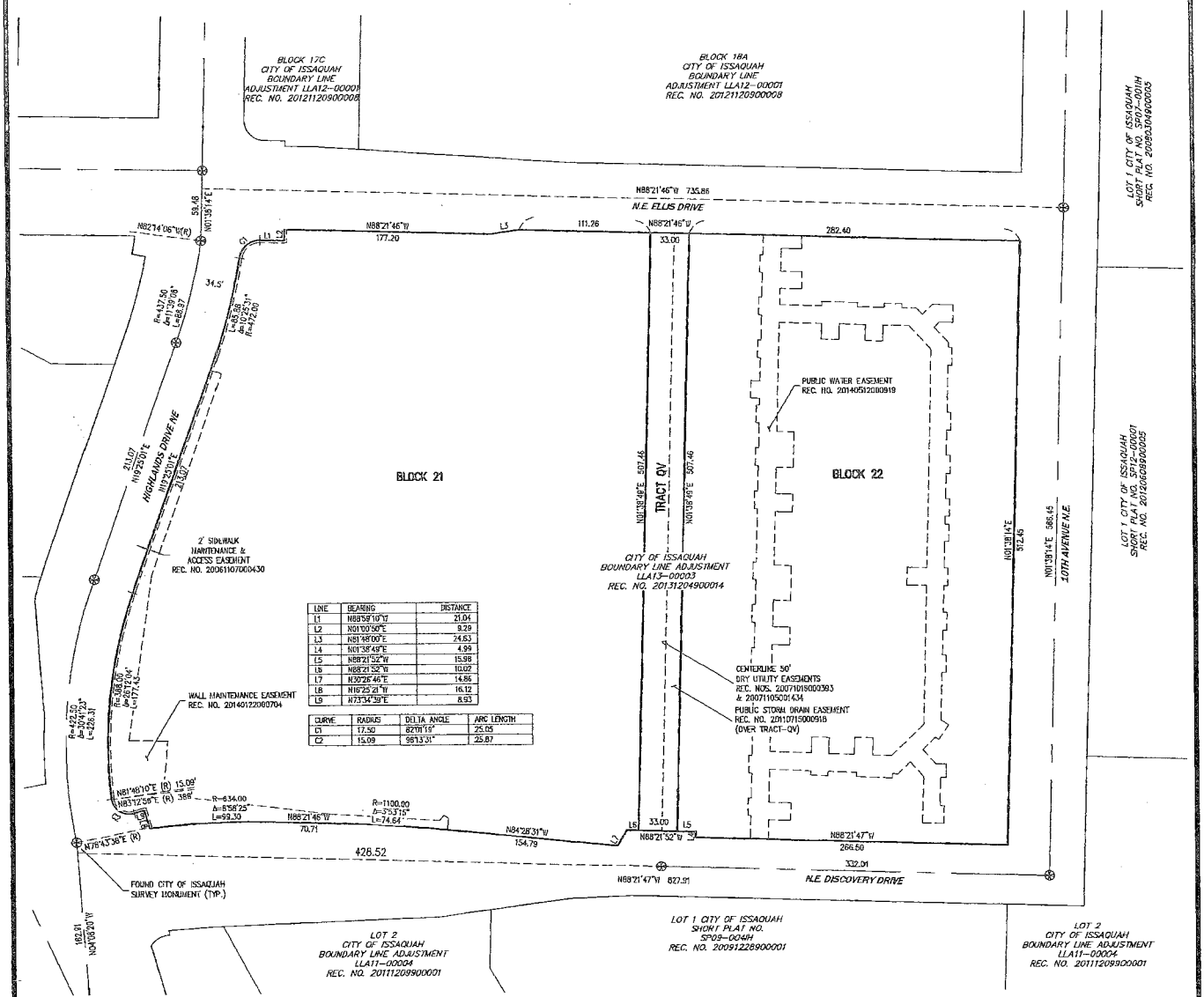
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 13

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	N88°58'10"W	21.04
L2	N01°00'50"E	9.29
L3	N81°48'00"E	24.63
L4	N01°38'49"E	4.99
L5	N88°21'52"W	15.98
L6	N88°21'52"W	10.02
L7	N20°26'46"E	14.86
L8	N16°25'21"W	16.12
L9	N73°34'39"E	8.93

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	17.50	82°19'16"	25.05
C2	15.09	98°13'31"	25.87

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2165971, DATED OCTOBER 17, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 3, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2010.
3. ENTIRE SITE AREA = 369,228± SQUARE FEET (8.48± ACRES)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237, PAGES 46-54, RECORDING NO.20061107000430, IN KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAVID EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON. (PER DAVID EVANS AND ASSOCIATES)

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA12-00001 VOLUME 292, PAGE 292, RECORDING NO. 20121120900008, IN KING COUNTY WASHINGTON.
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-00714, VOLUME 239, PAGES 99-101, RECORDING NO. 20080122900005, IN KING COUNTY WASHINGTON.
3. FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 VOLUME 237, PAGES 46-54, RECORDING NO. 20061107000430, IN KING COUNTY, WASHINGTON.

GLENN B. SPRAGUE
STATE OF WASHINGTON
41304
REGISTERED PROFESSIONAL LAND SURVEYOR
03/19/15

SCALE: 1" = 60'

0 30 60 120

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

JOB NO. 12121

ENTIRE PROPERTY

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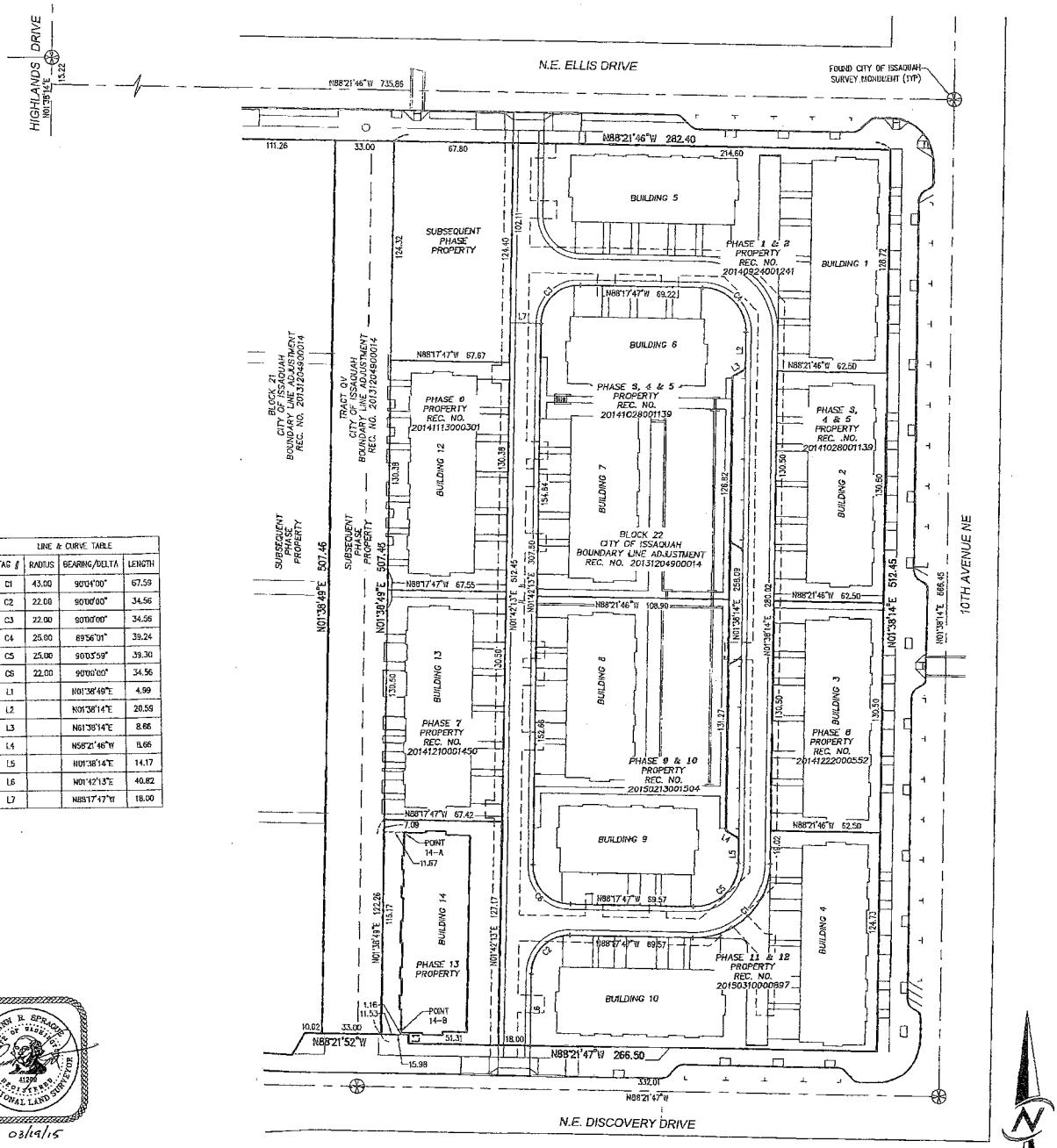
KING COUNTY, WA

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 13

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



LINE & CURVE TABLE			
TAG #	RADIUS	BEARING/DELTA	LENGTH
C1	43.00	90°04'00"	67.59
C2	22.00	90°00'00"	34.56
C3	22.00	90°00'00"	34.56
C4	25.00	89°56'01"	39.24
C5	25.00	90°03'59"	39.30
C6	22.00	90°00'00"	34.56
L1		N01°38'49"E	4.99
L2		N01°38'14"E	20.59
L3		N61°38'14"E	8.66
L4		N58°21'46"W	8.66
L5		N01°38'14"E	14.17
L6		N01°42'13"E	40.82
L7		N88°17'47"W	18.00

GLENN R. SPRAGUE STATE OF WASHINGTON 41294 REGISTERED PROFESSIONAL LAND SURVEYOR

03/19/15

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

JOB NO. 12121

SCALE: 1" = 40'

0 20 40 80

PHASE 13 PROPERTY

282/077

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FIRST AMERICAN CDN 130.00
PAGE-001 OF 004 VOL 282 PG 077
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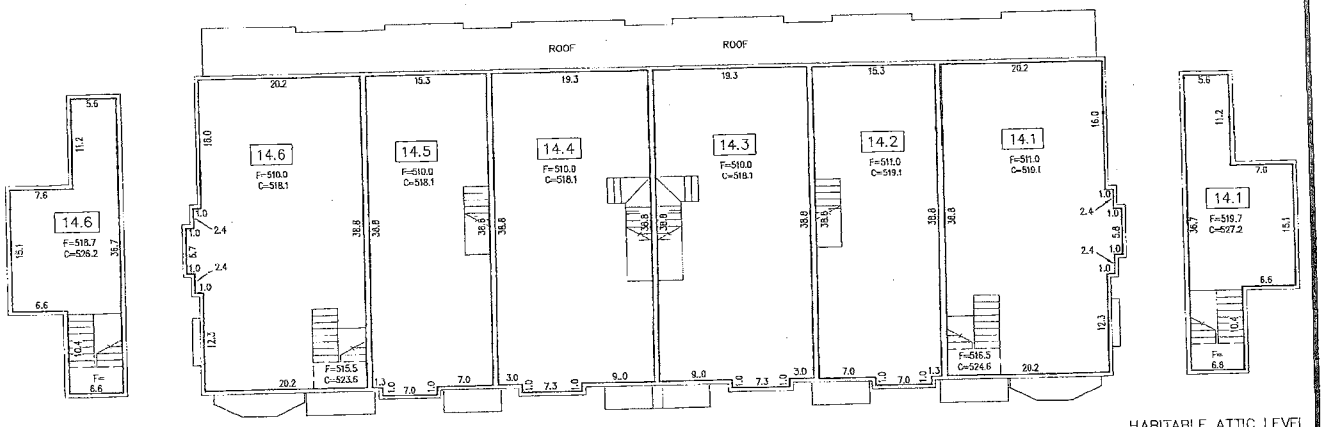
KING COUNTY, WA

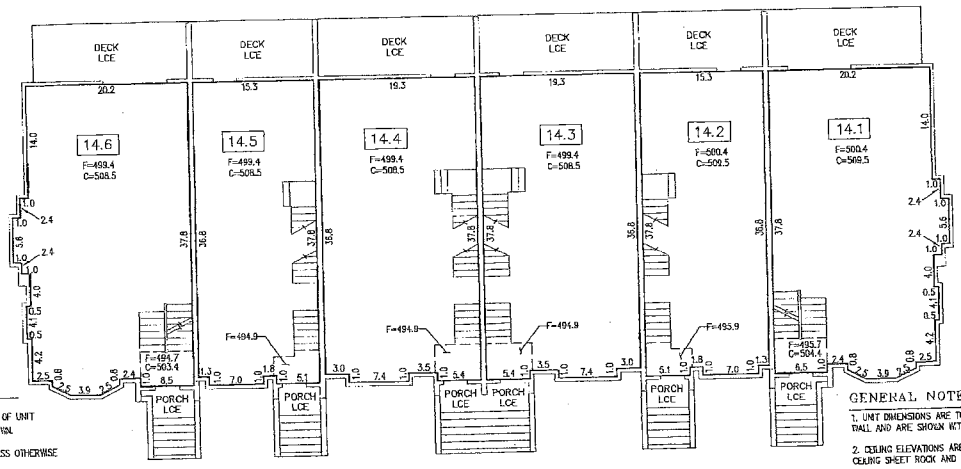
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 13

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



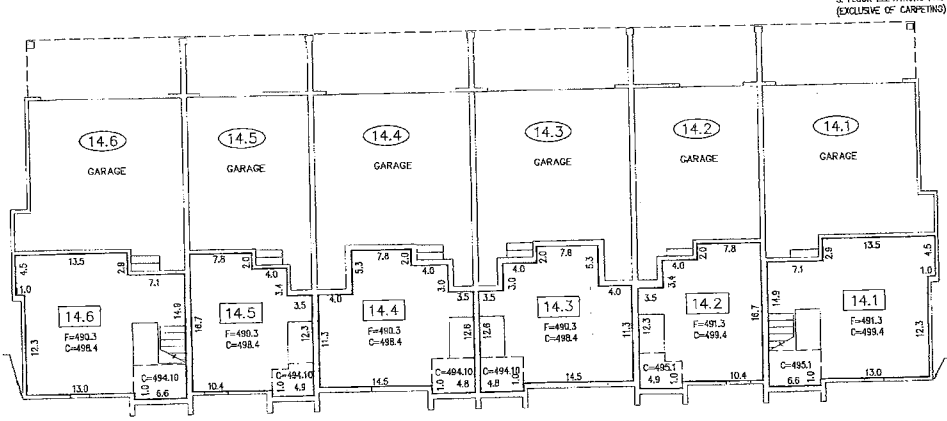


LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #-# UNIT DESIGNATION
- #-# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



GLENN R. SPRAGUE
STATE OF WASHINGTON
49368
REGISTERED PROFESSIONAL LAND SURVEYOR
03/19/15

SCALE: 1" = 10'

0 5 10 20

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

JOB NO. 12121

BUILDING 14 (PHASE 13)

282/080

201504010000252004

20150401000253
FIRST AMERICAN AHDCN 90.00
PAGE-001 OF 019
04/01/2015 09:25
KING COUNTY, WA

Return Address:
MATTHEW B STRAIGHT
OSERAN HAHN PS
10900 NE 4TH ST STE 1430
BELLEVUE WA 98004

DEPARTMENT OF ASSESSMENTS
Examined and approved this 31st day of March, 2015
Lloyd Hara
Assessor
Russell Schaller
Deputy Assessor

KING COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. SEVENTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 20140924001241; 20140924001242; 20141028001139; 20141028001140; 20141113000301; 20141113000302; 20141210001450; 20141210001451; 20141222000552; 20141222000553; 20150213001504; 20150213001505; 20150310000897; 20150310000898 Additional reference numbers are on page N/A of document.
DECLARANT: 1. BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company Additional names on page N/A of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M., City of Issaquah, King County, Washington Full legal description is on pages 5 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 1165060000
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

SEVENTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

THIS SEVENTH AMENDMENT to the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is made this 18th day of March, 2015, by BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company ("Declarant"), on behalf of all Owners of the Property described in the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, recorded under King County Recording No. 20140924001242 (the "Declaration"), the Survey Map and Plans of which was recorded under King County Recording No. 20140924001241. The First Amendment to the Declaration, for the purpose of establishing Phases 3, 4 and 5 was recorded under King County Recording No. 20141028001140; and the Survey Map and Plans for Phases 3, 4 and 5 were recorded under King County Recording No. 20141028001139. The Second Amendment to the Declaration, for the purpose of establishing Phase 6 was recorded under King County

Recording No. 20141113000302; and the Survey Map and Plans for Phase 6 was recorded under King County Recording No. 20141113000301. The Third Amendment to the Declaration, for the purpose of establishing Phase 7 was recorded under King County Recording No. 20141210001451; and the Survey Map and Plans for Phase 7 was recorded under King County Recording No. 20141210001450. The Fourth Amendment for the purpose of establishing Phase 8 was recorded under King County Recording No. 20141222000553; and the Survey Map and Plans for Phase 8 was recorded under King County Recording No. 20141222000552. The Fifth Amendment for the purpose of establishing Phases 9 and 10 was recorded under King County Recording No. 20150213001505; and the Survey Map and Plans for Phases 9 and 10 was recorded under King County Recording No. 20150213001504. The Sixth Amendment for the purpose of establishing Phases 11 and 12 was recorded under King County Recording No. 20150310000898; and the Survey Map and Plans for Phases 11 and 12 was recorded under King County Recording No. 20150310000897. This Seventh Amendment is made pursuant to Section 2.2 of the Declaration for the purpose of establishing Phase 13 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium. The Survey Map and Plans identifying Phase 13 of the Condominium referred to herein consists of four (4) sheets as prepared by CORE DESIGN, INC. and was filed contemporaneously with this Seventh Amendment with the Recorder's Office of King County, Washington, under Recording No. 20150401000252

NOW, THEREFORE, the Declaration is revised and amended as follows:

1. Exhibit A to the Declaration is hereby stricken in its entirety and the new Exhibit A attached hereto is inserted in its place.

2. Exhibit B to the Declaration is hereby stricken in its entirety and the new Exhibit B attached hereto is inserted in its place.

3. Exhibit C to the Declaration is hereby stricken in its entirety and the new Exhibit C attached hereto is inserted in its place.

4. Pursuant to Section 2.2 of the Declaration, Declarant hereby establishes Phase 13 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, simultaneously recording both this Amendment to the Declaration and an Amendment to the Survey Map and Plans. Henceforth, Phases 1 through 13, including the Phases 1 through 13 land, Units and other improvements, shall constitute a single Condominium pursuant to the Act and the provisions of the Declaration as amended herein. The information set forth in the Declaration as amended herein with respect to Phase 13 (including the Phase 13 land and all Units and other improvements thereon) shall henceforth control. The total percentages of Ownership Interest and shares of Common Expenses in Phases 1 through 13 set forth in Exhibit C of the Declaration as amended herein shall control and supersede the corresponding percentages of Ownership Interest and shares of Common Expenses for Phases 1 through 12 alone.

Except as set forth above, each and every provision of the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, on behalf of all of the Unit Owners, has executed this Seventh Amendment to Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, as of the day and year first above written.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
DEREK C. STRAIGHT
Its: Senior Vice President-Division President
Washington Division

By: _____
Richard S. Robinson
Its: Senior Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, L.L.C., a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 18th, 2015.

(SEAL/STAMP)

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

Jennifer A. Mahaffey
[Print Name: Jennifer Mahaffey]
NOTARY PUBLIC for the State of Washington
Residing at
Issaquah
My appointment expires:
12/31/2018

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On March 24, 2015 before me, Brenda G. Roberge, personally appeared Richard S. Robinson, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Brenda G. Roberge See attached
(Signature of Notary Public)

BRENDA G. ROBERGE
Commission # 1992983
Notary Public - California
Orange County
My Comm. Expires Oct 29, 2016

Place Notary Seal Above

F:\MBS\Polygon\Brownstone at Issaquah Highlands\Residential Condo\7th Amend to Dec.docx 3/18/2015 (jjf) #214264.001

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

On March 24, 2015 before me, Brenda G. Roberge, personally appeared Richard S. Robinson, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Brenda G. Roberge
Signature

BRENDA G. ROBERGE
Commission # 1992983
Notary Public - California
Orange County
My Comm. Expires Oct 29, 2016

EXHIBIT A
(Legal Description)

The legal description of the real property included in BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASE 13 PROPERTY.

THAT PORTION OF BLOCK 22, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 22, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF NE DISCOVERY DRIVE; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE SOUTH LINE OF SAID BLOCK 22 AND RIGHT-OF-WAY MARGIN, THENCE S88°21'52"E 15.98 FEET; THENCE S01°38'49"W 4.99 FEET, THENCE S88°21'47"E 51.31 FEET TO THE SOUTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 1 AND 2, RECORDED UNDER RECORDING NO. 20140924001241; THENCE N01°42'13"W, ALONG THE WEST LINE OF SAID PHASE 1 AND 2, A DISTANCE OF 127.17 FEET TO THE SOUTHEAST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 7, RECORDED UNDER RECORDING NO. 20141210001450; THENCE N88°17'47"W, ALONG THE SOUTH LINE OF SAID PHASE 7, A DISTANCE OF 67.42 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 22; THENCE S01°38'49"W, ALONG SAID WEST LINE, A DISTANCE OF 122.26 FEET TO THE POINT OF BEGINNING.

3. SUBSEQUENT PHASE PROPERTY.

BLOCK 21 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT SAID PORTION DESCRIBED AS PHASE 11 & 12 PROPERTY HEREIN AND PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 AND 10 UNDER RECORDING NUMBER 20150213001504 AND PHASE 11 AND 12 UNDER RECORDING NO. 20150310000897.

4. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS.

See Paragraph 3 above.

5. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY.

See Paragraph 1 above.

EXHIBIT B
(Phases 1 through 13)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 1		
1.1	F20	
1.2	E16	
1.3	E20	
1.4	E20	
1.5	E16	
1.6	F20	
BUILDING 2		
2.1	F20	
2.2	E16	
2.3	E20	
2.4	E20	
2.5	E16	
2.6	F20	
BUILDING 3		
3.1	F20	
3.2	E16	
3.3	E20	
3.4	E20	
3.5	E16	
3.6	F20	
BUILDING 4		
4.1	F20	
4.2	E16	
4.3	E20	
4.4	E20	
4.5	E16	
4.6	F20	

EXHIBIT B
(Phases 1 through 13)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 5		
5.1	F20	
5.2	E16	
5.3	E20	
5.4	E16	
5.5	F20	
BUILDING 6		
6.1	F20	
6.2	E16	
6.3	E20	
6.4	F20	
BUILDING 7		
7.1	F20	
7.2	E16	
7.3	E20	
7.4	E16	
7.5	F20	
BUILDING 8		
8.1	F20	
8.2	E16	
8.3	E20	
8.4	E16	
8.5	F20	
BUILDING 9		
9.1	F20	
9.2	E20	
9.3	E16	
9.4	F20	

EXHIBIT B
(Phases 1 through 13)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 10		
10.1	F20	
10.2	E16	
10.3	E20	
10.4	E16	
10.5	F20	
BUILDING 11	FUTURE PHASE	
11.1		
11.2		
11.3		
11.4		
11.5		
11.6		
BUILDING 12		
12.1	F20	
12.2	E16	
12.3	E20	
12.4	E20	
12.5	E16	
12.6	F20	
BUILDING 13		
13.1	F20	
13.2	E16	
13.3	E20	
13.4	E20	
13.5	E16	
13.6	F20	

EXHIBIT B
(Phases 1 through 13)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 14		
14.1	F20	
14.2	E16	
14.3	E20	
14.4	E20	
14.5	E16	
14.6	F20	
BUILDING 15	FUTURE PHASE	
15.1		
15.2		
15.3		
15.4		
15.5		
15.6		
BUILDING 16	FUTURE PHASE	
16.1		
16.2		
16.3		
16.4		
16.5		
16.6		
BUILDING 17	FUTURE PHASE	
17.1		
17.2		
17.3		
17.4		
17.5		
17.6		

EXHIBIT B
(Phases 1 through 13)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 18	FUTURE PHASE	
18.1		
18.2		
18.3		
18.4		
18.5		
18.6		
BUILDING 19	FUTURE PHASE	
19.1		
19.2		
19.3		
19.4		
19.5		
BUILDING 20	FUTURE PHASE	
20.1		
20.2		
20.3		
20.4		
20.5		
20.6		
BUILDING 21	FUTURE PHASE	
21.1		
21.2		
21.3		
21.4		
21.5		
21.6		

EXHIBIT B
(Phases 1 through 13)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 22	FUTURE PHASE	
22.1		
22.2		
22.3		
22.4		
22.5		
22.6		
BUILDING 23	FUTURE PHASE	
23.1		
23.2		
23.3		
23.4		
23.5		
BUILDING 24	FUTURE PHASE	
24.1		
24.2		
24.3		
24.4		
BUILDING 25	FUTURE PHASE	
25.1		
25.2		
25.3		
BUILDING 26	FUTURE PHASE	
26.1		
26.2		
26.3		
26.4		
26.5		
26.6		

EXHIBIT B
(Phases 1 through 13)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 27	FUTURE PHASE	
27.1		
27.2		
27.3		
27.4		
27.5		
27.6		
BUILDING 28	FUTURE PHASE	
28.1		
28.2		
28.3		
28.4		
28.5		
28.6		
BUILDING 29	FUTURE PHASE	
29.1		
29.2		
29.3		
29.4		
29.5		
29.6		
BUILDING 30	FUTURE PHASE	
30.1		
30.2		
30.3		
30.4		
30.5		
30.6		

EXHIBIT B
(Phases 1 through 13)

UNIT	FLOOR PLAN	PARKING SPACE ASSIGNMENTS
BUILDING 31	FUTURE PHASE	
31.1		
31.2		
31.3		
31.4		
BUILDING 32	FUTURE PHASE	
32.1		
32.2		
32.3		
BUILDING 33	FUTURE PHASE	
33.1		
33.2		
33.3		
33.4		

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 through 13 contain Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13 and 14 with a total of seventy (70) Units. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 through 13 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a

kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 through 13 are shown on the Survey Map and Plans. In Phases 1 through 13, there are a total of two hundred thirty-two (232) parking spaces, one hundred sixteen (116) of which are garage parking spaces and one hundred sixteen (116) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property and are not presently part of the Condominium.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	1.43%
1.2	1.43
1.3	1.43
1.4	1.43
1.5	1.43
1.6	1.43
2.1	1.43%
2.2	1.43
2.3	1.43
2.4	1.43
2.5	1.43
2.6	1.43
3.1	1.43%
3.2	1.43
3.3	1.43
3.4	1.43
3.5	1.43
3.6	1.43
4.1	1.43%
4.2	1.43
4.3	1.43
4.4	1.43
4.5	1.43
4.6	1.43
5.1	1.43%
5.2	1.43
5.3	1.43
5.4	1.43
5.5	1.43
6.1	1.43%
6.2	1.43
6.3	1.43
6.4	1.43

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
7.1	1.43%
7.2	1.43
7.3	1.43
7.4	1.43
7.5	1.43
8.1	1.43%
8.2	1.43
8.3	1.43
8.4	1.43
8.5	1.43
9.1	1.43%
9.2	1.43
9.3	1.43
9.4	1.43
10.1	1.43%
10.2	1.43
10.3	1.43
10.4	1.43
10.5	1.43
12.1	1.43%
12.2	1.43
12.3	1.43
12.4	1.43
12.5	1.43
12.6	1.43
13.1	1.43%
13.2	1.43
13.3	1.42
13.4	1.42
13.5	1.42
13.6	1.42

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
14.1	1.42%
14.2	1.42
14.3	1.42
14.4	1.42
14.5	1.42
14.6	1.42
	TOTAL: 100.0000%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.

283/022

SHEET 1 OF 5

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 14 AND 15

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

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 14 AND 15 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. 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 PURSUANT TO THE RIGHTS RESERVED TO IT IN THE DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20140924001242 AND RCW 64.34.236 AND
FOR PHASES 3, 4 & 5 UNDER RECORDING NO. 20141028001140,
AND FOR PHASE 6 UNDER RECORDING NO. 20141113000302,
AND FOR PHASE 7 UNDER RECORDING NO. 20141210001451,
AND FOR PHASE 8 UNDER RECORDING NO. 20141222000553,
AND FOR PHASES 9 & 10 UNDER RECORDING NO. 20150213001505,
AND FOR PHASES 11 & 12 UNDER RECORDING NO. 20150310000898,
AND FOR PHASE 13 UNDER RECORDING NO. 20150401000253,
AND FOR PHASE 14 & 15 UNDER RECORDING NO.

REC # 20150519001076

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: SOLE MEMBER

BY: _____
DEREK C. STRAIGHT

ITS: SENIOR VICE PRESIDENT–DIVISION PRESIDENT
WASHINGTON DIVISION

BY: _____
Richard S. Robinson
Senior Vice President

ITS:

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEREK C. STRAIGHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT–DIVISION PRESIDENT, WASHINGTON DIVISION, OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 19th DAY OF May, 2015

SIGNATURE: Jennifer A. Mahaffey

NAME (PRINT): Jennifer Mahaffey

NOTARY PUBLIC IN AND FOR THE STATE OF: WA

RESIDING AT: Issaquah

MY APPOINTMENT EXPIRES: 12/31/2018

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

STATE OF CALIFORNIA)
)SS
COUNTY OF ORANGE)

I CERTIFY THAT I HAVE SATISFACTORY EVIDENCE THAT RICHARD S. ROBINSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 18th DAY OF May, 2015

SIGNATURE: Susan Menard

NAME (PRINT): SUSAN MENARD

NOTARY PUBLIC IN AND FOR THE STATE OF: CALIFORNIA

RESIDING AT: Orange, CA

MY APPOINTMENT EXPIRES: October 26, 2015

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/26/2015

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 14 & 15 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDINGS AND DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH RECORDED PLANS PURSUANT TO RCW 64.34.200(2); THAT ALL INFORMATION REQUIRED BY RCW 64.32.232 IS SHOWN CORRECTLY HEREON; AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

05/11/15

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

GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED
PROFESSIONAL LAND SURVEYOR

RECORDING CERTIFICATE

20150519001075
FIRST AMERICAN CON 138.00
PAGE-001 OF 085 VOL 283 PG 022
05/19/2015 15:45
KING COUNTY, WA

VOLUME: _____

PAGES: _____ TO _____

SUPERINTENDENT OF RECORDS
Norm Alberg

Norm Alberg

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 19th DAY OF May 2015.

Lloyd Hara
ASSESSOR

Russell Schaefer
DEPUTY ASSESSOR

RESTRICTIONS

PARAGRAPHS 1 THROUGH 4 AND 24 NOT APPLICABLE TO REPORT ON THIS SURVEY.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND AS MODIFIED BY AMENDMENT RECORDED UNDER RECORDING NO. 9712121468, RECORDS OF KING COUNTY, WASHINGTON.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030218001542, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050511000708, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050510000858, KING COUNTY, WASHINGTON.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC STUDY REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000112, KING COUNTY, WASHINGTON.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PEDESTRIAN BRIDGE REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000113, KING COUNTY, WASHINGTON.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060921000282, KING COUNTY, WASHINGTON.

15. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 RECORDED IN VOLUME 237 OF PLATS AT PAGES 46 THROUGH 54, INCLUSIVE.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20071016000393, KING COUNTY, WASHINGTON.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR DRY UTILITIES RECORDED UNDER RECORDING NO. 20071105001434, KING COUNTY, WASHINGTON.

18. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 20080122900005, RECORDS OF KING COUNTY, WASHINGTON.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT FOR COMPETITIVE HOSPITAL AND HEALTHCARE USES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001684, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS RECORDED UNDER RECORDING NO. 20081029001220, RECORDS OF KING COUNTY, WASHINGTON.

21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC STORM DRAIN RECORDED UNDER RECORDING NO. 20110715000918, RECORDS OF KING COUNTY, WASHINGTON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PLAZA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20111117001503, RECORDS OF KING COUNTY, WASHINGTON.

23. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120607000111, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000865, RECORDS OF KING COUNTY, WASHINGTON.

26. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000866, RECORDS OF KING COUNTY, WASHINGTON.

27. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20121120900008, RECORDS OF KING COUNTY, WASHINGTON.

LEGAL DESCRIPTION

ENTIRE PROPERTY:

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13–00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

PHASE 14 & 15 PROPERTY:

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13–00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 21, SAID POINT BEING ON THE SOUTHERLY RIGHT–OF–WAY MARGIN OF NE ELLIS DRIVE; THENCE N88°21'46"W, ALONG THE NORTH LINE OF SAID BLOCK 21 AND SAID MARGIN, A DISTANCE OF 64.68 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 14 & 15 PROPERTY; THENCE S01°42'13"W 108.63 FEET TO A POINT HEREAFTER DESCRIBED AS POINT "A"; THENCE CONTINUING S01°42'13"W 276.45 FEET; THENCE S88°17'47"E 65.06 FEET TO THE COMMON LINE OF SAID BLOCK 21 AND SAID TRACT QV; THENCE S01°38'49"W, ALONG SAID COMMON LINE, A DISTANCE 122.30 FEET TO THE SOUTH LINE OF SAID BLOCK 21, SAID POINT BEING ON THE NORTHERLY RIGHT–OF–WAY MARGIN OF NE DISCOVERY DRIVE; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG SAID SOUTH LINE AND SAID MARGIN: THENCE N88°21'52"W 10.02 FEET; THENCE S30°26'46"W 14.86 FEET; THENCE N84°28'31"W 66.17 FEET; THENCE N01°42'13"E 53.59 FEET TO A POINT OF TANGENCY WITH A 28.00–FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°26'36, A DISTANCE OF 42.73 FEET TO A POINT OF TANGENCY; THENCE N85°44'23"W 106.77 FEET; THENCE N83°44'23"W 97.93 FEET TO A POINT OF TANGENCY WITH A 46.00–FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°30'00, A DISTANCE OF 74.26 FEET TO A POINT OF TANGENCY; THENCE N08°45'37"E 23.61 FEET TO A POINT OF TANGENCY WITH A 109.00–FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, THROUGH A CENTRAL ANGLE OF 9°14'05", A DISTANCE OF 17.57 FEET TO A POINT OF TANGENCY; THENCE N17°59'42"E 239.16 FEET TO A POINT OF TANGENCY WITH A 45.50–FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°45'55", A DISTANCE OF 58.58 FEET TO A POINT OF TANGENCY; THENCE S88°14'23"E 127.74 FEET TO A POINT TANGENCY WITH A 28.00–FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°13'24", A DISTANCE OF 44.01 FEET TO A POINT OF TANGENCY; THENCE N01°42'13"E 39.61 FEET TO THE NORTH LINE OF SAID BLOCK 21 AND SAID NE ELLIS DRIVE SOUTHERLY RIGHT–OF–WAY MARGIN; THENCE S88°21'46"E 18.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID BLOCK 21 DESCRIBED AS FOLLOWS;

COMMENCING AT SAID POINT "A"; THENCE N88°17'47"W 18.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EXCEPTION; THENCE S01°42'13"W 242.34 FEET; THENCE N89°12'35"W 121.35 FEET; THENCE S05°15'37"W 63.44 FEET; THENCE N85°44'23"W 8.63 FEET; THENCE N83°44'23"W 98.02 FEET TO A POINT OF TANGENCY WITH A 28.00–FOOT CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°30'00, A DISTANCE OF 45.20 FEET TO A POINT OF TANGENCY; THENCE N08°45'37"E 23.61 FEET A POINT OF TANGENCY WITH A 91.00–FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°14'05", A DISTANCE OF 14.67 FEET TO A POINT OF TANGENCY; THENCE N17°59'42"E 238.78 FEET TO A POINT OF TANGENCY WITH A 28.00–FOOT RADIUS CURVE TO THE RIGHT; THENCE, EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°45'55", A DISTANCE OF 36.05 FEET TO A POINT OF TANGENCY; THENCE S88°14'23"E 7.90 FEET; THENCE S28°14'23"E 8.66 FEET; THENCE S88°14'23"E 81.63 FEET; THENCE N31°45'37"E 8.66 FEET; THENCE S88°14'23"E 34.24 FEET TO A POINT OF TANGENCY WITH A 23.00–FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'38", A DISTANCE OF 36.11 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

SUBSEQUENT PHASE PROPERTY:

BLOCK 21 EXCEPT SAID PORTION DESCRIBED AS PHASE 14 & 15 PROPERTY HEREIN, AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13–00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT THAT PORTION DESCRIBED AS PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 AND 10 UNDER RECORDING NUMBER 20150213001504 AND PHASE 11 AND 12 UNDER RECORDING NO. 20150310000897 AND PHASE 13 UNDER RECORDING NO. 20150401000252.

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

JOB NO. 12121

20150519001075

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FIRST AMERICAN CON 138.00
PAGE-002 OF 005 VOL 283 PG 022
05/19/2015 15:45
KING COUNTY, WA

283|023

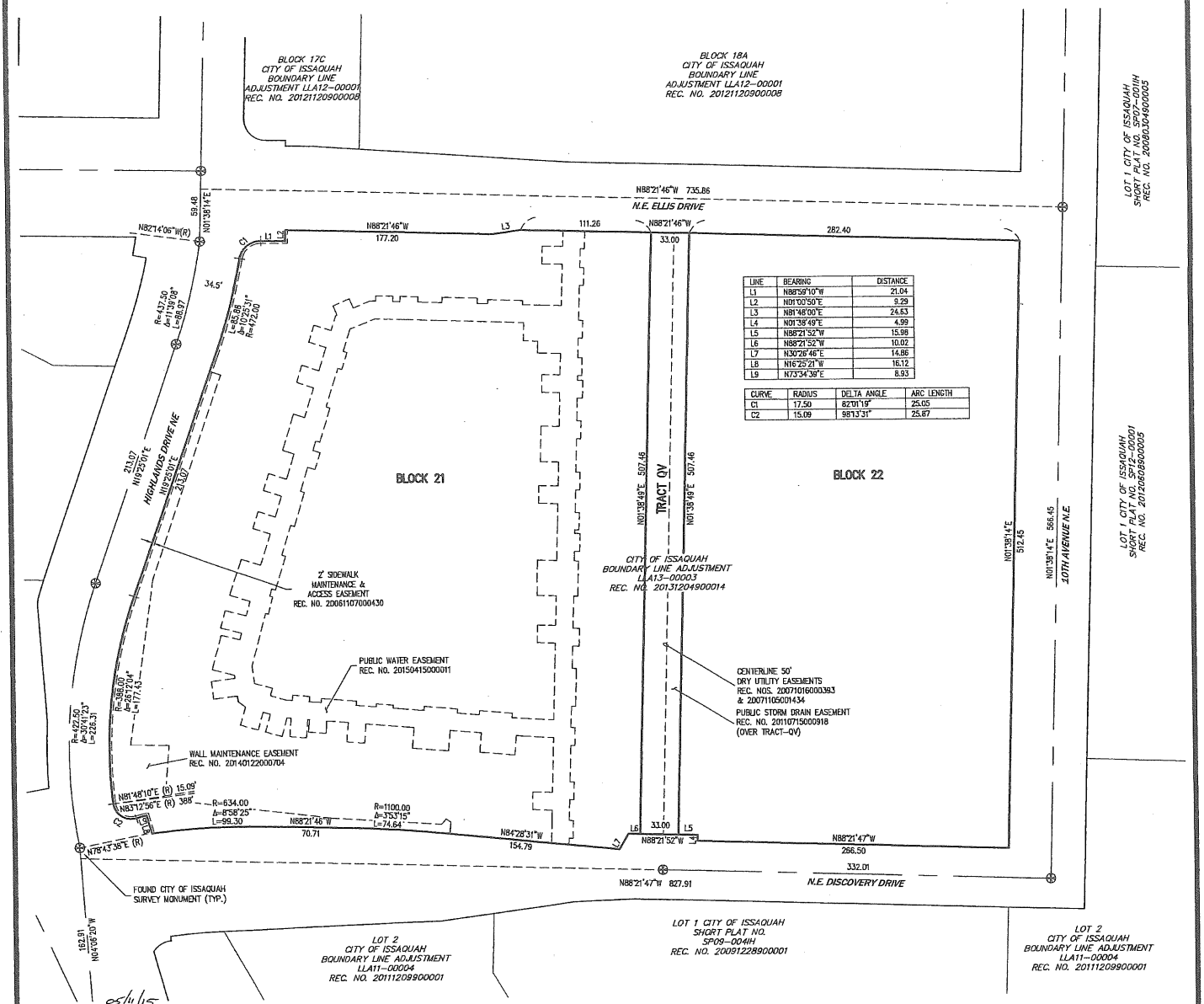
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 14 AND 15

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	N88°59'10"W	21.04
L2	N01°00'50"E	9.29
L3	N81°48'00"E	24.63
L4	N01°38'49"E	4.99
L5	N88°21'52"W	15.98
L6	N88°21'52"W	10.02
L7	N30°26'46"E	14.86
L8	N16°25'21"W	16.12
L9	N73°34'39"E	8.93

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	17.50	82°01'19"	25.05
C2	15.09	98°13'31"	25.67

05/11/15

GLENN R. SPRAGUE
STATE OF WASHINGTON
45258
REGISTERED
PROFESSIONAL LAND SURVEYOR

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2165971, DATED OCTOBER 17, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON APRIL 8, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2010.
3. ENTIRE SITE AREA = 369,228± SQUARE FEET (8.48± ACRES)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237, PAGES 46-54, RECORDING NO.20061107000430, IN KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAVID EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON. (PER DAVID EVANS AND ASSOCIATES)

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA12-00001 VOLUME 292, PAGE 292, RECORDING NO. 20121120900008, IN KING COUNTY WASHINGTON.
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-0071H, VOLUME 239, PAGES 99-101, RECORDING NO. 20080122900005, IN KING COUNTY WASHINGTON.
3. FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 VOLUME 237, PAGES 46-54, RECORDING NO. 20061107000430, IN KING COUNTY, WASHINGTON.

N

SCALE: 1" = 60'

0 30 60 120

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

JOB NO. 12121

ENTIRE PROPERTY

20150519001075.022

20150519001075
FIRST AMERICAN CON 136.00
PAGE-003 OF 005 VOL 283 PG 022
05/19/2015 15:45
KING COUNTY, WA

283|024

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

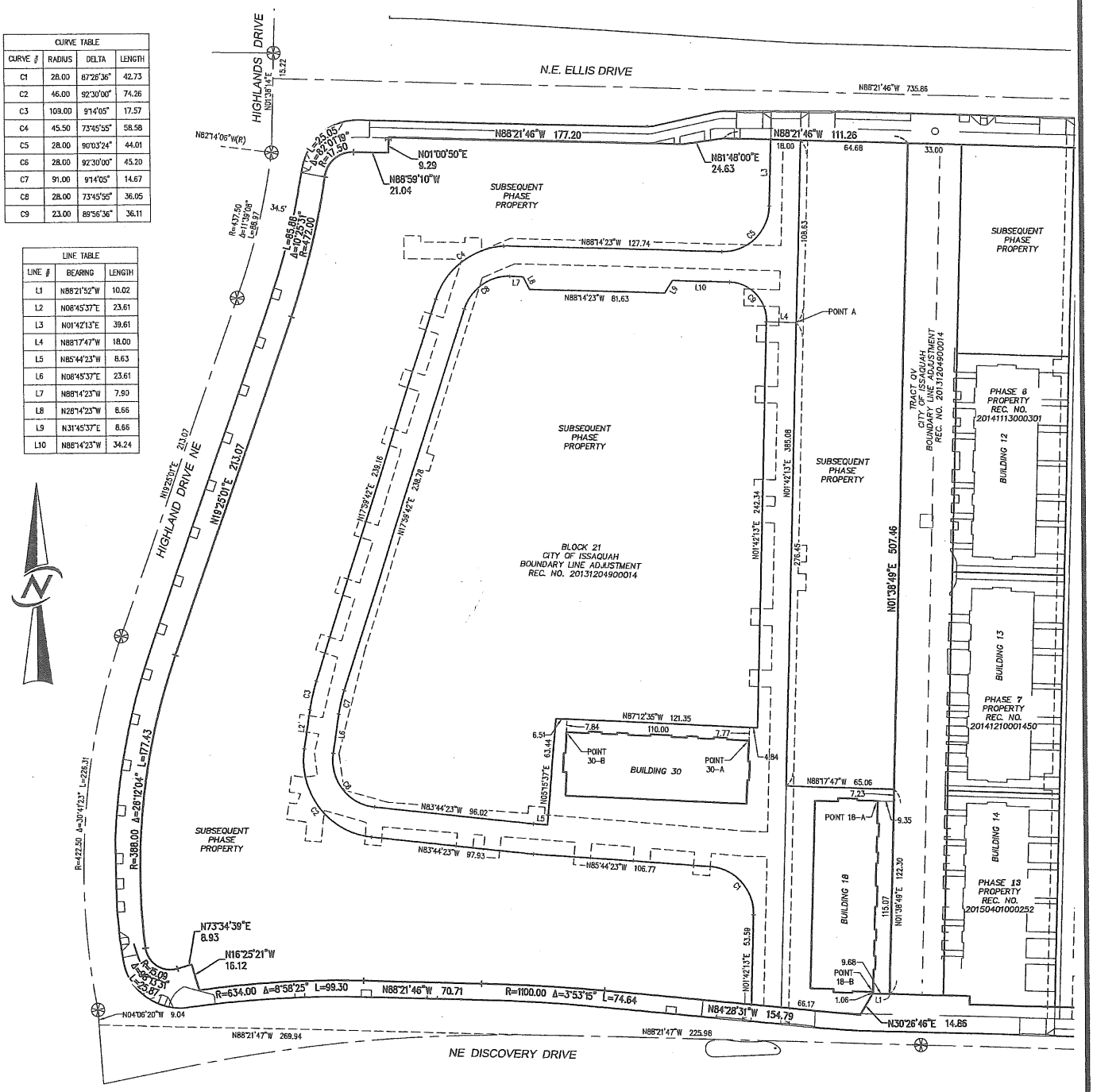
PHASE 14 AND 15

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	28.00	87°26'36"	42.73
C2	46.00	92°30'00"	74.26
C3	109.00	9°14'05"	17.57
C4	45.50	73°45'55"	58.58
C5	28.00	90°03'24"	44.01
C6	28.00	92°30'00"	45.20
C7	91.00	9°14'05"	14.67
C8	28.00	73°45'55"	36.05
C9	23.00	89°56'36"	36.11

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°21'52"W	10.02
L2	N08°45'37"E	23.61
L3	N01°42'13"E	39.61
L4	N88°17'47"W	18.00
L5	N85°44'23"W	8.63
L6	N08°45'37"E	23.61
L7	N88°14'23"W	7.90
L8	N28°14'23"W	8.66
L9	N31°45'37"E	8.66
L10	N88°14'23"W	34.24



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

JOB NO. 12121

05/14/15
GLENN R. SPRAGUE
STATE OF WASHINGTON
41259
REGISTERED PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 40'

0 20 40 80

PHASE 14 AND 15 PROPERTY

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FIRST AMERICAN CON 138.00
PAGE-004 OF 005 VOL 283 PG 022
05/19/2015 15:45
KING COUNTY, WA

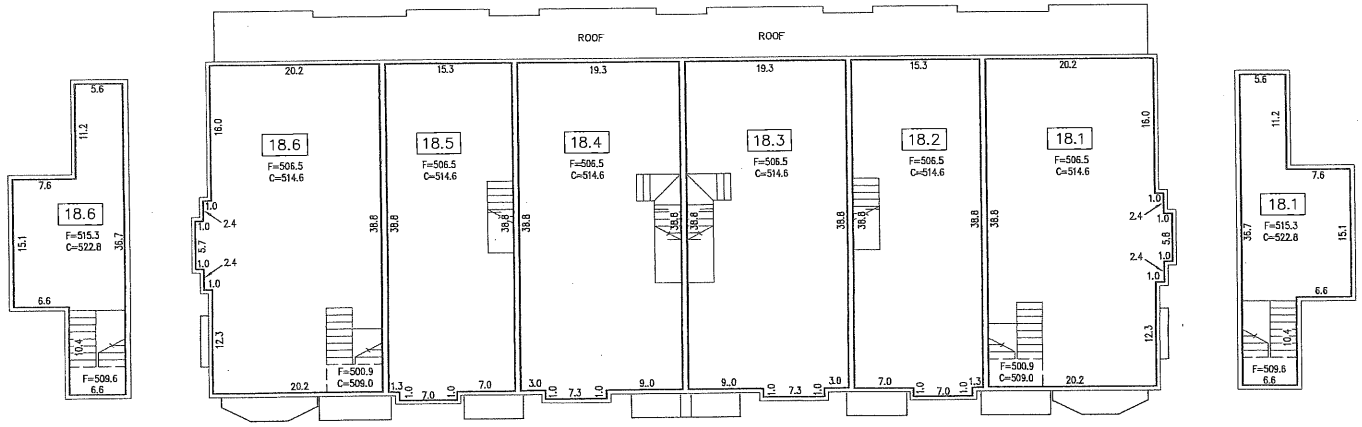
283/025

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 14 AND 15

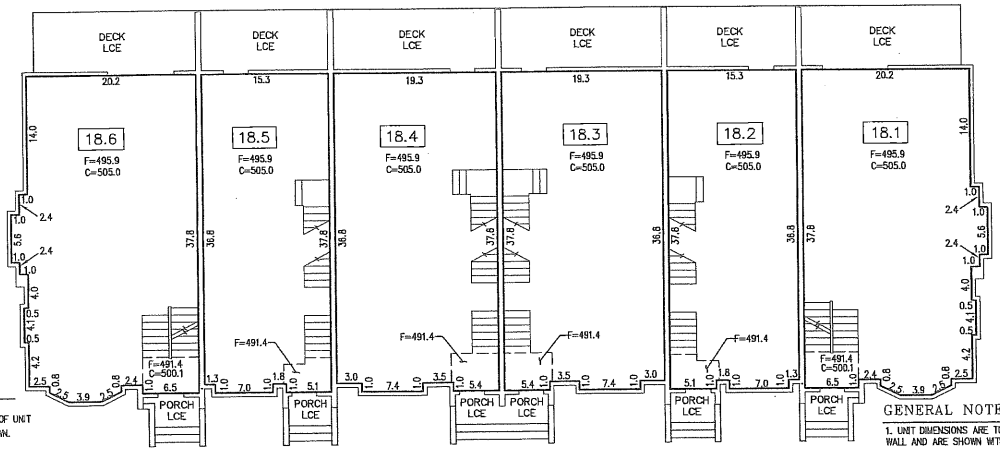
SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL

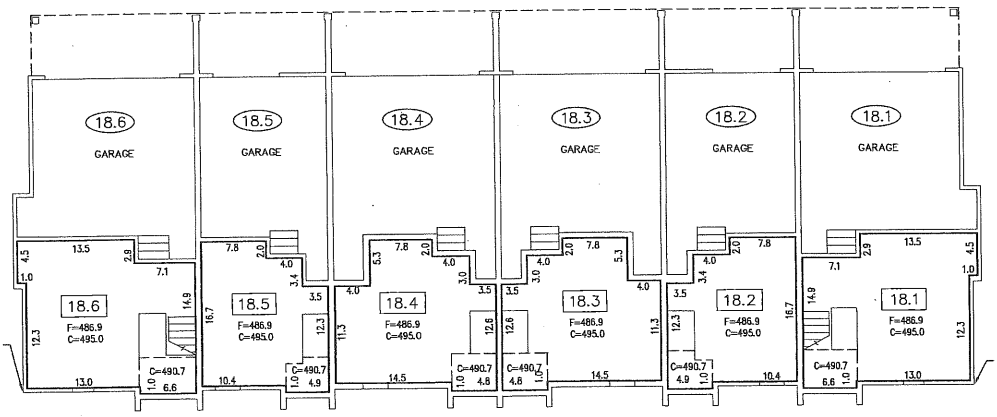


LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #.# UNIT DESIGNATION
- (#.#) GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



05/11/15
GLENN R. SPRAGUE
STATE OF WASHINGTON
42291
REGISTERED PROFESSIONAL LAND SURVEYOR

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 18 (PHASE 14)

20150519001075
FIRST AMERICAN CON 136.00
PAGE-005 OF 005 VOL 283 PG 022
05/19/2015 15:45
KING COUNTY, WA

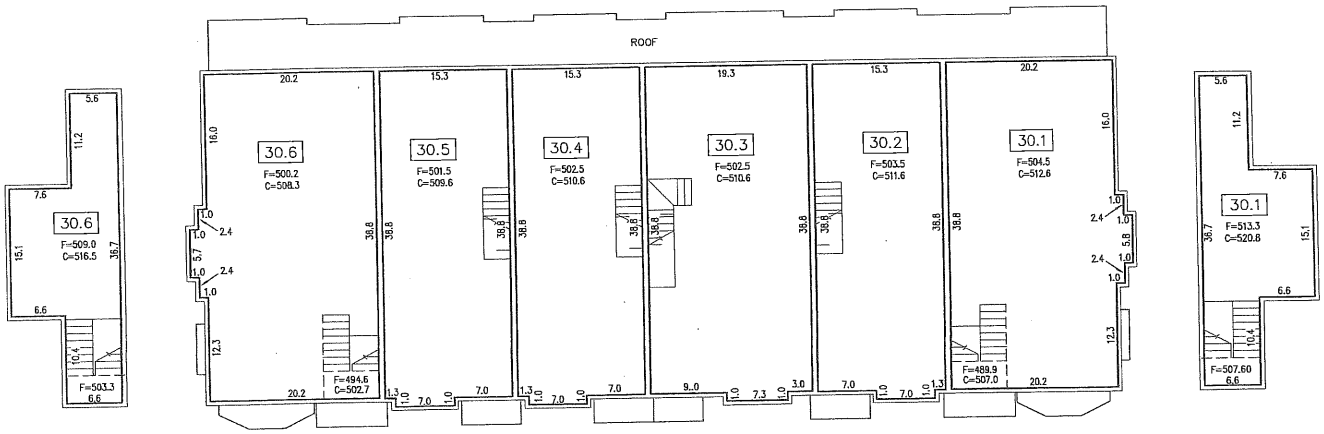
283/026

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 14 AND 15

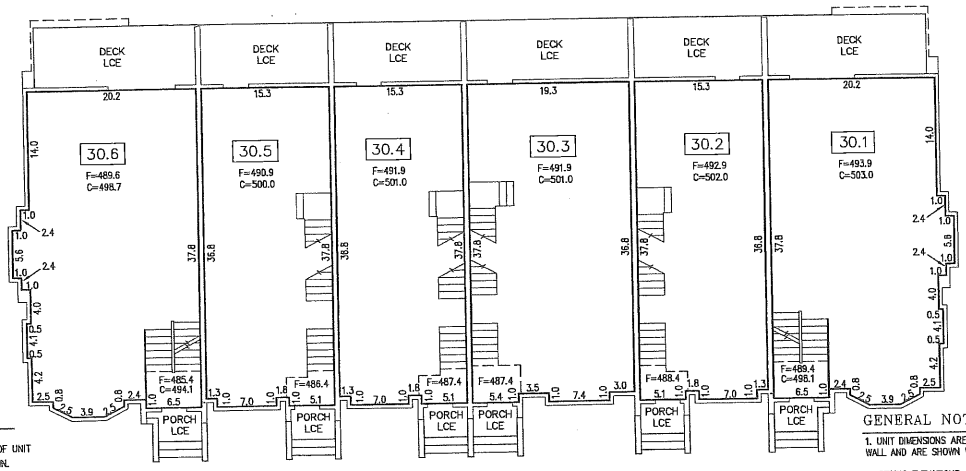
SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL



MAIN LEVEL

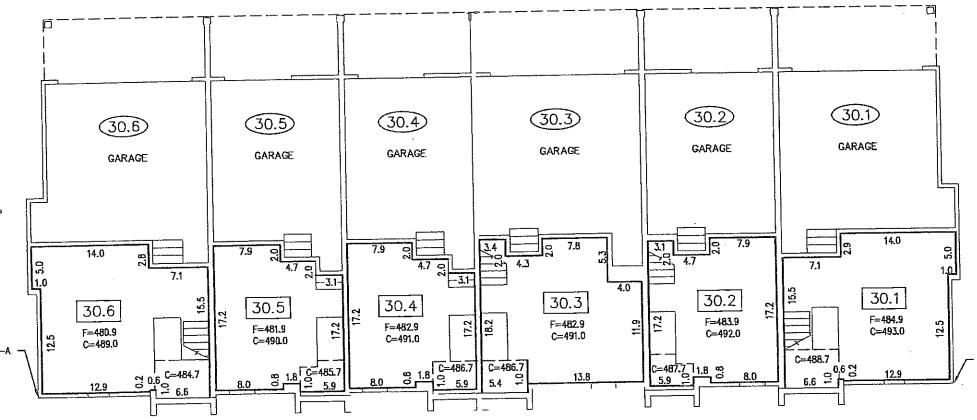
LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #.# UNIT DESIGNATION
- (#.#) GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.

05/11/15
GLENN R. SPRAGUE
STATE OF WASHINGTON
41290
REGISTERED PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 10'

0 5 10 20

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

JOB NO. 12121

BUILDING 30 (PHASE 15)

20150519001075

(19)

FIRST AMERICAN Polygon
90

20150519001076
FIRST AMERICAN AMDCN 90.00
PAGE-001 OF 019
05/19/2015 15:45
KING COUNTY, WA

Return Address:
MATTHEW B STRAIGHT
OSERAN HAHN PS
10900 NE 4TH ST STE 1430
BELLEVUE WA 98004

DEPARTMENT OF ASSESSMENTS
Examined and approved this 19th day of May, 2015
Lloyd Hara
Assessor
Russell Schalk
Deputy Assessor

KING COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. EIGHTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 20140924001241; 20140924001242; 20141028001139; 20141028001140; 20141113000301; 20141113000302; 20141210001450; 20141210001451; 20141222000552; 20141222000553; 20150213001504; 20150213001505; 20150310000897; 20150310000898; 20150310000897; 20150401000252; 20150401000253 Additional reference numbers are on page N/A of document.
DECLARANT: 1. BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company Additional names on page N/A of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M., City of Issaquah, King County, Washington Full legal description is on pages 5 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 1165060000
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

EIGHTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

THIS EIGHTH AMENDMENT to the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is made this 12th day of May, 2015, by BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company ("Declarant"), on behalf of all Owners of the Property described in the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, recorded under King County Recording No. 20140924001242 (the "Declaration"), the Survey Map and Plans of which was recorded under King County Recording No. 20140924001241. The First Amendment to the Declaration, for the purpose of establishing Phases 3, 4 and 5 was recorded under King County Recording No. 20141028001140; and the Survey Map and Plans for Phases 3, 4 and 5 were recorded under King County Recording No. 20141028001139. The Second Amendment to the

Declaration, for the purpose of establishing Phase 6 was recorded under King County Recording No. 20141113000302; and the Survey Map and Plans for Phase 6 was recorded under King County Recording No. 20141113000301. The Third Amendment to the Declaration, for the purpose of establishing Phase 7 was recorded under King County Recording No. 20141210001451; and the Survey Map and Plans for Phase 7 was recorded under King County Recording No. 20141210001450. The Fourth Amendment, for the purpose of establishing Phase 8 was recorded under King County Recording No. 20141222000553; and the Survey Map and Plans for Phase 8 was recorded under King County Recording No. 20141222000552. The Fifth Amendment, for the purpose of establishing Phases 9 and 10 was recorded under King County Recording No. 20150213001505; and the Survey Map and Plans for Phases 9 and 10 was recorded under King County Recording No. 20150213001504. The Sixth Amendment, for the purpose of establishing Phases 11 and 12 was recorded under King County Recording No. 20150310000898; and the Survey Map and Plans for Phases 11 and 12 was recorded under King County Recording No. 20150310000897. The Seventh Amendment, for the purpose of establishing Phase 13 was recorded under King County Recording No. 20150401000253; and the Survey Map and Plans for Phase 13 was recorded under King County Recording No. 20150401000252. This Eighth Amendment is made pursuant to Section 2.2 of the Declaration for the purpose of establishing Phases 14 and 15 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium. The Survey Map and Plans identifying Phases 14 and 15 of the Condominium referred to herein consists of five (5) sheets as prepared by CORE DESIGN, INC. and was filed contemporaneously with this Eighth Amendment with the Recorder's Office of King County, Washington, under Recording No. 20150519001075.

NOW, THEREFORE, the Declaration is revised and amended as follows:

1. Exhibit A to the Declaration is hereby stricken in its entirety and the new Exhibit A attached hereto is inserted in its place.

2. Exhibit B to the Declaration is hereby stricken in its entirety and the new Exhibit B attached hereto is inserted in its place.

3. Exhibit C to the Declaration is hereby stricken in its entirety and the new Exhibit C attached hereto is inserted in its place.

4. Pursuant to Section 2.2 of the Declaration, Declarant hereby establishes Phases 14 and 15 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, simultaneously recording both this Amendment to the Declaration and an Amendment to the Survey Map and Plans. Henceforth, Phases 1 through 15, including the Phases 1 through 15 land, Units and other improvements, shall constitute a single Condominium pursuant to the Act and the provisions of the Declaration as amended herein. The information set forth in the Declaration as amended herein with respect to Phases 14 and 15 (including the Phases 14 and 15 land and all Units and other improvements

thereon) shall henceforth control. The total percentages of Ownership Interest and shares of Common Expenses in Phases 1 through 15 set forth in Exhibit C of the Declaration as amended herein shall control and supersede the corresponding percentages of Ownership Interest and shares of Common Expenses for Phases 1 through 14 alone.

Except as set forth above, each and every provision of the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, on behalf of all of the Unit Owners, has executed this Eighth Amendment to Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, as of the day and year first above written.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
DEREK C. STRAIGHT
Its: Senior Vice President-Division President
Washington Division

By: _____
Richard S. Robinson
Its: Senior Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, LLC, a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 12th, 2015.

(SEAL/STAMP)

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

Jennifer A. Mahaffey
[Print Name:] Jennifer A. Mahaffey
NOTARY PUBLIC for the State of Washington
Residing at Issaquah
My appointment expires: 12/31/2018

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

See Attached

_____
(Signature of Notary Public)

Place Notary Seal Above

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On May 13, 2015 before me, SUSAN MENARD, Notary Public,
Date — Here Insert Name and Title of the Officer

personally appeared Richard S. Robinson
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/28/2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Susan Menard
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT A
(Legal Description)

The legal description of the real property included in BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASES 14 AND 15 PROPERTY.

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 21, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF NE ELLIS DRIVE; THENCE N88°21'46"W, ALONG THE NORTH LINE OF SAID BLOCK 21 AND SAID MARGIN, A DISTANCE OF 64.68 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 14 & 15 PROPERTY; THENCE S01°42'13"W 108.63 FEET TO A POINT HEREAFTER DESCRIBED AS POINT "A"; THENCE CONTINUING S01°42'13"W 276.45 FEET; THENCE S88°17'47"E 65.06 FEET TO THE COMMON LINE OF SAID BLOCK 21 AND SAID TRACT QV; THENCE S01°38'49"W, ALONG SAID COMMON LINE, A DISTANCE 122.30 FEET TO THE SOUTH LINE OF SAID BLOCK 21, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF NE DISCOVERY DRIVE; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG SAID SOUTH LINE AND SAID MARGIN; THENCE N88°21'52"W 10.02 FEET; THENCE S30°26'46"W 14.86 FEET; THENCE N84°28'31"W 66.17 FEET; THENCE N01°42'13"E 53.59 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°26'36, A DISTANCE OF 42.73 FEET TO A POINT OF TANGENCY; THENCE N85°44'23"W 106.77 FEET; THENCE N83°44'23"W 97.93 FEET TO A POINT OF TANGENCY WITH A 46.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°30'00, A DISTANCE OF 74.26 FEET TO A POINT OF

TANGENCY; THENCE N08°45'37"E 23.61 FEET TO A POINT OF TANGENCY WITH A 109.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, THROUGH A CENTRAL ANGLE OF 9°14'05", A DISTANCE OF 17.57 FEET TO A POINT OF TANGENCY; THENCE N17°59'42"E 239.16 FEET TO A POINT OF TANGENCY WITH A 45.50-FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°45'55", A DISTANCE OF 58.58 FEET TO A POINT OF TANGENCY; THENCE S88°14'23"E 127.74 FEET TO A POINT TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°03'24", A DISTANCE OF 44.01 FEET TO A POINT OF TANGENCY; THENCE N01°42'13"E 39.61 FEET TO THE NORTH LINE OF SAID BLOCK 21 AND SAID NE ELLIS DRIVE SOUTHERLY RIGHT-OF-WAY MARGIN; THENCE S88°21'46"E 18.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID BLOCK 21 DESCRIBED AS FOLLOWS;

COMMENCING AT SAID POINT "A"; THENCE N88°17'47"W 18.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EXCEPTION; THENCE SO1°42'13"W 242.34 FEET; THENCE N87°12'35"W 121.35 FEET; THENCE S05°15'37"W 63.44 FEET; THENCE N85°44'23"W 8.63 FEET; THENCE N83°44'23"W 96.02 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°30'00, A DISTANCE OF 45.20 FEET TO A POINT OF TANGENCY; THENCE N08°45'37"E 23.61 FEET A POINT OF TANGENCY WITH A 91.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°14'05", A DISTANCE OF 14.67 FEET TO A POINT OF TANGENCY; THENCE N17°59'42"E 238.78 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE, EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°45'55", A DISTANCE OF 36.05 FEET TO A POINT OF TANGENCY; THENCE S88°14'23"E 7.90 FEET; THENCE S28°14'23"E 8.66 FEET; THENCE S88°14'23"E 81.63 FEET; THENCE N31°45'37"E 8.66 FEET; THENCE S88°14'23"E 34.24 FEET TO A POINT OF TANGENCY WITH A 23.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'36", A DISTANCE OF 36.11 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

3. <u>SUBSEQUENT PHASE PROPERTY</u>.

BLOCK 21 EXCEPT SAID PORTION DESCRIBED AS PHASE 14 & 15 PROPERTY HEREIN, AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE

ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT THAT PORTION DESCRIBED AS PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 AND 10 UNDER RECORDING NUMBER 20150213001504 AND PHASE 11 AND 12 UNDER RECORDING NO. 20150310000897 AND PHASE 13 UNDER RECORDING NO. 20150401000252.

4. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS.

See Paragraph 3 above.

5. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY.

See Paragraph 1 above.

EXHIBIT B
(Phases 1 through 15)

UNIT	FLOOR PLAN
BUILDING 1	
1.1	F20
1.2	E16
1.3	E20
1.4	E20
1.5	E16
1.6	F20
BUILDING 2	
2.1	F20
2.2	E16
2.3	E20
2.4	E20
2.5	E16
2.6	F20
BUILDING 3	
3.1	F20
3.2	E16
3.3	E20
3.4	E20
3.5	E16
3.6	F20
BUILDING 4	
4.1	F20
4.2	E16
4.3	E20
4.4	E20
4.5	E16
4.6	F20
BUILDING 5	
5.1	F20
5.2	E16
5.3	E20
5.4	E16
5.5	F20

EXHIBIT B
(Phases 1 through 15)

UNIT	FLOOR PLAN
BUILDING 6	
6.1	F20
6.2	E16
6.3	E20
6.4	F20
BUILDING 7	
7.1	F20
7.2	E16
7.3	E20
7.4	E16
7.5	F20
BUILDING 8	
8.1	F20
8.2	E16
8.3	E20
8.4	E16
8.5	F20
BUILDING 9	
9.1	F20
9.2	E20
9.3	E16
9.4	F20
BUILDING 10	
10.1	F20
10.2	E16
10.3	E20
10.4	E16
10.5	F20

EXHIBIT B
(Phases 1 through 15)

UNIT	FLOOR PLAN
BUILDING 11	FUTURE PHASE
11.1	
11.2	
11.3	
11.4	
11.5	
11.6	
BUILDING 12	
12.1	F20
12.2	E16
12.3	E20
12.4	E20
12.5	E16
12.6	F20
BUILDING 13	
13.1	F20
13.2	E16
13.3	E20
13.4	E20
13.5	E16
13.6	F20
BUILDING 14	
14.1	F20
14.2	E16
14.3	E20
14.4	E20
14.5	E16
14.6	F20
BUILDING 15	FUTURE PHASE
15.1	
15.2	
15.3	
15.4	
15.5	
15.6	

EXHIBIT B
(Phases 1 through 15)

UNIT	FLOOR PLAN
BUILDING 16	FUTURE PHASE
16.1	
16.2	
16.3	
16.4	
16.5	
16.6	
BUILDING 17	FUTURE PHASE
17.1	
17.2	
17.3	
17.4	
17.5	
17.6	
BUILDING 18	
18.1	F20
18.2	E16
18.3	E20
18.4	E20
18.5	E16
18.6	F20
BUILDING 19	FUTURE PHASE
19.1	
19.2	
19.3	
19.4	
19.5	
BUILDING 20	FUTURE PHASE
20.1	
20.2	
20.3	
20.4	
20.5	
20.6	

EXHIBIT B
(Phases 1 through 15)

UNIT	FLOOR PLAN
BUILDING 21	FUTURE PHASE
21.1	
21.2	
21.3	
21.4	
21.5	
21.6	
BUILDING 22	FUTURE PHASE
22.1	
22.2	
22.3	
22.4	
22.5	
22.6	
BUILDING 23	FUTURE PHASE
23.1	
23.2	
23.3	
23.4	
23.5	
BUILDING 24	FUTURE PHASE
24.1	
24.2	
24.3	
24.4	
BUILDING 25	FUTURE PHASE
25.1	
25.2	
25.3	

EXHIBIT B
(Phases 1 through 15)

UNIT	FLOOR PLAN
BUILDING 26	FUTURE PHASE
26.1	
26.2	
26.3	
26.4	
26.5	
26.6	
BUILDING 27	FUTURE PHASE
27.1	
27.2	
27.3	
27.4	
27.5	
27.6	
BUILDING 28	FUTURE PHASE
28.1	
28.2	
28.3	
28.4	
28.5	
28.6	
BUILDING 29	FUTURE PHASE
29.1	
29.2	
29.3	
29.4	
29.5	
29.6	
BUILDING 30	
30.1	F20
30.2	E16
30.3	E20
30.4	E20
30.5	E16
30.6	F20

EXHIBIT B
(Phases 1 through 14)

UNIT	FLOOR PLAN
BUILDING 31	FUTURE PHASE
31.1	
31.2	
31.3	
31.4	
BUILDING 32	FUTURE PHASE
32.1	
32.2	
32.3	
BUILDING 33	FUTURE PHASE
33.1	
33.2	
33.3	
33.4	

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 through 15 contain Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 18 and 30 with a total of eighty-two (82) Units. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 through 15 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a

kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 through 15 are shown on the Survey Map and Plans. In Phases 1 through 15, there are a total of two hundred seventy-two (272) parking spaces, one hundred thirty-six (136) of which are garage parking spaces and one hundred thirty-six (136) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	1.21%
1.2	1.21
1.3	1.21
1.4	1.21
1.5	1.22
1.6	1.22
2.1	1.22%
2.2	1.22
2.3	1.22
2.4	1.22
2.5	1.22
2.6	1.22
3.1	1.22%
3.2	1.22
3.3	1.22
3.4	1.22
3.5	1.22
3.6	1.22
4.1	1.22%
4.2	1.22
4.3	1.22
4.4	1.22
4.5	1.22
4.6	1.22
5.1	1.22%
5.2	1.22
5.3	1.22
5.4	1.22
5.5	1.22
6.1	1.22%
6.2	1.22
6.3	1.22
6.4	1.22

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
7.1	1.22%
7.2	1.22
7.3	1.22
7.4	1.22
7.5	1.22
8.1	1.22%
8.2	1.22
8.3	1.22
8.4	1.22
8.5	1.22
9.1	1.22%
9.2	1.22
9.3	1.22
9.4	1.22
10.1	1.22%
10.2	1.22
10.3	1.22
10.4	1.22
10.5	1.22
12.1	1.22%
12.2	1.22
12.3	1.22
12.4	1.22
12.5	1.22
12.6	1.22
13.1	1.22%
13.2	1.22
13.3	1.22
13.4	1.22
13.5	1.22
13.6	1.22

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
14.1	1.22%
14.2	1.22
14.3	1.22
14.4	1.22
14.5	1.22
14.6	1.22
18.1	1.22%
18.2	1.22
18.3	1.22
18.4	1.22
18.5	1.22
18.6	1.22
30.1	1.22%
30.2	1.22
30.3	1.22
30.4	1.22
30.5	1.22
30.6	1.22
	TOTAL: 100.00%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 16 AND 17

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREON, HEREBY DECLARE: THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 16 AND 17 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. 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 POSTING THEREOF ARE RESTRICTED BY LAW PURSUANT TO THE RIGHTS RESERVED TO IT IN THE DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20140924001242 AND RCW 64.34.236 AND FOR PHASES 3, 4 & 5 UNDER RECORDING NO. 20141028001140,
AND FOR PHASE 6 UNDER RECORDING NO. 20141113000392,
AND FOR PHASE 7 UNDER RECORDING NO. 20141210001151,
AND FOR PHASE 8 UNDER RECORDING NO. 20141222000551,
AND FOR PHASES 9 & 10 UNDER RECORDING NO. 20150213001500,
AND FOR PHASES 11 & 12 UNDER RECORDING NO. 20150310000898,
AND FOR PHASE 13 UNDER RECORDING NO. 20150401000253,
AND FOR PHASE 14 & 15 UNDER RECORDING NO. 20150516001378,
AND FOR PHASE 16 & 17 UNDER RECORDING NO. 20150625001519.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYSON HUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: SOLE MEMBER

BY: _____
DEREK C. STRAIGHT

ITS: SENIOR VICE PRESIDENT—DIVISION PRESIDENT
WASHINGTON DIVISION

BY: _____
Richard S. Robinson

ITS: Senior Vice President

STATE OF WASHINGTON }
} SS
COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEREK C. STRAIGHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT—DIVISION PRESIDENT, WASHINGTON DIVISION, OF POLYSON HUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 17th DAY OF June, 2015

SIGNATURE: Jennifer A. Mahaffey

NAME (PRINT): Jennifer A. Mahaffey

NOTARY PUBLIC IN AND FOR THE STATE OF: WA

RESIDING AT: Issaquah

MY APPOINTMENT EXPIRES: 12/31/2018

Jennifer A. Mahaffey
NOTARY PUBLIC
MY COMMISSION EXPIRES
12/31/2018
STATE OF WASHINGTON

STATE OF CALIFORNIA }
} SS
COUNTY OF ORANGE }

ON June 16, 2015 BEFORE ME, SUSAN MENARD, NOTARY PUBLIC, PERSONALLY APPEARED Richard S. Robinson WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Susan Menard

SUSAN MENARD
COMM. #1954022
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/26/2018

LEGAL DESCRIPTION

ENTIRE PROPERTY:

BLOCKS 21 AND 22 AND TRACT OV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204000014, RECORDS OF KING COUNTY, WASHINGTON.

PHASE 16 & 17 PROPERTY:

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204000014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH COMMON CORNER OF SAID BLOCK 21 AND TRACT OV OF SAID BOUNDARY LINE ADJUSTMENT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF NE DISCOVERY DRIVE; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG SAID MARGIN; THENCE N88°31'52"W 10.02 FEET; THENCE S30°26'45"W 14.96 FEET; THENCE N84°28'31"W 66.17 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 16 & 17 PROPERTY; THENCE CONTINUING N84°28'31"W 86.62 FEET TO A POINT OF TANGENCY WITH A 1100.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°26'26, A DISTANCE OF 47.50 FEET; THENCE N05°15'37"E 78.32 FEET TO A POINT ON A LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15, RECORDED UNDER RECORDING NO. 20150516001378; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG SAID PHASE 14 & 15: THENCE S85°44'23"E 104.37 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°26'36, A DISTANCE OF 42.73 FEET TO A POINT OF TANGENCY; THENCE S01°42'13"W 53.58 FEET TO SAID SOUTH LINE OF BLOCK 21, TO THE POINT OF BEGINNING.

AND COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 21, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF NE ELLIS DRIVE; THENCE N88°27'40"W, ALONG THE NORTH LINE OF SAID BLOCK 21 AND SAID MARGIN, A DISTANCE OF 64.68 FEET TO THE NORTH NORTHEAST CORNER OF SAID PHASE 14 & 15; THENCE S01°42'13"W, ALONG THE EAST LINE OF SAID PHASE 14 & 15, A DISTANCE OF 108.63 FEET; THENCE N89°17'47"W 16.00 FEET TO A POINT ON A LINE OF SAID PHASE 14 & 15; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID PHASE 14 & 15 LINE; THENCE S01°42'13"W 242.34 FEET; THENCE N87°18'30"W 121.35 FEET TO A CORNER OF SAID PHASE 14 & 15 AND THE POINT OF BEGINNING; THENCE S05°15'37"W 61.44 FEET TO A POINT ON A LINE OF SAID PHASE 14 & 15; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG SAID PHASE 14 & 15; THENCE N85°44'23"W 8.63 FEET; THENCE N83°44'23"W 96.02 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°30'00, A DISTANCE OF 45.68 FEET TO A POINT OF TANGENCY; THENCE N09°45'37"E 23.61 FEET TO A POINT OF TANGENCY WITH A 91.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 97°41'05, A DISTANCE OF 14.97 FEET; THENCE S62°07'45"E 128.72 FEET TO THE POINT OF BEGINNING.

SUBSEQUENT PHASE PROPERTY:

BLOCK 21: EXCEPT SAID PORTION DESCRIBED AS PHASE 16 & 17 PROPERTY HEREIN, AND TRACT OV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204000014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT THAT PORTION DESCRIBED AS PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000391 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001150 AND PHASE 8 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 AND 10 UNDER RECORDING NUMBER 20150213001504 AND PHASE 11 AND 12 UNDER RECORDING NO. 20150310000897 AND PHASE 13 UNDER RECORDING NO. 20150401000252 AND PHASE 14 AND 15 UNDER RECORDING NO. 20150516001375.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASE 16 & 17 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDINGS AND DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH RECORDED PLANS PURSUANT TO RCW 64.34.200(2); THAT ALL INFORMATION REQUIRED BY RCW 64.32.232 IS SHOWN CORRECTLY HEREON; AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

GLENN K. SPRAGUE
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 41299
STATE OF WASHINGTON

GLENN K. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED
PROFESSIONAL LAND SURVEYOR

6/10/15

RECORDING CERTIFICATE

20150625001518
FIRST AMERICAN CON 100.00
PAGE-001 OF 003 VOL 204 PG 031
06/25/2015 15:30
KING COUNTY, WA

VOLUME _____
PAGES: _____ TO _____

Norm Maleng, SUPERINTENDENT OF RECORDS

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 25th DAY OF June, 2015.

Lloyd Haro
ASSESSOR

Russell Schalk
DEPUTY ASSESSOR

RESTRICTIONS

PARAGRAPHS 1 THROUGH 4 AND 24 NOT APPLICABLE TO REPORT ON THIS SURVEY.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9506190702 AND AS MODIFIED BY AMENDMENT RECORDED UNDER RECORDING NO. 5712121468, RECORDS OF KING COUNTY, WASHINGTON.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9806251228, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180766, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000459, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030218001542, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050511000706, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050310001558, KING COUNTY, WASHINGTON.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC STUDY REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050928000112, KING COUNTY, WASHINGTON.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PEDESTRIAN BRIDGE REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050628000113, KING COUNTY, WASHINGTON.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050921000262, KING COUNTY, WASHINGTON.

15. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 RECORDED IN VOLUME 237 OF PLATS AT PAGES 48 THROUGH 54, INCLUSIVE.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20071016000393, KING COUNTY, WASHINGTON.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR DRY UTILITIES RECORDED UNDER RECORDING NO. 20071106001434, KING COUNTY, WASHINGTON.

18. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 20080122000005, RECORDS OF KING COUNTY, WASHINGTON.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT FOR COMPETITIVE HOSPITAL AND HEALTHCARE USES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001664, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS RECORDED UNDER RECORDING NO. 20080829001229, RECORDS OF KING COUNTY, WASHINGTON.

21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC STORM DRAIN RECORDED UNDER RECORDING NO. 20110715000816, RECORDS OF KING COUNTY, WASHINGTON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PLAZA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20111170001503, RECORDS OF KING COUNTY, WASHINGTON.

23. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120607000511, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000865, RECORDS OF KING COUNTY, WASHINGTON.

26. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000866, RECORDS OF KING COUNTY, WASHINGTON.

27. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20121120001006, RECORDS OF KING COUNTY, WASHINGTON.

284/011

CORE DESIGN
14711 N.E. 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.883.7963

JOB NO. 12121

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PG 011

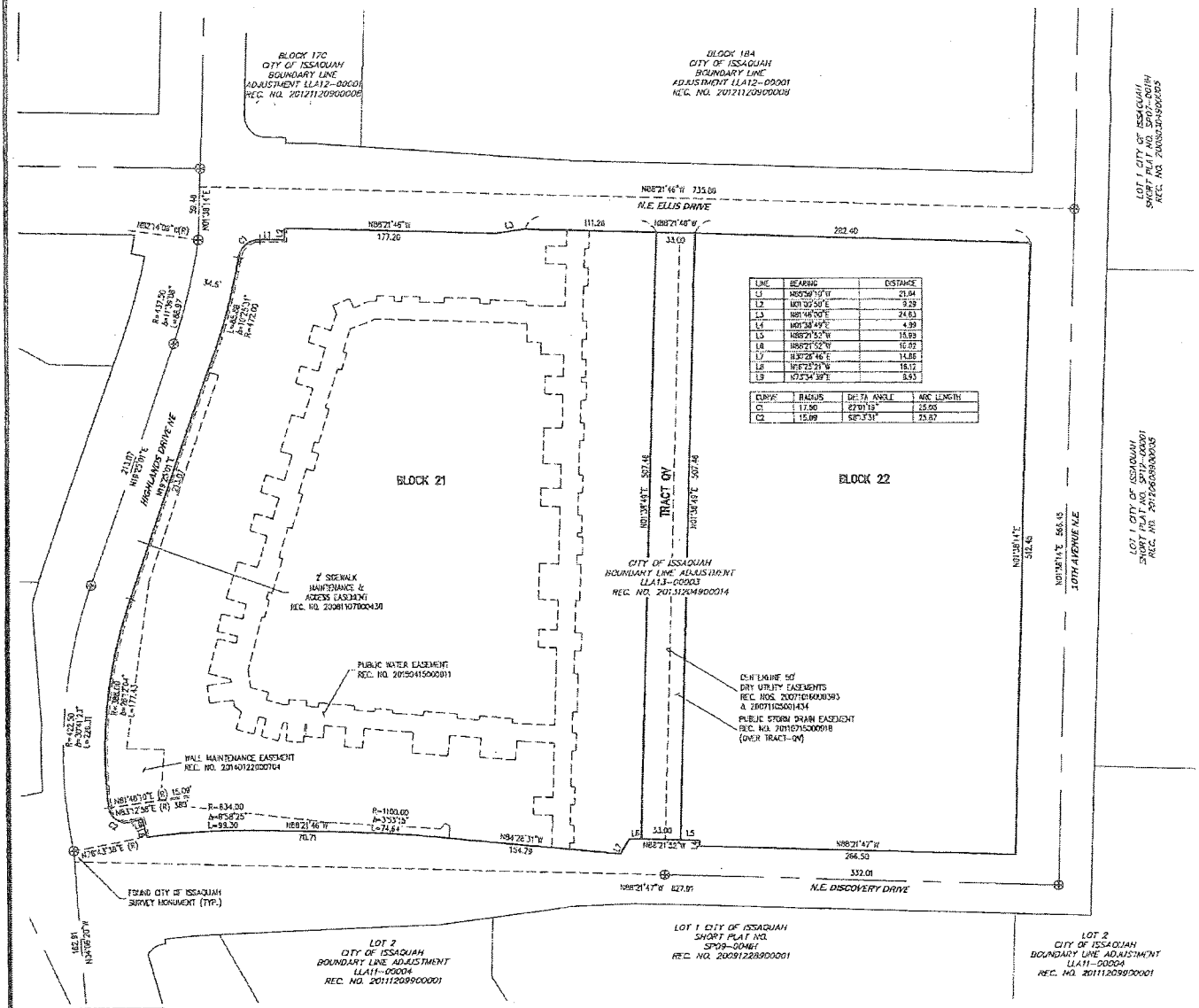
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 16 AND 17

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



LINE	BEARING	DISTANCE
L1	N88°59'10"W	21.04
L2	N01°03'50"E	9.29
L3	N81°48'00"E	24.83
L4	N01°38'49"E	4.99
L5	N88°21'52"W	15.99
L6	N88°21'52"W	10.02
L7	N30°26'46"E	14.86
L8	N16°52'21"W	18.12
L9	N73°34'39"E	8.93

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	17.50	27°01'13"	25.05
C2	15.00	98°53'31"	25.87

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2165971, DATED OCTOBER 17, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MAY 20, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2010.
3. ENTIRE SITE AREA = 389,228± SQUARE FEET (8.48± ACRES)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

BASIS OF BEARINGS

N88°32'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237, PAGES 46-54, RECORDING NO.20060110070004.30, IN KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "MERCER" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAMD EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON. (PER DAMD EVANS AND ASSOCIATES)

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA12-00001 VOLUME 292, PAGE 297, RECORDING NO. 201211209000008, IN KING COUNTY WASHINGTON.
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-0007H, VOLUME 238, PAGES 99-101, RECORDING NO. 20080172903005, IN KING COUNTY WASHINGTON.
3. FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 VOLUME 237, PAGES 46-54, RECORDING NO. 20060110070004.30, IN KING COUNTY, WASHINGTON.

GLENN R. BERNARDINO
STATE OF WASHINGTON
42596
REGISTERED
PROFESSIONAL LAND SURVEYOR

06/09/15

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

JOB NO. 12121

SCALE: 1" = 60'

0 30 60 120

ENTIRE PROPERTY

284/012

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FIRST AMERICAN CDTI
PAGE-001 OF 003 120.00
06/25/2015 14:30 VOL 264 PG 011
KING COUNTY, WA

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

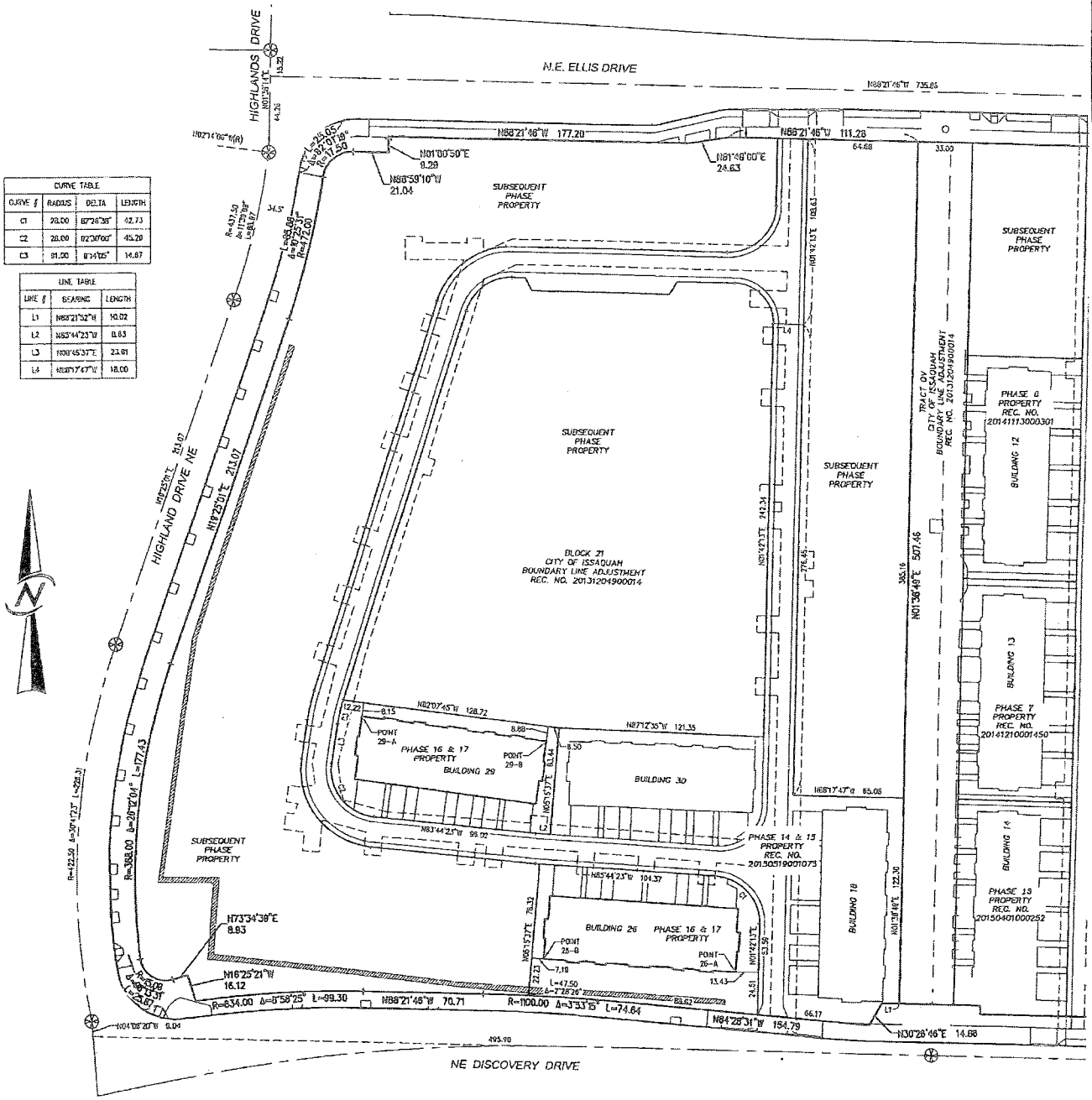
PHASE 16 AND 17

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	28.00	87°26'38"	42.73
C2	28.00	92°30'00"	45.20
C3	91.00	9°14'05"	14.67

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°21'52"W	10.02
L2	N85°44'23"W	11.83
L3	N00°45'37"E	23.61
L4	N88°17'47"W	18.00



CORE DESIGN
14711 N.E. 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
JOB NO. 12121

GLENN R. BIRKLAND
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 40'

0 20 40 80

PHASE 16 AND 17 PROPERTY

284/013

20150625001518
FIRST AMERICAN CON 130.00
PAGE-004 OF 006 VOL 284 PG 011
06/25/2015 14:30
KING COUNTY, WA

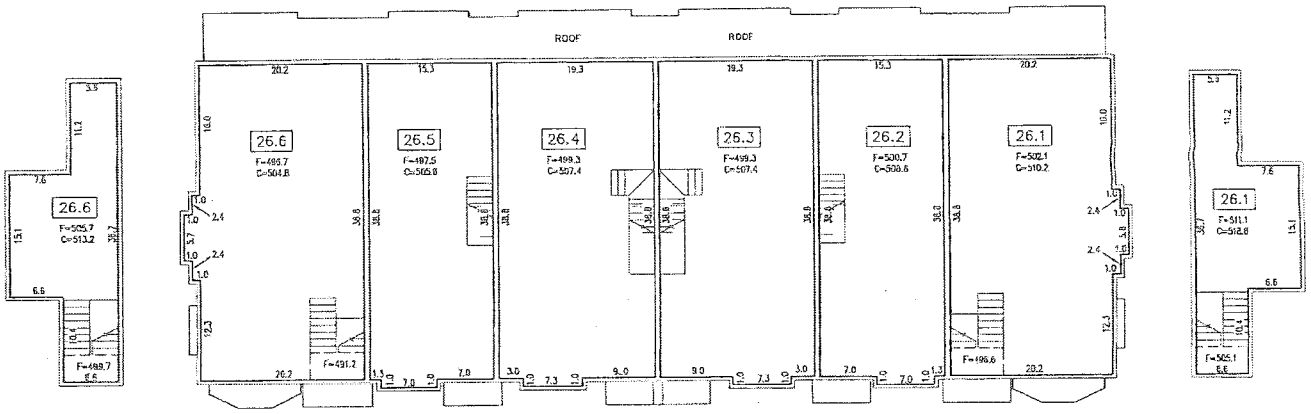
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 16 AND 17

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

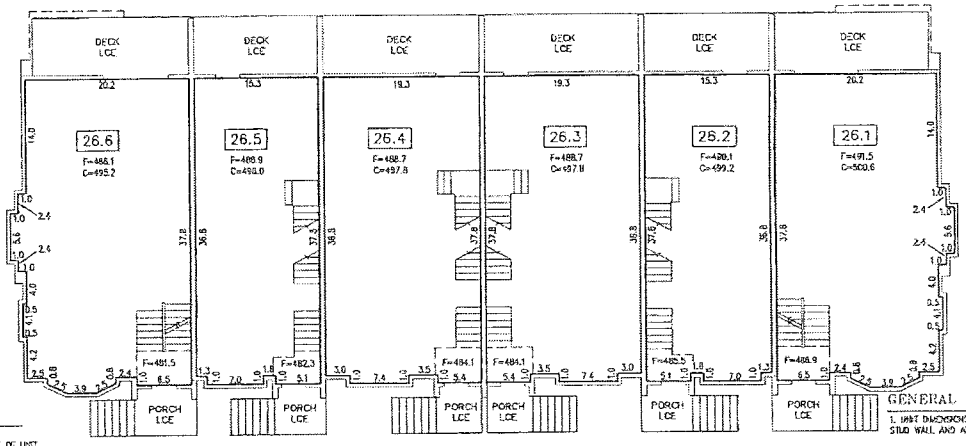
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL



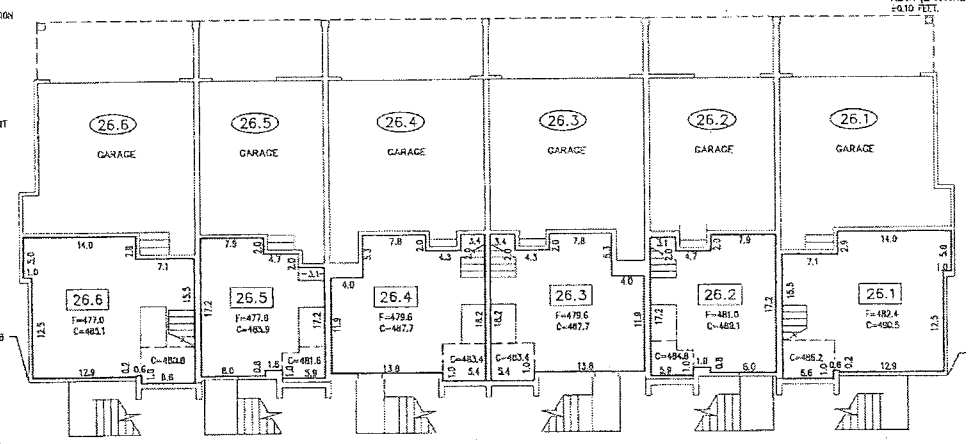
MAIN LEVEL

LEGEND

- UNIT EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN
- 8" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #-# UNIT DESIGNATION
- #-# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



LOWER LEVEL

GLENN R. SPHALER
STATE OF WASHINGTON
PROFESSIONAL LAND SURVEYOR
06/10/15

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 26 (PHASE 16)

284/014

20150625001518
FIRST AMERICAN CDN 130.00
PAGE-005 OF 005 VOL 206 PG 011
06/25/2015 15:30
KING COUNTY, WA

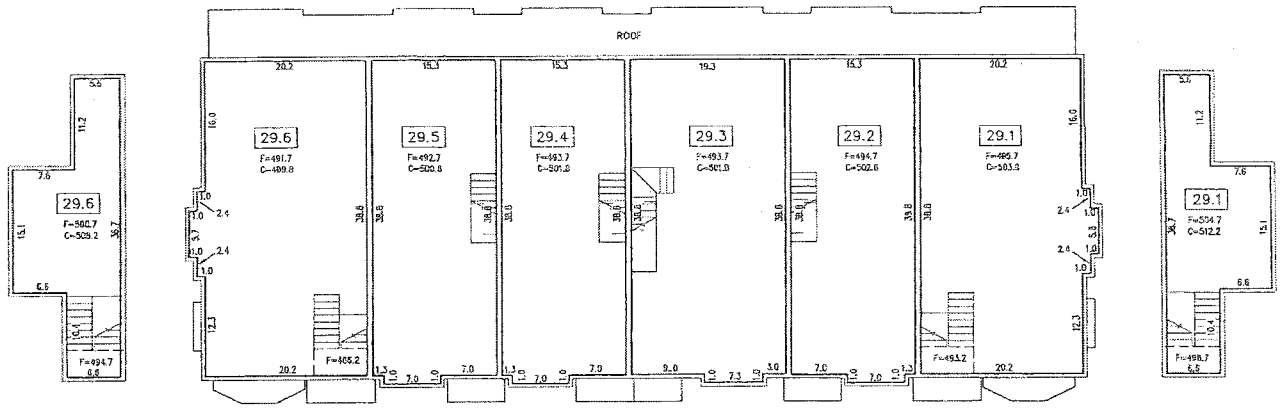
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASE 16 AND 17

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

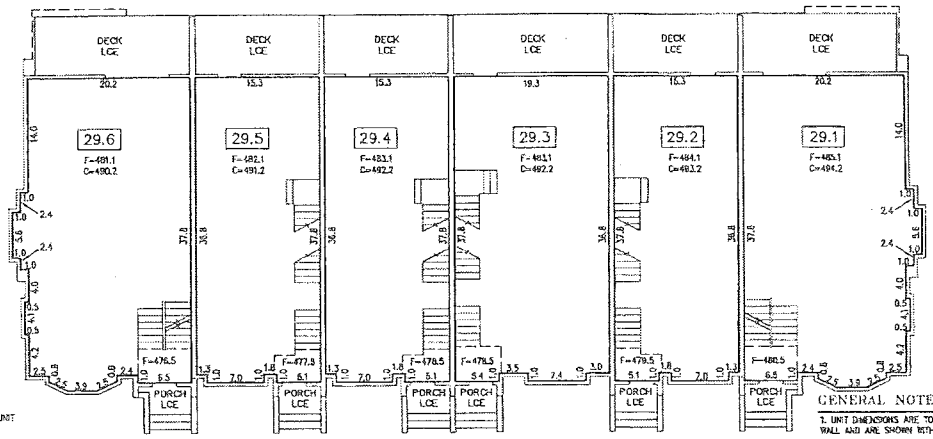
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL



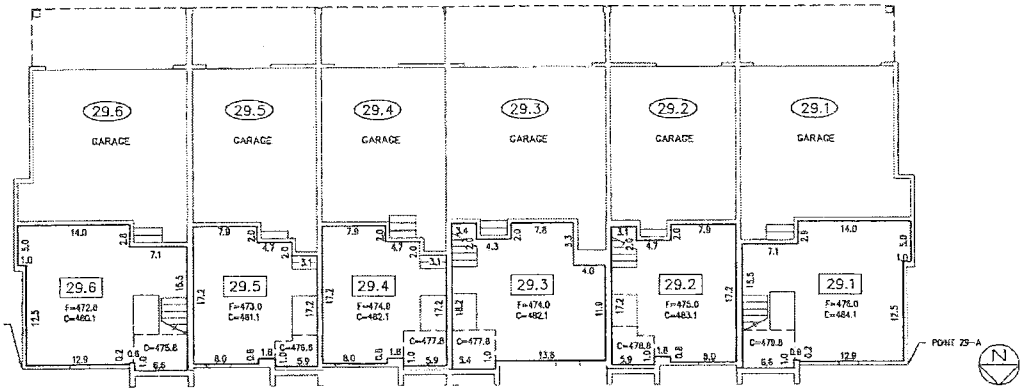
MAIN LEVEL

LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #-# UNIT DESIGNATION
- #-# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



LOWER LEVEL

GLENN R. SPRAGUE
STATE OF WASHINGTON
REGISTERED PROFESSIONAL LAND SURVEYOR
06/10/15

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 29 (PHASE 17)

510/482

(20)

FIRST AMERICAN Polygon

91

20150625001519
FIRST AMERICAN AMDCN 91.00
PAGE-001 OF 020
06/25/2015 14:30
KING COUNTY, WA

Return Address:
MATTHEW B STRAIGHT
OSERAN HAHN PS
10900 NE 4TH ST STE 1430
BELLEVUE WA 98004

DEPARTMENT OF ASSESSMENTS
Examined and approved this 25th day of June, 2015
Lloyd Hara — Assessor
Russell Schaible — Deputy Assessor

KING COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. NINTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 20140924001241; 20140924001242; 20141028001139; 20141028001140; 20141113000301; 20141113000302; 20141210001450; 20141210001451; 20141222000552; 20141222000553; 20150213001504; 20150213001505; 20150310000897; 20150310000898; 20150310000897; 20150401000252; 20150401000253; 20150519001075; 20150519001076 Additional reference numbers are on page N/A of document.
DECLARANT: 1. BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company Additional names on page N/A of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M., City of Issaquah, King County, Washington Full legal description is on pages 6 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 1165060000
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

NINTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

THIS NINTH AMENDMENT to the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is made this 11th day of June, 2015, by BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company ("Declarant"), on behalf of all Owners of the Property described in the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, recorded under King County Recording No. 20140924001242 (the "Declaration"), the Survey Map and Plans of which was recorded under King County Recording No. 20140924001241. The First Amendment to the Declaration, for the purpose of establishing Phases 3, 4 and 5 was recorded under King County Recording No. 20141028001140; and the Survey Map and Plans for Phases 3, 4 and 5 were recorded under King County Recording No. 20141028001139. The Second Amendment to the

Declaration, for the purpose of establishing Phase 6 was recorded under King County Recording No. 20141113000302; and the Survey Map and Plans for Phase 6 was recorded under King County Recording No. 20141113000301. The Third Amendment to the Declaration, for the purpose of establishing Phase 7 was recorded under King County Recording No. 20141210001451; and the Survey Map and Plans for Phase 7 was recorded under King County Recording No. 20141210001450. The Fourth Amendment, for the purpose of establishing Phase 8 was recorded under King County Recording No. 20141222000553; and the Survey Map and Plans for Phase 8 was recorded under King County Recording No. 20141222000552. The Fifth Amendment, for the purpose of establishing Phases 9 and 10 was recorded under King County Recording No. 20150213001505; and the Survey Map and Plans for Phases 9 and 10 was recorded under King County Recording No. 20150213001504. The Sixth Amendment, for the purpose of establishing Phases 11 and 12 was recorded under King County Recording No. 20150310000898; and the Survey Map and Plans for Phases 11 and 12 was recorded under King County Recording No. 20150310000897. The Seventh Amendment, for the purpose of establishing Phase 13 was recorded under King County Recording No. 20150401000253; and the Survey Map and Plans for Phase 13 was recorded under King County Recording No. 20150401000252. The Eighth Amendment, for the purpose of establishing Phases 14 and 15 was recorded under King County Recording No. 20150519001076; and the Survey Map and Plans for Phases 14 and 15 was filed under King County Recording No. 20150519001075. This Ninth Amendment is made pursuant to Section 2.2 of the Declaration for the purpose of establishing Phases 16 and 17 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium. The Survey Map and Plans identifying Phases 16 and 17 of the Condominium referred to herein consists of five (5) sheets as prepared by CORE DESIGN, INC. and was filed contemporaneously with this Eighth Amendment with the Recorder's Office of King County, Washington, under Recording No. 20150625001518.

NOW, THEREFORE, the Declaration is revised and amended as follows:

1. Exhibit A to the Declaration is hereby stricken in its entirety and the new Exhibit A attached hereto is inserted in its place.

2. Exhibit B to the Declaration is hereby stricken in its entirety and the new Exhibit B attached hereto is inserted in its place.

3. Exhibit C to the Declaration is hereby stricken in its entirety and the new Exhibit C attached hereto is inserted in its place.

4. Pursuant to Section 2.2 of the Declaration, Declarant hereby establishes Phases 16 and 17 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, simultaneously recording both this Amendment to the Declaration and an Amendment to the Survey Map and Plans. Henceforth, Phases 1 through 17, including the Phases 1 through 17 land, Units and other improvements, shall constitute a single Condominium

pursuant to the Act and the provisions of the Declaration as amended herein. The information set forth in the Declaration as amended herein with respect to Phases 16 and 17 (including the Phases 16 and 17 land and all Units and other improvements thereon) shall henceforth control. The total percentages of Ownership Interest and shares of Common Expenses in Phases 1 through 17 set forth in Exhibit C of the Declaration as amended herein shall control and supersede the corresponding percentages of Ownership Interest and shares of Common Expenses for Phases 1 through 16 alone.

Except as set forth above, each and every provision of the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, on behalf of all of the Unit Owners, has executed this Ninth Amendment to Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, as of the day and year first above written.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
DEREK C. STRAIGHT
Its: Senior Vice President-Division President
Washington Division

By: _____
Richard S. Robinson
Its: Senior Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, LLC, a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 11th, 2015.

(SEAL/STAMP)

Jennifer A. Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

Jennifer A. Mahaffey
[Print Name: Jennifer Mahaffey
NOTARY PUBLIC for the State of Washington
Residing at Issaquah
My appointment expires: 12/31/2018

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On June 16, 2015 before me, SUSAN MENARD, Notary Public, personally appeared RICHARD S. ROBINSON, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person(~~s~~), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/28/2018

Susan Menard
(Signature of Notary Public)

Place Notary Seal Above

EXHIBIT A
(Legal Description)

The legal description of the real property included in BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASES 16 AND 17 PROPERTY.

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH COMMON CORNER OF SAID BLOCK 21 AND TRACT QV OF SAID BOUNDARY LINE ADJUSTMENT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF NE DISCOVERY DRIVE; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG SAID MARGIN; THENCE N88°21'52"W 10.02 FEET; THENCE S30°26'46"W 14.86 FEET; THENCE N84°28'31"W 66.17 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 16 & 17 PROPERTY; THENCE CONTINUING N84°28'31"W 88.62 FEET TO A POINT OF TANGENCY WITH A 1100.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°28'26, A DISTANCE OF 47.50 FEET; THENCE N05°15'37"E 78.32 FEET TO A POINT ON A LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15, RECORDED UNDER RECORDING NO. 20150519001075; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG SAID PHASE 14 & 15; THENCE S85°44'23"E 104.37 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°26'36, A DISTANCE OF 42.73 FEET TO A POINT OF TANGENCY; THENCE S01°42'13"W 53.59 FEET TO SAID SOUTH LINE OF BLOCK 21, TO THE POINT OF BEGINNING.

AND COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 21, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY MARGIN OF NE ELLIS DRIVE; THENCE N88°21'46"W, ALONG THE NORTH LINE OF SAID BLOCK 21 AND SAID MARGIN, A DISTANCE OF 64.68 FEET TO THE NORTH NORTHEAST CORNER OF SAID PHASE 14 & 15; THENCE S01°42'13"W, ALONG THE EAST LINE OF SAID PHASE 14 & 15, A DISTANCE OF 108.63 FEET; THENCE N88°17'47"W 18.00 FEET TO A POINT ON A LINE OF SAID PHASE 14 & 15; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID PHASE 14 & 15 LINE; THENCE S01°42'13"W 242.34 FEET; THENCE N87°12'35"W 121.35 FEET TO A CORNER OF SAID PHASE 14 & 15 AND THE POINT OF BEGINNING; THENCE S05°15'37"W 63.44 FEET TO A POINT ON A LINE OF SAID PHASE 14 & 15; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG SAID PHASE 14 & 15; THENCE N85°44'23"W 8.63 FEET; THENCE N83°44'23"W 96.02 FEET TO A POINT OF TANGENCY WITH A 28.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°30'00, A DISTANCE OF 45.20 FEET TO A POINT OF TANGENCY; THENCE N08°45'37"E 23.61 FEET TO A POINT OF TANGENCY WITH A 91.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°14'05, A DISTANCE OF 14.67 FEET; THENCE S82°07'45"E 128.72 FEET TO THE POINT OF BEGINNING.

3. SUBSEQUENT PHASE PROPERTY.

BLOCK 21 EXCEPT SAID PORTION DESCRIBED AS PHASE 16 & 17 PROPERTY HEREIN, AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT THAT PORTION DESCRIBED AS PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 AND 10 UNDER RECORDING NUMBER 20150213001504 AND PHASE 11 AND 12 UNDER RECORDING NO. 20150310000897 AND PHASE 13 UNDER RECORDING NO. 20150401000252 AND PHASE 14 AND 15 UNDER RECORDING NO. 20150519001075.

4. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS.

See Paragraph 3 above.

5. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY.

See Paragraph 1 above.

EXHIBIT B
(Phases 1 through 17)

UNIT	FLOOR PLAN
BUILDING 1	
1.1	F20
1.2	E16
1.3	E20
1.4	E20
1.5	E16
1.6	F20
BUILDING 2	
2.1	F20
2.2	E16
2.3	E20
2.4	E20
2.5	E16
2.6	F20
BUILDING 3	
3.1	F20
3.2	E16
3.3	E20
3.4	E20
3.5	E16
3.6	F20
BUILDING 4	
4.1	F20
4.2	E16
4.3	E20
4.4	E20
4.5	E16
4.6	F20
BUILDING 5	
5.1	F20
5.2	E16
5.3	E20
5.4	E16
5.5	F20

EXHIBIT B
(Phases 1 through 17)

UNIT	FLOOR PLAN
BUILDING 6	
6.1	F20
6.2	E16
6.3	E20
6.4	F20
BUILDING 7	
7.1	F20
7.2	E16
7.3	E20
7.4	E16
7.5	F20
BUILDING 8	
8.1	F20
8.2	E16
8.3	E20
8.4	E16
8.5	F20
BUILDING 9	
9.1	F20
9.2	E20
9.3	E16
9.4	F20
BUILDING 10	
10.1	F20
10.2	E16
10.3	E20
10.4	E16
10.5	F20

EXHIBIT B
(Phases 1 through 17)

UNIT	FLOOR PLAN
BUILDING 11	FUTURE PHASE
11.1	
11.2	
11.3	
11.4	
11.5	
11.6	
BUILDING 12	
12.1	F20
12.2	E16
12.3	E20
12.4	E20
12.5	E16
12.6	F20
BUILDING 13	
13.1	F20
13.2	E16
13.3	E20
13.4	E20
13.5	E16
13.6	F20
BUILDING 14	
14.1	F20
14.2	E16
14.3	E20
14.4	E20
14.5	E16
14.6	F20
BUILDING 15	FUTURE PHASE
15.1	
15.2	
15.3	
15.4	
15.5	
15.6	

EXHIBIT B
(Phases 1 through 17)

UNIT	FLOOR PLAN
BUILDING 16	FUTURE PHASE
16.1	
16.2	
16.3	
16.4	
16.5	
16.6	
BUILDING 17	FUTURE PHASE
17.1	
17.2	
17.3	
17.4	
17.5	
17.6	
BUILDING 18	
18.1	F20
18.2	E16
18.3	E20
18.4	E20
18.5	E16
18.6	F20
BUILDING 19	FUTURE PHASE
19.1	
19.2	
19.3	
19.4	
19.5	
BUILDING 20	FUTURE PHASE
20.1	
20.2	
20.3	
20.4	
20.5	
20.6	

EXHIBIT B
(Phases 1 through 17)

UNIT	FLOOR PLAN
BUILDING 21	FUTURE PHASE
21.1	
21.2	
21.3	
21.4	
21.5	
21.6	
BUILDING 22	FUTURE PHASE
22.1	
22.2	
22.3	
22.4	
22.5	
22.6	
BUILDING 23	FUTURE PHASE
23.1	
23.2	
23.3	
23.4	
23.5	
BUILDING 24	FUTURE PHASE
24.1	
24.2	
24.3	
24.4	
BUILDING 25	FUTURE PHASE
25.1	
25.2	
25.3	

EXHIBIT B
(Phases 1 through 17)

UNIT	FLOOR PLAN
BUILDING 26	
26.1	F20
26.2	E16
26.3	E20
26.4	E20
26.5	E16
26.6	F20
BUILDING 27	FUTURE PHASE
27.1	
27.2	
27.3	
27.4	
27.5	
27.6	
BUILDING 28	FUTURE PHASE
28.1	
28.2	
28.3	
28.4	
28.5	
28.6	
BUILDING 29	
29.1	F20
29.2	E16
29.3	E20
29.4	E16
29.5	E16
29.6	F20
BUILDING 30	
30.1	F20
30.2	E16
30.3	E20
30.4	E20
30.5	E16
30.6	F20

EXHIBIT B
(Phases 1 through 17)

UNIT	FLOOR PLAN
BUILDING 31	FUTURE PHASE
31.1	
31.2	
31.3	
31.4	
BUILDING 32	FUTURE PHASE
32.1	
32.2	
32.3	
BUILDING 33	FUTURE PHASE
33.1	
33.2	
33.3	
33.4	

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 through 17 contain Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 18, 26, 29 and 30 with a total of ninety-four (94) Units. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 through 17 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 through 17 are shown on the Survey Map and Plans. In Phases 1 through 17, there are a total of three hundred ten (310) parking spaces, one hundred fifty-five (155) of which are garage parking spaces and one hundred fifty-five (155) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	1.064%
1.2	1.064
1.3	1.064
1.4	1.064
1.5	1.064
1.6	1.064
2.1	1.064%
2.2	1.064
2.3	1.064
2.4	1.064
2.5	1.064
2.6	1.064
3.1	1.064%
3.2	1.064
3.3	1.064
3.4	1.064
3.5	1.064
3.6	1.064
4.1	1.064%
4.2	1.064
4.3	1.064
4.4	1.064
4.5	1.064
4.6	1.064
5.1	1.064%
5.2	1.064
5.3	1.064
5.4	1.064
5.5	1.064
6.1	1.064%
6.2	1.064
6.3	1.064
6.4	1.064

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
7.1	1.064%
7.2	1.064
7.3	1.064
7.4	1.064
7.5	1.064
8.1	1.064%
8.2	1.064
8.3	1.064
8.4	1.064
8.5	1.064
9.1	1.064%
9.2	1.064
9.3	1.064
9.4	1.064
10.1	1.064%
10.2	1.064
10.3	1.064
10.4	1.064
10.5	1.064
12.1	1.064%
12.2	1.064
12.3	1.064
12.4	1.064
12.5	1.064
12.6	1.064
13.1	1.064%
13.2	1.064
13.3	1.064
13.4	1.064
13.5	1.064
13.6	1.064

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
14.1	1.064%
14.2	1.064
14.3	1.064
14.4	1.064
14.5	1.064
14.6	1.064
18.1	1.064%
18.2	1.064
18.3	1.064
18.4	1.064
18.5	1.064
18.6	1.064
26.1	1.064%
26.2	1.064
26.3	1.063
26.4	1.063
26.5	1.063
26.6	1.063
29.1	1.063%
29.2	1.063
29.3	1.063
29.4	1.063
29.5	1.063
29.6	1.063
30.1	1.063%
30.2	1.063
30.3	1.063
30.4	1.063
30.5	1.063
30.6	1.063
	TOTAL: 100.00%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.

Return Address:
MATTHEW B STRAIGHT
OSERAN HAHN PS
10900 NE 4TH ST STE 1430
BELLEVUE WA 98004

KING COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. TENTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 20140924001241; 20140924001242; 20141028001139; 20141028001140; 20141113000301; 20141113000302; 20141210001450; 20141210001451; 20141222000552; 20141222000553; 20150213001504; 20150213001505; 20150310000897; 20150310000898; 20150310000897; 20150401000252; 20150401000253; 20150519001075; 20150519001076; 20150625001518; 20150625001519 Additional reference numbers are on page N/A of document.
DECLARANT: 1. BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company Additional names on page N/A of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M., City of Issaquah, King County, Washington Full legal description is on pages 6 and 7 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 1165060000
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

TENTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

THIS TENTH AMENDMENT to the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is made this 29th day of July, 2015, by BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company ("Declarant"), on behalf of all Owners of the Property described in the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, recorded under King County Recording No. 20140924001242 (the "Declaration"), the Survey Map and Plans of which was recorded under King County Recording No. 20140924001241. The First Amendment to the Declaration, for the purpose of establishing Phases 3, 4 and 5 was recorded under King County Recording No. 20141028001140; and the Survey Map and Plans for Phases 3, 4 and 5 were recorded under King County Recording No. 20141028001139. The Second Amendment to the

Declaration, for the purpose of establishing Phase 6 was recorded under King County Recording No. 20141113000302; and the Survey Map and Plans for Phase 6 was recorded under King County Recording No. 20141113000301. The Third Amendment to the Declaration, for the purpose of establishing Phase 7 was recorded under King County Recording No. 20141210001451; and the Survey Map and Plans for Phase 7 was recorded under King County Recording No. 20141210001450. The Fourth Amendment, for the purpose of establishing Phase 8 was recorded under King County Recording No. 20141222000553; and the Survey Map and Plans for Phase 8 was recorded under King County Recording No. 20141222000552. The Fifth Amendment, for the purpose of establishing Phases 9 and 10 was recorded under King County Recording No. 20150213001505; and the Survey Map and Plans for Phases 9 and 10 was recorded under King County Recording No. 20150213001504. The Sixth Amendment, for the purpose of establishing Phases 11 and 12 was recorded under King County Recording No. 20150310000898; and the Survey Map and Plans for Phases 11 and 12 was recorded under King County Recording No. 20150310000897. The Seventh Amendment, for the purpose of establishing Phase 13 was recorded under King County Recording No. 20150401000253; and the Survey Map and Plans for Phase 13 was recorded under King County Recording No. 20150401000252. The Eighth Amendment, for the purpose of establishing Phases 14 and 15 was recorded under King County Recording No. 20150519001076; and the Survey Map and Plans for Phases 14 and 15 was filed under King County Recording No. 20150519001075. The Ninth Amendment, for the purpose of establishing Phases 16 and 17 was recorded under King County Recording No. 20150625001519; and the Survey Map and Plans for Phases 16 and 17 was filed under King County Recording No. 20150625001518. This Tenth Amendment is made pursuant to Section 2.2 of the Declaration for the purpose of establishing Phases 18 and 19 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium. The Survey Map and Plans identifying Phases 18 and 19 of the Condominium referred to herein consists of five (5) sheets as prepared by CORE DESIGN, INC. and was filed contemporaneously with this Tenth Amendment with the Recorder's Office of King County, Washington, under Recording No. _____.

NOW, THEREFORE, the Declaration is revised and amended as follows:

1. Exhibit A to the Declaration is hereby stricken in its entirety and the new Exhibit A attached hereto is inserted in its place.

2. Exhibit B to the Declaration is hereby stricken in its entirety and the new Exhibit B attached hereto is inserted in its place.

3. Exhibit C to the Declaration is hereby stricken in its entirety and the new Exhibit C attached hereto is inserted in its place.

4. Pursuant to Section 2.2 of the Declaration, Declarant hereby establishes Phases 18 and 19 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium,

simultaneously recording both this Amendment to the Declaration and an Amendment to the Survey Map and Plans. Henceforth, Phases 1 through 19, including the Phases 1 through 19 land, Units and other improvements, shall constitute a single Condominium pursuant to the Act and the provisions of the Declaration as amended herein. The information set forth in the Declaration as amended herein with respect to Phases 18 and 19 (including the Phases 18 and 19 land and all Units and other improvements thereon) shall henceforth control. The total percentages of Ownership Interest and shares of Common Expenses in Phases 1 through 19 set forth in Exhibit C of the Declaration as amended herein shall control and supersede the corresponding percentages of Ownership Interest and shares of Common Expenses for Phases 1 through 17 alone.

Except as set forth above, each and every provision of the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, on behalf of all of the Unit Owners, has executed this Tenth Amendment to Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, as of the day and year first above written.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
DEREK C. STRAIGHT
Its: Senior Vice President-Division President
Washington Division

By: _____
Richard S. Robinson
Its: Senior Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, LLC, a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 29th, 2015.

(SEAL/STAMP)

Jennifer A. Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

Jennifer A. Mahaffey
[Print Name:] Jennifer A. Mahaffey
NOTARY PUBLIC for the State of Washington
Residing at
Issaquah
My appointment expires:
12/31/2018

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On August 4, 2015 before me, SUSAN MENARD, Notary Public, personally appeared RICHARD C ROBINSON, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ie~~s~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan Menard
(Signature of Notary Public)

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/26/2015

Place Notary Seal Above

EXHIBIT A
(Legal Description)

The legal description of the real property included in BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASES 18 AND 19 PROPERTY.

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH COMMON CORNER OF SAID BLOCK 21 AND TRACT QV OF SAID BOUNDARY LINE ADJUSTMENT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY MARGIN OF NE DISCOVERY DRIVE; THENCE THE FOLLOWING SEVEN COURSES AND DISTANCES ALONG SAID MARGIN; THENCE N88°21'52"W 10.02 FEET; THENCE S30°26'46"W 14.86 FEET; THENCE N84°28'31"W 154.79 FEET TO A POINT OF TANGENCY WITH A 1,100.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°28'26, A DISTANCE OF 47.50 FEET TO THE SOUTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 16 & 17, RECORDED UNDER RECORDING NO. 20150625001518, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 18 & 19 PROPERTY; THENCE CONTINUING ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°24'49, A DISTANCE OF 27.14 TO A POINT OF TANGENCY; THENCE N88°21'46"W 70.71 FEET TO A POINT OF TANGENCY WITH A 634.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°58'25, A DISTANCE OF 99.30 FEET TO THE EASTERLY RIGHT-OF-WAY MARGIN OF HIGHLANDS DRIVE NE; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG SAID MARGIN; THENCE N16°25'21"W 16.12 FEET; THENCE S73°34'39"W 8.93 FEET TO A POINT OF TANGENCY WITH A 15.09-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°13'31", A DISTANCE OF 25.87

FEET; THENCE N51°53'24"E 134.03 FEET TO A POINT ON THE SOUTHERLY LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15, RECORDED UNDER RECORDING NO. 20150519001075 AND A RADIAL INTERSECTION WITH A 46.00-FOOT RADIUS CURVE TO THE LEFT; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE SOUTHERLY LINE OF SAID PHASE 14 & 15; THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°37'46, A DISTANCE OF 36.63 FEET TO A POINT OF TANGENCY; THENCE S83°44'23"E 97.93 FEET; THENCE S85°44'23"E 2.40 FEET TO THE WESTERLY LINE OF SAID PHASE 16 & 17; THENCE S05°15'37"W, ALONG SAID WESTERLY LINE, 78.32 FEET TO THE POINT OF BEGINNING.

3. SUBSEQUENT PHASE PROPERTY.

BLOCK 21 EXCEPT SAID PORTION DESCRIBED AS PHASE 18 & 19 PROPERTY HEREIN AND PHASE 14 AND 15 UNDER RECORDING NO. 20150519001075 AND PHASE 16 AND 17 UNDER RECORDING NO. 20150625001518;

AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT THAT PORTION DESCRIBED AS PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 AND 10 UNDER RECORDING NUMBER 20150213001504 AND PHASE 11 AND 12 UNDER RECORDING NO. 20150310000897 AND PHASE 13 UNDER RECORDING NO. 20150401000252.

4. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS.

See Paragraph 3 above.

5. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY.

See Paragraph 1 above.

EXHIBIT B
(Phases 1 through 19)

UNIT	FLOOR PLAN
BUILDING 1	
1.1	F20
1.2	E16
1.3	E20
1.4	E20
1.5	E16
1.6	F20
BUILDING 2	
2.1	F20
2.2	E16
2.3	E20
2.4	E20
2.5	E16
2.6	F20
BUILDING 3	
3.1	F20
3.2	E16
3.3	E20
3.4	E20
3.5	E16
3.6	F20
BUILDING 4	
4.1	F20
4.2	E16
4.3	E20
4.4	E20
4.5	E16
4.6	F20
BUILDING 5	
5.1	F20
5.2	E16
5.3	E20
5.4	E16
5.5	F20

EXHIBIT B
(Phases 1 through 19)

UNIT	FLOOR PLAN
BUILDING 6	
6.1	F20
6.2	E16
6.3	E20
6.4	F20
BUILDING 7	
7.1	F20
7.2	E16
7.3	E20
7.4	E16
7.5	F20
BUILDING 8	
8.1	F20
8.2	E16
8.3	E20
8.4	E16
8.5	F20
BUILDING 9	
9.1	F20
9.2	E20
9.3	E16
9.4	F20
BUILDING 10	
10.1	F20
10.2	E16
10.3	E20
10.4	E16
10.5	F20

EXHIBIT B
(Phases 1 through 19)

UNIT	FLOOR PLAN
BUILDING 11	FUTURE PHASE
11.1	
11.2	
11.3	
11.4	
11.5	
11.6	
BUILDING 12	
12.1	F20
12.2	E16
12.3	E20
12.4	E20
12.5	E16
12.6	F20
BUILDING 13	
13.1	F20
13.2	E16
13.3	E20
13.4	E20
13.5	E16
13.6	F20
BUILDING 14	
14.1	F20
14.2	E16
14.3	E20
14.4	E20
14.5	E16
14.6	F20
BUILDING 15	FUTURE PHASE
15.1	
15.2	
15.3	
15.4	
15.5	
15.6	

EXHIBIT B
(Phases 1 through 19)

UNIT	FLOOR PLAN
BUILDING 16	FUTURE PHASE
16.1	
16.2	
16.3	
16.4	
16.5	
16.6	
BUILDING 17	FUTURE PHASE
17.1	
17.2	
17.3	
17.4	
17.5	
17.6	
BUILDING 18	
18.1	F20
18.2	E16
18.3	E20
18.4	E20
18.5	E16
18.6	F20
BUILDING 19	FUTURE PHASE
19.1	
19.2	
19.3	
19.4	
19.5	
BUILDING 20	FUTURE PHASE
20.1	
20.2	
20.3	
20.4	
20.5	
20.6	

EXHIBIT B
(Phases 1 through 19)

UNIT	FLOOR PLAN
BUILDING 21	FUTURE PHASE
21.1	
21.2	
21.3	
21.4	
21.5	
21.6	
BUILDING 22	FUTURE PHASE
22.1	
22.2	
22.3	
22.4	
22.5	
22.6	
BUILDING 23	FUTURE PHASE
23.1	
23.2	
23.3	
23.4	
23.5	
BUILDING 24	
24.1	F20
24.2	E20
24.3	E16
24.4	F20
BUILDING 25	
25.1	F20
25.2	E16
25.3	F20

EXHIBIT B
(Phases 1 through 19)

UNIT	FLOOR PLAN
BUILDING 26	
26.1	F20
26.2	E16
26.3	E20
26.4	E20
26.5	E16
26.6	F20
BUILDING 27	FUTURE PHASE
27.1	
27.2	
27.3	
27.4	
27.5	
27.6	
BUILDING 28	FUTURE PHASE
28.1	
28.2	
28.3	
28.4	
28.5	
28.6	
BUILDING 29	
29.1	F20
29.2	E16
29.3	E20
29.4	E16
29.5	E16
29.6	F20
BUILDING 30	
30.1	F20
30.2	E16
30.3	E20
30.4	E20
30.5	E16
30.6	F20

EXHIBIT B
(Phases 1 through 19)

UNIT	FLOOR PLAN
BUILDING 31	FUTURE PHASE
31.1	
31.2	
31.3	
31.4	
BUILDING 32	FUTURE PHASE
32.1	
32.2	
32.3	
BUILDING 33	FUTURE PHASE
33.1	
33.2	
33.3	
33.4	

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 through 19 contain Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 18, 24, 25, 26, 29 and 30 with a total of one hundred one (101) Units. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 through 19 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 through 19 are shown on the Survey Map and Plans. In Phases 1 through 19, there are a total of three hundred thirty (334) parking spaces, one hundred sixty-seven (167) of which are garage parking spaces and one hundred sixty-seven (167) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	.99%
1.2	.99
1.3	.99
1.4	.99
1.5	.99
1.6	.99
2.1	.99%
2.2	.99
2.3	.99
2.4	.99
2.5	.99
2.6	.99
3.1	.99%
3.2	.99
3.3	.99
3.4	.99
3.5	.99
3.6	.99
4.1	.99%
4.2	.99
4.3	.99
4.4	.99
4.5	.99
4.6	.99
5.1	.99%
5.2	.99
5.3	.99
5.4	.99
5.5	.99
6.1	.99%
6.2	.99
6.3	.99
6.4	.99

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
7.1	.99%
7.2	.99
7.3	.99
7.4	.99
7.5	.99
8.1	.99%
8.2	.99
8.3	.99
8.4	.99
8.5	.99
9.1	.99%
9.2	.99
9.3	.99
9.4	.99
10.1	.99%
10.2	.99
10.3	.99
10.4	.99
10.5	.99
12.1	.99%
12.2	.99
12.3	.99
12.4	.99
12.5	.99
12.6	.99
13.1	.99%
13.2	.99
13.3	.99
13.4	.99
13.5	.99
13.6	.99

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
14.1	.99%
14.2	.99
14.3	.99
14.4	.99
14.5	.99
14.6	.99
18.1	.99%
18.2	.99
18.3	.99
18.4	.99
18.5	.99
18.6	.99
24.1	.99%
24.2	.99
24.3	.99
24.4	.99
25.1	.99
25.2	.99
25.3	.99
26.1	.99%
26.2	.99
26.3	.99
26.4	.99
26.5	.99
26.6	.99
29.1	.99%
29.2	.99
29.3	.99
29.4	.99
29.5	.99
29.6	.99

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
30.1	.99%
30.2	.99
30.3	.99
30.4	.99
30.5	.99
30.6	1.00
	TOTAL: 100.00%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASES 20 AND 21

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASES 20 AND 21 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. 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 PURSUANT TO THE RIGHTS RESERVED TO IT IN THE DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20140924001242 AND RCW 64.34.236 AND FOR PHASES 3, 4 & 5 UNDER RECORDING NO. 20141023000140, AND FOR PHASE 6 UNDER RECORDING NO. 20141113000302, AND FOR PHASE 7 UNDER RECORDING NO. 20141210001451, AND FOR PHASE 8 UNDER RECORDING NO. 20141222000553, AND FOR PHASES 9 & 10 UNDER RECORDING NO. 20150213001505, AND FOR PHASES 11 & 12 UNDER RECORDING NO. 20150310000898, AND FOR PHASE 13 UNDER RECORDING NO. 20150401000253, AND FOR PHASE 14 & 15 UNDER RECORDING NO. 20150519001076, AND FOR PHASE 16 & 17 UNDER RECORDING NO. 20150625001519, AND FOR PHASE 18 & 19 UNDER RECORDING NO. 20150812001233, AND FOR PHASE 20 & 21 UNDER RECORDING NO. 20150915000495.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: SOLE MEMBER

BY: _____
DEREK C. STRAIGHT

ITS: SENIOR VICE PRESIDENT–DIVISION PRESIDENT
WASHINGTON DIVISION

BY: _____
Richard S. Robinson

ITS: Senior Vice President

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEREK C. STRAIGHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT–DIVISION PRESIDENT, WASHINGTON DIVISION, OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 4TH DAY OF September, 2015

SIGNATURE: Jennifer A. Mahaffey

NAME (PRINT): Jennifer A. Mahaffey

NOTARY PUBLIC IN AND FOR THE STATE OF: WA

RESIDING AT: Issaquah

MY APPOINTMENT EXPIRES: 12/31/2018

Jennifer A Mahaffey
NOTARY PUBLIC
BY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

STATE OF CALIFORNIA)
)SS
COUNTY OF ORANGE)

ON September 8, 2015 BEFORE ME, SUSAN MENARD NOTARY PUBLIC, PERSONALLY APPEARED RICHARD S. ROBINSON WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Susan Menard

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/29/2019

LEGAL DESCRIPTION:

ENTIRE PROPERTY:

BLOCKS 21 AND 22 AND TRACT OV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13–00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

PHASE 20 & 21 PROPERTY:

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13–00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 18 & 19, RECORDED UNDER RECORDING NO. 20150812001232;–AND A POINT ON BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15 RECORDED UNDER RECORDING NUMBER 20150519001075 AND A POINT ON A 46.00–FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N51°53'24"E; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG SAID PHASE 14 & 15 PROPERTY; THENCE NORTHERLY, THROUGH A CENTRAL ANGLE OF 46°52'14", A DISTANCE OF 37.63 FEET TO A POINT OF TANGENCY; THENCE N08°45'37"E 23.61 FEET; TO A POINT OF TANGENCY WITH A 109.00–FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHERLY, THROUGH A CENTRAL ANGLE OF 08°36'02", A DISTANCE OF 15.73 FEET; THENCE N78°45'52"W 20.24 FEET; THENCE N72°00'18"W 65.15 FEET TO THE WEST BOUNDARY OF SAID BLOCK 21 AND THE EAST RIGHT–OF–WAY MARGIN OF HIGHLANDS DRIVE NE; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID LINE AND MARGIN; THENCE S19°25'01"W 6.38 FEET TO A POINT OF TANGENCY WITH A 388.00–FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°12'04, A DISTANCE OF 177.43 FEET TO THE WEST CORNER OF SAID PHASE 18 & 19 PROPERTY; THENCE N51°53'24"E 134.03 FEET TO THE POINT OF BEGINNING.

AND BEGINNING AT THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 16 & 17, RECORDED UNDER RECORDING NO. 20150625001518 AND A POINT ON BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15 RECORDED UNDER RECORDING NUMBER 20150519001075; THENCE N17°59'42"E, ALONG SAID PHASE 16 & 17 PROPERTY, 133.07 FEET; THENCE S85°54'23"E 11.51 FEET; THENCE S72°00'18"E 51.32 FEET; THENCE S17°59'42"W 125.47 FEET TO THE NORTH LINE OF SAID PHASE 16 & 17 PROPERTY; THENCE N82°07'45"W, ALONG SAID NORTH LINE, 63.49 FEET TO THE POINT OF BEGINNING;

SUBSEQUENT PHASE PROPERTY:

BLOCK 21 EXCEPT SAID PORTION DESCRIBED AS PHASE 20 & 21 PROPERTY HEREIN AND PHASE 14 & 15 UNDER RECORDING NO. 20150519001075 AND PHASE 16 & 17 UNDER RECORDING NO. 20150625001518 AND PHASE 18 & 19 UNDER RECORDING NO. 20150812001232;

AND TRACT OV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13–00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON;

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT THAT PORTION DESCRIBED AS PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141023000139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 & 10 UNDER RECORDING NUMBER 20150213001504 AND PHASE 11 & 12 UNDER RECORDING NO. 20150310000897 AND PHASE 13 UNDER RECORDING NO. 20150401000252.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASES 20 & 21 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDINGS AND DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH RECORDED PLANS PURSUANT TO RCW 64.34.200(2); THAT ALL INFORMATION REQUIRED BY RCW 64.32.232 IS SHOWN CORRECTLY HEREON; AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

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

GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED PROFESSIONAL LAND SURVEYOR

9/10/15

RECORDING CERTIFICATE

20150915000494
FIRST AMERICAN CON 156.00
PAGE-001 OF 005 VOL 284 PG 052
09/15/2015 11:36
KING COUNTY, WA

VOLUME: _____

PAGES: _____ TO _____

Norm Alberg

SUPERINTENDENT OF RECORDS

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 14TH DAY OF September 2015.

Lloyd Harn
ASSESSOR

Russell Schiebel
DEPUTY ASSESSOR

RESTRICTIONS

PARAGRAPHS 1 THROUGH 4 AND 24 NOT APPLICABLE TO REPORT ON THIS SURVEY.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND AS MODIFIED BY AMENDMENT RECORDED UNDER RECORDING NO. 9712121468, RECORDS OF KING COUNTY, WASHINGTON.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9506251228, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606160756, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030218001542, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050511000708, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050510000858, KING COUNTY, WASHINGTON.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC STUDY REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000112, KING COUNTY, WASHINGTON.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PEDESTRIAN BRIDGE REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000113, KING COUNTY, WASHINGTON.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080921000282, KING COUNTY, WASHINGTON.

15. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 RECORDED IN VOLUME 237 OF PLATS AT PAGES 46 THROUGH 54, INCLUSIVE.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20071016000393, KING COUNTY, WASHINGTON.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR DRY UTILITIES RECORDED UNDER RECORDING NO. 20071105001434, KING COUNTY, WASHINGTON.

18. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 20080122900005, RECORDS OF KING COUNTY, WASHINGTON.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT FOR COMPETITIVE HOSPITAL AND HEALTHCARE USES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001684, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS RECORDED UNDER RECORDING NO. 20081029001220, RECORDS OF KING COUNTY, WASHINGTON.

21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC STORM DRAIN RECORDED UNDER RECORDING NO. 20110715000918, RECORDS OF KING COUNTY, WASHINGTON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PLAZA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20111117001503, RECORDS OF KING COUNTY, WASHINGTON.

23. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120607000111, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000855, RECORDS OF KING COUNTY, WASHINGTON.

26. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000856, RECORDS OF KING COUNTY, WASHINGTON.

27. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20121120900008, RECORDS OF KING COUNTY, WASHINGTON.

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

JOB NO. 12121

284/052

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FIRST AMERICAN CON 156.00
PAGE-002 OF 035 VOL 284 PG 052
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KING COUNTY, WA

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

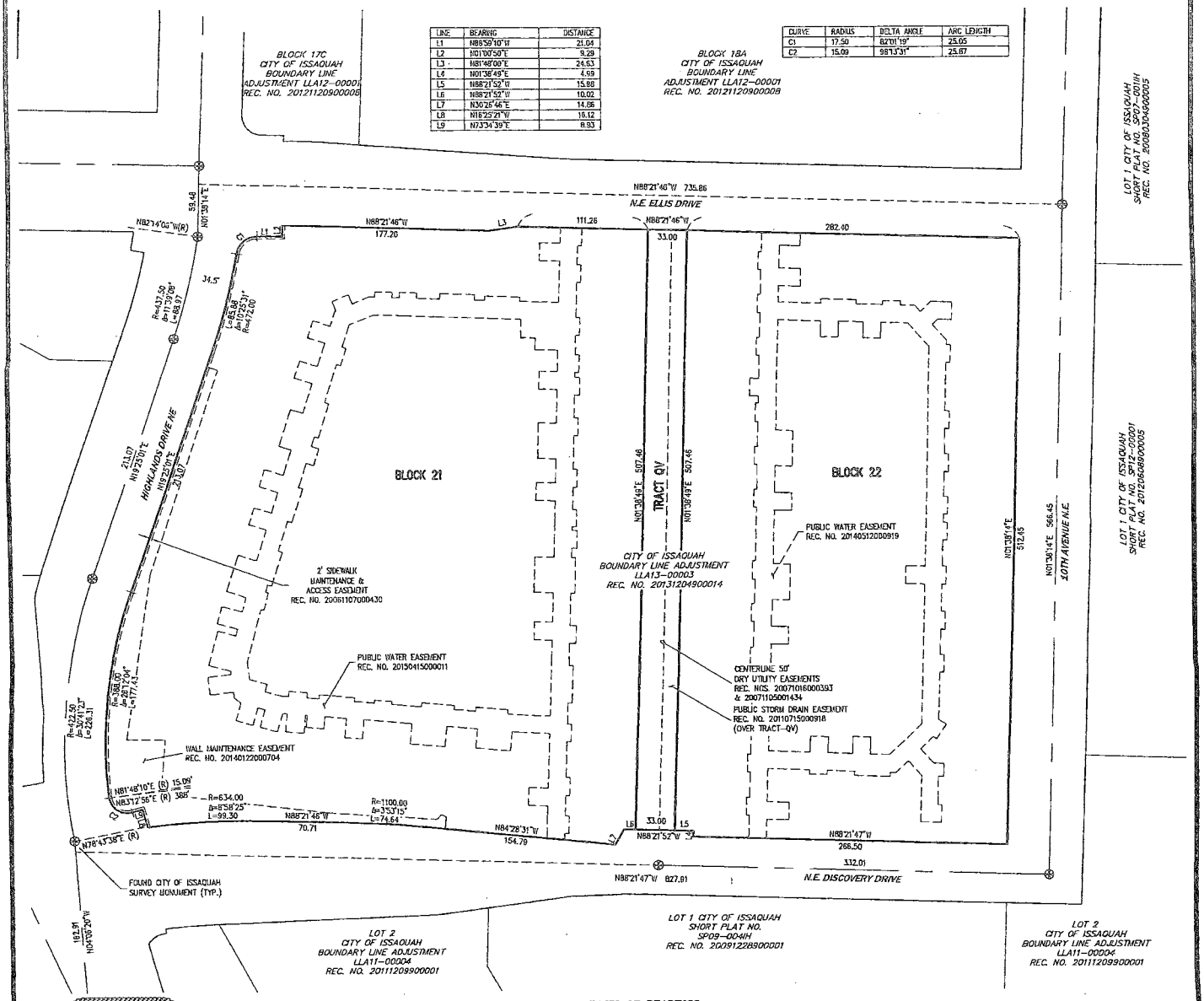
PHASES 20 AND 21

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LINE	BEARING	DISTANCE
L1	N89°59'10"W	21.04
L2	N01°00'50"E	9.29
L3	N81°48'00"E	24.63
L4	N01°38'49"E	4.99
L5	N88°21'52"W	15.88
L6	N88°21'52"W	10.02
L7	N30°26'46"E	14.86
L8	N16°25'21"W	16.12
L9	N73°34'39"E	8.93

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	17.50	82°01'19"	25.05
C2	15.09	98°13'31"	25.87



SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2185971, DATED OCTOBER 17, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JULY 20, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2010.
3. ENTIRE SITE AREA = 369,228± SQUARE FEET (8.48± ACRES)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237, PAGES 46-54, RECORDING NO.20061107000430, IN KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAVID EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON. (PER DAVID EVANS AND ASSOCIATES)

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA12-00001 VOLUME 292, PAGE 292, RECORDING NO. 20121120900008, IN KING COUNTY WASHINGTON.
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-0071H. VOLUME 239, PAGES 99-101, RECORDING NO. 20080122900005, IN KING COUNTY WASHINGTON.
3. FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 VOLUME 237, PAGES 46-54, RECORDING NO. 20061107000430, IN KING COUNTY, WASHINGTON.

GLENN R. SPRAGUE
STATE OF WASHINGTON
41250
REGISTERED
PROFESSIONAL LAND SURVEYOR
9/10/15

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

JOB NO. 12121

SCALE: 1" = 60'

0 30 60 120

ENTIRE PROPERTY

284/053

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KING COUNTY, WA

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

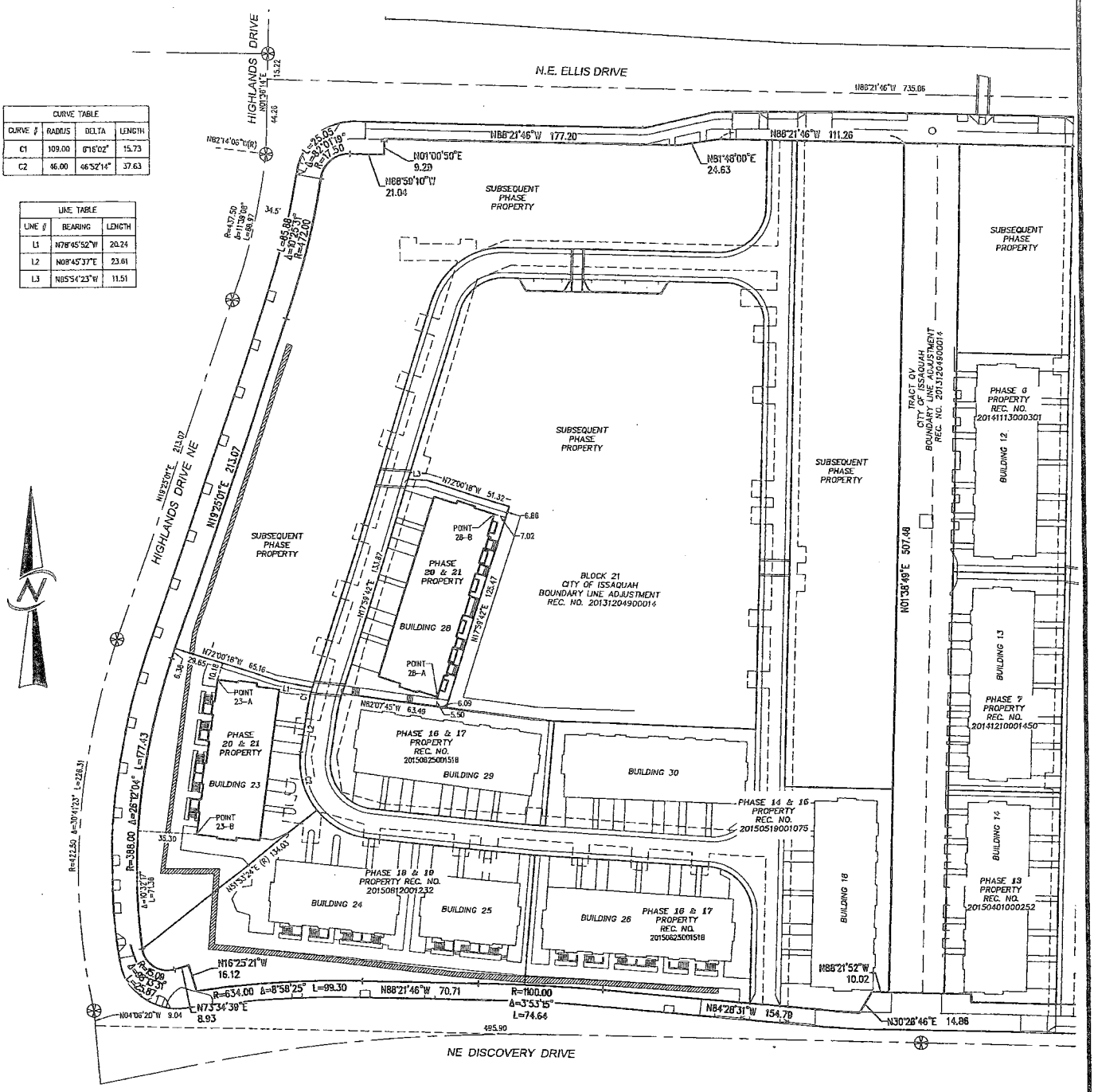
PHASES 20 AND 21

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	109.00	8°16'02"	15.73
C2	46.00	46°52'14"	37.63

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N78°45'52"W	20.24
L2	N08°45'37"E	23.61
L3	N85°54'23"W	11.51



SCALE: 1" = 40'

0 20 40 80

PHASE 20 AND 21 PROPERTY

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

JOB NO. 12121

GLENN R. SPRAGUE
STATE OF WASHINGTON
41799
REGISTERED PROFESSIONAL LAND SURVEYOR
09/09/15

2847/054

20150915000494
FIRST AMERICAN CON 155.00
PAGE-004 OF 009 VOL 284 PG 052
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KING COUNTY, WA

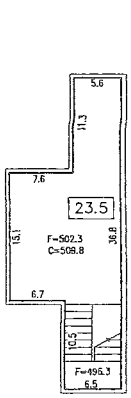
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

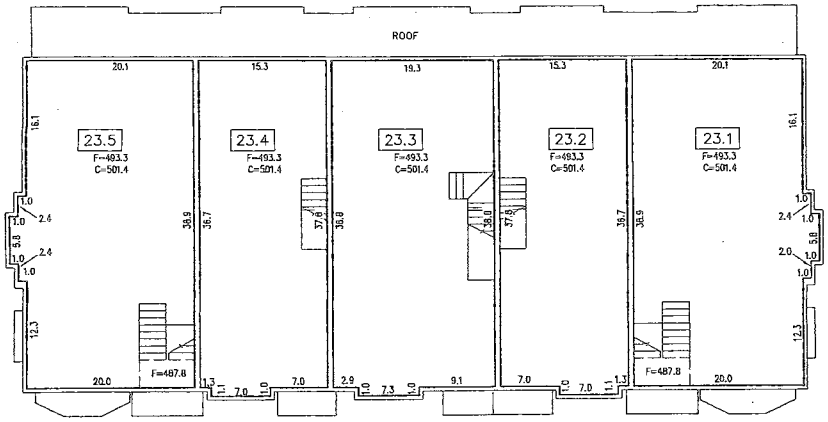
PHASES 20 AND 21

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

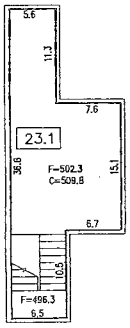
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



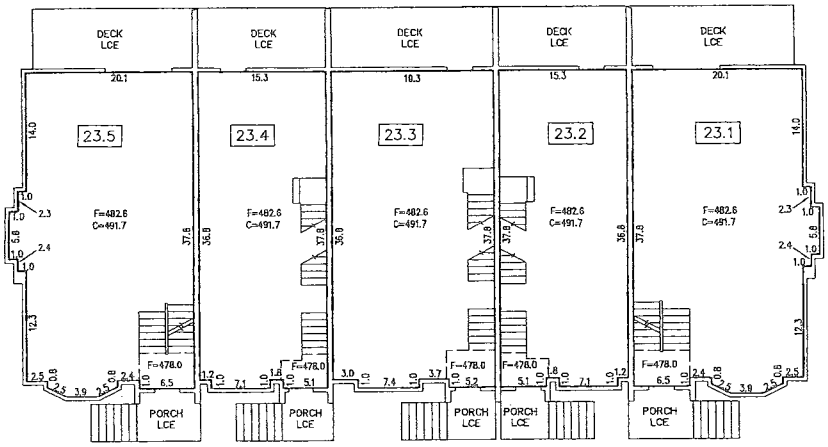
HABITABLE ATTIC LEVEL



UPPER LEVEL



HABITABLE ATTIC LEVEL



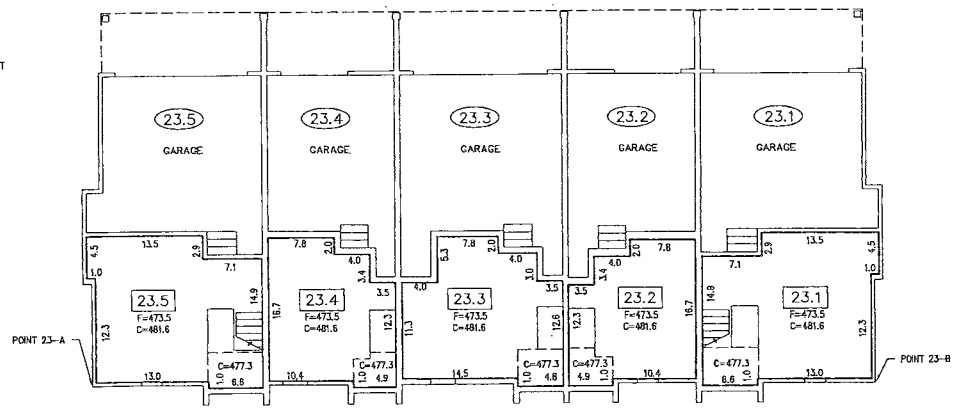
LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #.# UNIT DESIGNATION
- #.# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.

09/08/15



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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 23 (PHASE 20)

284/055

20150915000494
FIRST AMERICAN CON 150.00
PAGE-005 OF 005 VOL 294 PG 052
09/15/2015 11:36
KING COUNTY, WA

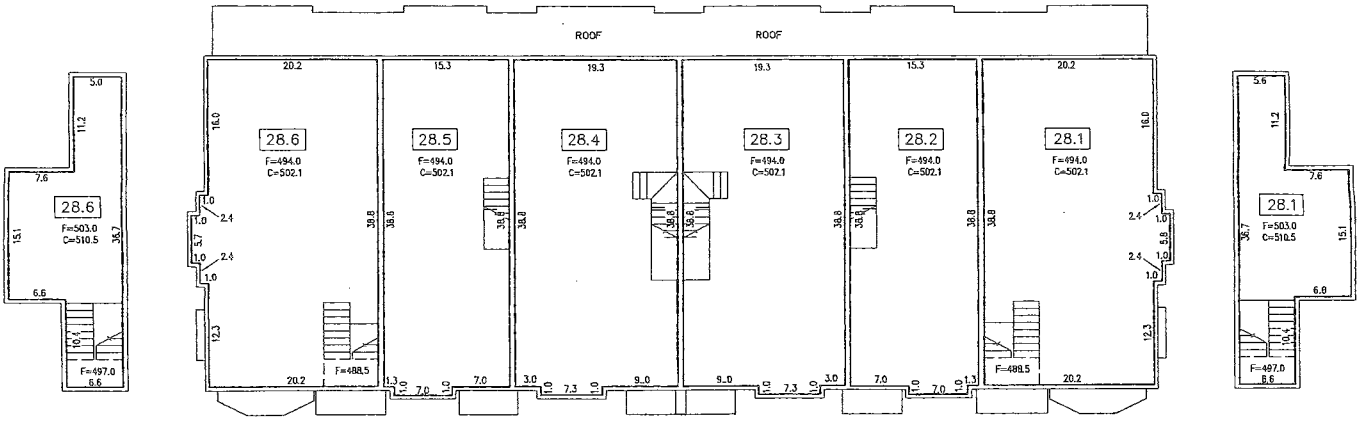
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASES 20 AND 21

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

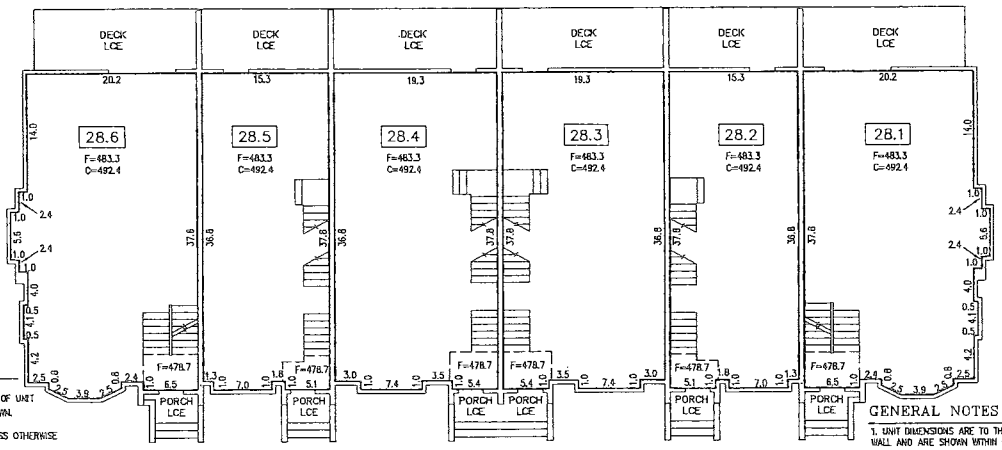
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL



LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #.# UNIT DESIGNATION
- #.# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

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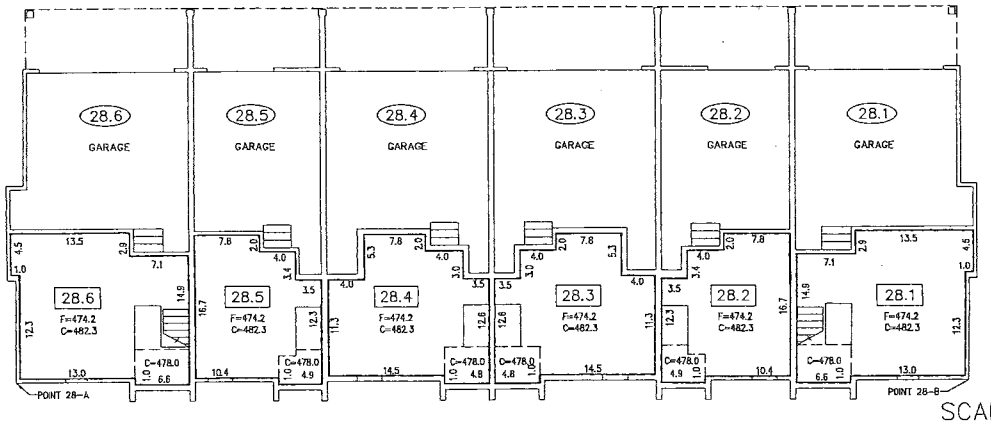
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



GLENN R. SPRAGUE
STATE OF WASHINGTON
4291
PROFESSIONAL LAND SURVEYOR
09/04/15

SCALE: 1" = 10'

0 5 10 20

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

JOB NO. 12121

BUILDING 28 (PHASE 21)

284/056

(20)
Brownstone
91

20150915000495
FIRST AMERICAN OCON 91.00
PAGE-001 OF 020
09/15/2015 11:38
KING COUNTY, WA

Return Address:
MATTHEW B STRAIGHT
OSERAN HAHN PS
10900 NE 4TH ST STE 1430
BELLEVUE WA 98004

DEPARTMENT OF ASSESSMENTS
Examined and approved this 14th day of September, 2015
Lloyd Hara — Assessor
Russell Robertson — Deputy Assessor

KING COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. ELEVENTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 20140924001241; 20140924001242; 20141028001139; 20141028001140; 20141113000301; 20141113000302; 20141210001450; 20141210001451; 20141222000552; 20141222000553; 20150213001504; 20150213001505; 20150310000897; 20150310000898; 20150310000897; 20150401000252; 20150401000253; 20150519001075; 20150519001076; 20150625001518; 20150625001519; 20150812001232; 20150812001233 Additional reference numbers are on page N/A of document.
DECLARANT: 1. BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company Additional names on page N/A of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M., City of Issaquah, King County, Washington Full legal description is on pages 6 and 7 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 1165060000
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

ELEVENTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

THIS ELEVENTH AMENDMENT to the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is made this 3rd day of September, 2015, by BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company ("Declarant"), on behalf of all Owners of the Property described in the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, recorded under King County Recording No. 20140924001242 (the "Declaration"), the Survey Map and Plans of which was recorded under King County Recording No. 20140924001241. The First Amendment to the Declaration, for the purpose of establishing Phases 3, 4 and 5 was recorded under King County Recording No. 20141028001140; and the Survey Map and Plans for Phases 3, 4 and 5 were recorded under King County Recording No. 20141028001139. The Second Amendment to the

F:\MBS\Polygon\Brownstone at Issaquah Highlands\Residential Condo\11th Amend to Dec 2.docx 9/3/2015 (jjf) #214264.001

Declaration, for the purpose of establishing Phase 6 was recorded under King County Recording No. 20141113000302; and the Survey Map and Plans for Phase 6 was recorded under King County Recording No. 20141113000301. The Third Amendment to the Declaration, for the purpose of establishing Phase 7 was recorded under King County Recording No. 20141210001451; and the Survey Map and Plans for Phase 7 was recorded under King County Recording No. 20141210001450. The Fourth Amendment, for the purpose of establishing Phase 8 was recorded under King County Recording No. 20141222000553; and the Survey Map and Plans for Phase 8 was recorded under King County Recording No. 20141222000552. The Fifth Amendment, for the purpose of establishing Phases 9 and 10 was recorded under King County Recording No. 20150213001505; and the Survey Map and Plans for Phases 9 and 10 was recorded under King County Recording No. 20150213001504. The Sixth Amendment, for the purpose of establishing Phases 11 and 12 was recorded under King County Recording No. 20150310000898; and the Survey Map and Plans for Phases 11 and 12 was recorded under King County Recording No. 20150310000897. The Seventh Amendment, for the purpose of establishing Phase 13 was recorded under King County Recording No. 20150401000253; and the Survey Map and Plans for Phase 13 was recorded under King County Recording No. 20150401000252. The Eighth Amendment, for the purpose of establishing Phases 14 and 15 was recorded under King County Recording No. 20150519001076; and the Survey Map and Plans for Phases 14 and 15 was filed under King County Recording No. 20150519001075. The Ninth Amendment, for the purpose of establishing Phases 16 and 17 was recorded under King County Recording No. 20150625001519; and the Survey Map and Plans for Phases 16 and 17 was filed under King County Recording No. 20150625001518. The Tenth Amendment, for the purpose of establishing Phases 18 and 19 was recorded under King County Recording No. 20150812001233; and the Survey Map and Plans for Phases 18 and 19 was filed under King County Recording No. 20150812001232. This Eleventh Amendment is made pursuant to Section 2.2 of the Declaration for the purpose of establishing Phases 20 and 21 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium. The Survey Map and Plans identifying Phases 20 and 21 of the Condominium referred to herein consists of five (5) sheets as prepared by CORE DESIGN, INC. and was filed contemporaneously with this Eleventh Amendment with the Recorder's Office of King County, Washington, under Recording No. 20150915000494.

NOW, THEREFORE, the Declaration is revised and amended as follows:

1. Exhibit A to the Declaration is hereby stricken in its entirety and the new Exhibit A attached hereto is inserted in its place.

2. Exhibit B to the Declaration is hereby stricken in its entirety and the new Exhibit B attached hereto is inserted in its place.

3. Exhibit C to the Declaration is hereby stricken in its entirety and the new Exhibit C attached hereto is inserted in its place.

4. Pursuant to Section 2.2 of the Declaration, Declarant hereby establishes Phases 20 and 21 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, simultaneously recording both this Amendment to the Declaration and an Amendment to the Survey Map and Plans. Henceforth, Phases 1 through 21, including the Phases 1 through 21 land, Units and other improvements, shall constitute a single Condominium pursuant to the Act and the provisions of the Declaration as amended herein. The information set forth in the Declaration as amended herein with respect to Phases 20 and 21 (including the Phases 20 and 21 land and all Units and other improvements thereon) shall henceforth control. The total percentages of Ownership Interest and shares of Common Expenses in Phases 1 through 21 set forth in Exhibit C of the Declaration as amended herein shall control and supersede the corresponding percentages of Ownership Interest and shares of Common Expenses for Phases 1 through 19 alone.

Except as set forth above, each and every provision of the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, on behalf of all of the Unit Owners, has executed this Eleventh Amendment to Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, as of the day and year first above written.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
DEREK C. STRAIGHT
Its: Senior Vice President-Division President
Washington Division

By: _____
Its: Richard S. Robinson
Senior Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, LLC, a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 3rd, 2015.

(SEAL/STAMP)

Jennifer A. Mahaffey
[Print Name:] Jennifer A Mahaffey
NOTARY PUBLIC for the State of Washington
Residing at
Issaquah
My appointment expires:
12/31/2018

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On September 8, 2015 before me, SUSAN MENARD, Notary Public, personally appeared RICHARD S. ROBINSON, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/28/2018

Susan Menard
(Signature of Notary Public)

Place Notary Seal Above

EXHIBIT A
(Legal Description)

The legal description of the real property included in BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASES 20 AND 21 PROPERTY.

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 18 & 19, RECORDED UNDER RECORDING NO. 20150812001232, AND A POINT ON BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15 RECORDED UNDER RECORDING NUMBER 20150519001075 AND A POINT ON A 46.00-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N51°53'24"E; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG SAID PHASE 14 & 15 PROPERTY; THENCE NORTHERLY, THROUGH A CENTRAL ANGLE OF 46°52'14", A DISTANCE OF 37.63 FEET TO A POINT OF TANGENCY; THENCE N08°45'37"E 23.61 FEET; TO A POINT OF TANGENCY WITH A 109.00-FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHERLY, THROUGH A CENTRAL ANGLE OF 08°16'02", A DISTANCE OF 15.73 FEET; THENCE N78°45'52"W 20.24 FEET; THENCE N72°00'18"W 65.15 FEET TO THE WEST BOUNDARY OF SAID BLOCK 21 AND THE EAST RIGHT-OF-WAY MARGIN OF HIGHLANDS DRIVE NE; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID LINE AND MARGIN; THENCE S19°25'01"W 6.38 FEET TO A POINT OF TANGENCY WITH A 388.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°12'04, A DISTANCE OF 177.43 FEET TO THE WEST CORNER OF SAID PHASE 18 & 19 PROPERTY; THENCE N51°53'24"E 134.03 FEET TO THE POINT OF BEGINNING.

AND BEGINNING AT THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 16 & 17, RECORDED UNDER RECORDING NO. 20150625001518 AND A POINT ON BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15 RECORDED UNDER RECORDING NUMBER 20150519001075; THENCE N17°59'42"E, ALONG SAID PHASE 16 & 17 PROPERTY, 133.87 FEET; THENCE S85°54'23"E 11.51 FEET; THENCE S72°00'18"E 51.32 FEET; THENCE S17°59'42"W 125.47 FEET TO THE NORTH LINE OF SAID PHASE 16 & 17 PROPERTY; THENCE N82°07'45"W, ALONG SAID NORTH LINE, 63.49 FEET TO THE POINT OF BEGINNING.

3. SUBSEQUENT PHASE PROPERTY.

BLOCK 21 EXCEPT SAID PORTION DESCRIBED AS PHASE 20 & 21 PROPERTY HEREIN AND PHASE 14 & 15 UNDER RECORDING NO. 20150519001075 AND PHASE 16 & 17 UNDER RECORDING NO. 20150625001518 AND PHASE 18 & 19 UNDER RECORDING NO. 20150812001232;

AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON;

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT THAT PORTION DESCRIBED AS PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 & 10 UNDER RECORDING NUMBER 20150213001504 AND PHASE 11 & 12 UNDER RECORDING NO. 20150310000897 AND PHASE 13 UNDER RECORDING NO. 20150401000252.

4. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS.

See Paragraph 3 above.

5. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY.

See Paragraph 1 above.

EXHIBIT B
(Phases 1 through 21)

UNIT	FLOOR PLAN
BUILDING 1	
1.1	F20
1.2	E16
1.3	E20
1.4	E20
1.5	E16
1.6	F20
BUILDING 2	
2.1	F20
2.2	E16
2.3	E20
2.4	E20
2.5	E16
2.6	F20
BUILDING 3	
3.1	F20
3.2	E16
3.3	E20
3.4	E20
3.5	E16
3.6	F20
BUILDING 4	
4.1	F20
4.2	E16
4.3	E20
4.4	E20
4.5	E16
4.6	F20
BUILDING 5	
5.1	F20
5.2	E16
5.3	E20
5.4	E16
5.5	F20

EXHIBIT B
(Phases 1 through 21)

UNIT	FLOOR PLAN
BUILDING 6	
6.1	F20
6.2	E16
6.3	E20
6.4	F20
BUILDING 7	
7.1	F20
7.2	E16
7.3	E20
7.4	E16
7.5	F20
BUILDING 8	
8.1	F20
8.2	E16
8.3	E20
8.4	E16
8.5	F20
BUILDING 9	
9.1	F20
9.2	E20
9.3	E16
9.4	F20
BUILDING 10	
10.1	F20
10.2	E16
10.3	E20
10.4	E16
10.5	F20

EXHIBIT B
(Phases 1 through 21)

UNIT	FLOOR PLAN
BUILDING 11	FUTURE PHASE
11.1	
11.2	
11.3	
11.4	
11.5	
11.6	
BUILDING 12	
12.1	F20
12.2	E16
12.3	E20
12.4	E20
12.5	E16
12.6	F20
BUILDING 13	
13.1	F20
13.2	E16
13.3	E20
13.4	E20
13.5	E16
13.6	F20
BUILDING 14	
14.1	F20
14.2	E16
14.3	E20
14.4	E20
14.5	E16
14.6	F20
BUILDING 15	FUTURE PHASE
15.1	
15.2	
15.3	
15.4	
15.5	
15.6	

EXHIBIT B
(Phases 1 through 21)

UNIT	FLOOR PLAN
BUILDING 16	FUTURE PHASE
16.1	
16.2	
16.3	
16.4	
16.5	
16.6	
BUILDING 17	FUTURE PHASE
17.1	
17.2	
17.3	
17.4	
17.5	
17.6	
BUILDING 18	
18.1	F20
18.2	E16
18.3	E20
18.4	E20
18.5	E16
18.6	F20
BUILDING 19	FUTURE PHASE
19.1	
19.2	
19.3	
19.4	
19.5	
BUILDING 20	FUTURE PHASE
20.1	
20.2	
20.3	
20.4	
20.5	
20.6	

EXHIBIT B
(Phases 1 through 21)

UNIT	FLOOR PLAN
BUILDING 21	FUTURE PHASE
21.1	
21.2	
21.3	
21.4	
21.5	
21.6	
BUILDING 22	FUTURE PHASE
22.1	
22.2	
22.3	
22.4	
22.5	
22.6	
BUILDING 23	
23.1	F20
23.2	E16
23.3	E20
23.4	E16
23.5	F20
BUILDING 24	
24.1	F20
24.2	E20
24.3	E16
24.4	F20
BUILDING 25	
25.1	F20
25.2	E16
25.3	F20

EXHIBIT B
(Phases 1 through 21)

UNIT	FLOOR PLAN
BUILDING 26	
26.1	F20
26.2	E16
26.3	E20
26.4	E20
26.5	E16
26.6	F20
BUILDING 27	FUTURE PHASE
27.1	
27.2	
27.3	
27.4	
27.5	
27.6	
BUILDING 28	
28.1	F20
28.2	E16
28.3	E20
28.4	E20
28.5	E16
28.6	F20
BUILDING 29	
29.1	F20
29.2	E16
29.3	E20
29.4	E16
29.5	E16
29.6	F20
BUILDING 30	
30.1	F20
30.2	E16
30.3	E20
30.4	E20
30.5	E16
30.6	F20

EXHIBIT B
(Phases 1 through 21)

UNIT	FLOOR PLAN
BUILDING 31	FUTURE PHASE
31.1	
31.2	
31.3	
31.4	
BUILDING 32	FUTURE PHASE
32.1	
32.2	
32.3	
BUILDING 33	FUTURE PHASE
33.1	
33.2	
33.3	
33.4	

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 through 21 contain Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 18, 23, 24, 25, 26, 28, 29 and 30 with a total of one hundred twelve (112) Units. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 through 21 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 through 21 are shown on the Survey Map and Plans. In Phases 1 through 21, there are a total of three hundred seventy (370) parking spaces, one hundred eighty-five (185) of which are garage parking spaces and one hundred eighty-five (185) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	.89%
1.2	.89
1.3	.89
1.4	.89
1.5	.89
1.6	.89
2.1	.89%
2.2	.89
2.3	.89
2.4	.89
2.5	.89
2.6	.89
3.1	.89%
3.2	.89
3.3	.89
3.4	.89
3.5	.89
3.6	.89
4.1	.89%
4.2	.89
4.3	.89
4.4	.89
4.5	.89
4.6	.89
5.1	.89%
5.2	.89
5.3	.89
5.4	.89
5.5	.89
6.1	.89%
6.2	.89
6.3	.89
6.4	.89

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
7.1	.89%
7.2	.89
7.3	.89
7.4	.89
7.5	.89
8.1	.89%
8.2	.89
8.3	.89
8.4	.89
8.5	.89
9.1	.89%
9.2	.89
9.3	.89
9.4	.89
10.1	.89%
10.2	.89
10.3	.89
10.4	.89
10.5	.89
12.1	.89%
12.2	.89
12.3	.89
12.4	.89
12.5	.89
12.6	.89
13.1	.89%
13.2	.89
13.3	.89
13.4	.89
13.5	.89
13.6	.89

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
14.1	.89%
14.2	.89
14.3	.89
14.4	.89
14.5	.89
14.6	.89
18.1	.89%
18.2	.89
18.3	.89
18.4	.89
18.5	.89
18.6	.89
23.1	.89%
23.2	.89
23.3	.89
23.4	.89
23.5	.90
24.1	.90%
24.2	.90
24.3	.90
24.4	.90
25.1	.90
25.2	.90
25.3	.90
26.1	.90%
26.2	.90
26.3	.90
26.4	.90
26.5	.90
26.6	.90

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
28.1	.90%
28.2	.90
28.3	.90
28.4	.90
28.5	.90
28.6	.90
29.1	.90%
29.2	.90
29.3	.90
29.4	.90
29.5	.90
29.6	.90
30.1	.90%
30.2	.90
30.3	.90
30.4	.90
30.5	.90
30.6	.90
	TOTAL: 100.00%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.

284 / 081

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASES 22, 23 AND 24

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASES 22, 23 AND 24 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. 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 PURSUANT TO THE RIGHTS RESERVED TO IT IN THE DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20140924001242 AND RCW 64.34.236 AND FOR PHASES 3, 4 & 5 UNDER RECORDING NO. 20141028001140,
AND FOR PHASE 6 UNDER RECORDING NO. 20141113000302,
AND FOR PHASE 7 UNDER RECORDING NO. 20141210001451,
AND FOR PHASE 8 UNDER RECORDING NO. 20141222000553,
AND FOR PHASES 9 & 10 UNDER RECORDING NO. 20150213001505,
AND FOR PHASES 11 & 12 UNDER RECORDING NO. 20150310000894,
AND FOR PHASE 13 UNDER RECORDING NO. 20150401000252,
AND FOR PHASES 14 & 15 UNDER RECORDING NO. 20150519001076,
AND FOR PHASES 16 & 17 UNDER RECORDING NO. 20150625001518,
AND FOR PHASES 18 & 19 UNDER RECORDING NO. 20150812001233,
AND FOR PHASES 20 & 21 UNDER RECORDING NO. 20150915000485,
AND FOR PHASES 22, 23, AND 24 UNDER RECORDING NO. _____.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: SOLE MEMBER

BY: _____
DEREK C. STRAIGHT

ITS: SENIOR VICE PRESIDENT-DIVISION PRESIDENT
WASHINGTON DIVISION

BY: _____
Richard S. Robinson

ITS: Senior Vice President

STATE OF WASHINGTON }
} SS
COUNTY OF KING }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEREK C. STRAIGHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT-DIVISION PRESIDENT, WASHINGTON DIVISION, OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 22 DAY OF September, 2015

SIGNATURE: Jennifer A. Mahaffey

NAME (PRINT): Jennifer A. Mahaffey

NOTARY PUBLIC IN AND FOR THE STATE OF: WA

RESIDING AT: Issaquah

MY APPOINTMENT EXPIRES: 12/31/2018

Jennifer A. Mahaffey
NOTARY PUBLIC
BY APPOINTMENT
EXPIRES
12/31/2018
STATE OF WASHINGTON

STATE OF CALIFORNIA }
} SS
COUNTY OF ORANGE }

ON September 29, 2015 BEFORE ME, SUSAN MENARD, NOTARY PUBLIC, PERSONALLY APPEARED RICHARD S. ROBINSON WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE: Susan Menard

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/28/2015

LEGAL DESCRIPTION

ENTIRE PROPERTY:

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

PHASE 22 PROPERTY:

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY NORTHEAST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 16 & 17, RECORDED UNDER RECORDING NO. 20150625001518; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE NORTH AND EAST LINES OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15, RECORDED UNDER RECORDING NO. 20150519001075; THENCE S87°12'35"E, 56.15 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 22 PROPERTY; THENCE CONTINUING S87°12'35"E 65.20 FEET, THENCE N01°42'13"E 96.55 FEET; THENCE N88°17'47"W 65.19 FEET; THENCE S01°42'13"W 95.32 FEET TO THE POINT OF BEGINNING.

PHASE 23 PROPERTY:

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY NORTHEAST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15, RECORDED UNDER RECORDING NO. 20150519001075 AND A POINT ON THE EAST BOUNDARY OF SAID BLOCK 21; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG THE NORTH AND EAST LINE OF SAID PHASE 14 & 15; THENCE N88°17'47"W 65.06 FEET; THENCE N01°42'13"E 130.67 FEET; THENCE S88°17'47"E 64.93 FEET TO A POINT ON SAID EAST BOUNDARY OF BLOCK 21; THENCE S01°38'49"W, ALONG SAID EAST BOUNDARY, A DISTANCE OF 130.67 FEET TO THE POINT OF BEGINNING.

PHASE 24 PROPERTY:

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 20, RECORDED UNDER RECORDING NO. 20150915000494 AND A POINT ON THE WEST BOUNDARY OF SAID BLOCK 21 AND THE EAST RIGHT-OF-WAY MARGIN OF HIGHLANDS DRIVE NE; THENCE N19°25'01"E, ALONG SAID WEST LINE AND MARGIN, A DISTANCE OF 128.04 FEET; THENCE S72°00'18"E 59.29 FEET; THENCE S85°54'23"E 23.46 FEET TO A POINT ON THE WEST LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15 RECORDED UNDER RECORDING NUMBER 20150519001075; THENCE S17°59'18"W, ALONG SAID WEST LINE, A DISTANCE OF 131.25 FEET TO THE NORTHEAST CORNER OF SAID PHASE 20 PROPERTY; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID PHASE 20 PROPERTY; THENCE N78°45'52"E 20.24 FEET; THENCE N72°00'18"W 65.16 FEET TO THE POINT OF BEGINNING.

SUBSEQUENT PHASE PROPERTY:

BLOCK 21 EXCEPT SAID PORTION DESCRIBED AS PHASE 22, 23 & 24 PROPERTY HEREIN AND PHASE 20 & 21 UNDER RECORDING NO. 20150915000494 AND PHASES 14 & 15 UNDER RECORDING NO. 20150519001075 AND PHASES 16 & 17 UNDER RECORDING NO. 20150625001518 AND PHASES 18 & 19 UNDER RECORDING NO. 20150812001232;

AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON;

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT THAT PORTION DESCRIBED AS PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 & 10 UNDER RECORDING NUMBER 20150213001504 AND PHASE 11 & 12 UNDER RECORDING NO. 20150310000897 AND PHASE 13 UNDER RECORDING NO. 20150401000252.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASES 22, 23 & 24 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDINGS AND DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH RECORDED PLANS PURSUANT TO RCW 64.34.200(2); THAT ALL INFORMATION REQUIRED BY RCW 64.32.232 IS SHOWN CORRECTLY HEREON; AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

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

GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED
PROFESSIONAL LAND SURVEYOR
09/25/15

RECORDING CERTIFICATE

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PAGE-001 OF 008 VOL 284 PG 081
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KING COUNTY, WA

VOLUME: _____

PAGES: _____ TO _____

SUPERINTENDENT OF RECORDS
Norm Alberg

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 2nd DAY OF October 2015.

Lloyd Hara
ASSESSOR

Allen Walton
DEPUTY ASSESSOR

116504-0004

RESTRICTIONS

PARAGRAPHS 1 THROUGH 4 AND 24 NOT APPLICABLE TO REPORT ON THIS SURVEY.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND AS MODIFIED BY AMENDMENT RECORDED UNDER RECORDING NO. 9712121468, RECORDS OF KING COUNTY, WASHINGTON.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251228, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030218001542, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050511000708, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050510000856, KING COUNTY, WASHINGTON.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC STUDY REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000112, KING COUNTY, WASHINGTON.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PEDESTRIAN BRIDGE REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000113, KING COUNTY, WASHINGTON.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060921000282, KING COUNTY, WASHINGTON.

15. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 RECORDED IN VOLUME 237 OF PLATS AT PAGES 46 THROUGH 54, INCLUSIVE.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20071016000393, KING COUNTY, WASHINGTON.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR DRY UTILITIES RECORDED UNDER RECORDING NO. 20071105001434, KING COUNTY, WASHINGTON.

18. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 20080122900005, RECORDS OF KING COUNTY, WASHINGTON.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT FOR COMPETITIVE HOSPITAL AND HEALTHCARE USES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001684, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS RECORDED UNDER RECORDING NO. 20081029001220, RECORDS OF KING COUNTY, WASHINGTON.

21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC STORM DRAIN RECORDED UNDER RECORDING NO. 20110715000818, RECORDS OF KING COUNTY, WASHINGTON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PLAZA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20111117001503, RECORDS OF KING COUNTY, WASHINGTON.

23. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120607000111, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000865, RECORDS OF KING COUNTY, WASHINGTON.

26. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000866, RECORDS OF KING COUNTY, WASHINGTON.

27. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20121120900008, RECORDS OF KING COUNTY, WASHINGTON.

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

JOB NO. 12121

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SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

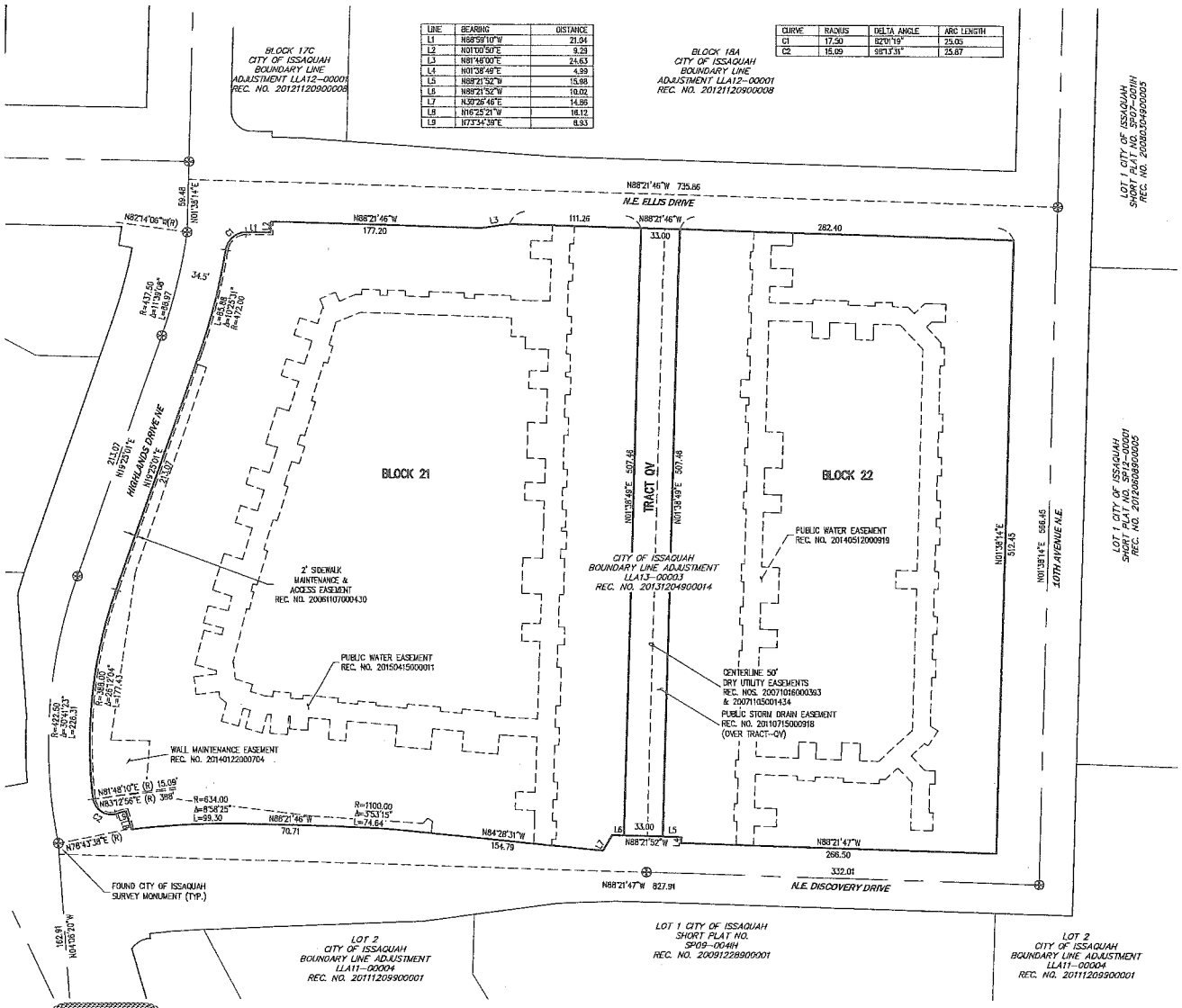
PHASES 22, 23 AND 24

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LINE	BEARING	DISTANCE
L1	N68°59'10"W	21.04
L2	N01°00'50"E	9.29
L3	N81°48'00"E	24.63
L4	N01°38'49"E	4.99
L5	N88°21'52"W	15.98
L6	N88°21'52"W	10.02
L7	N30°26'46"E	14.86
L8	N16°25'21"W	18.12
L9	N73°34'39"E	8.93

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	17.50	82°01'19"	25.05
C2	15.09	98°13'31"	25.87



GLENN R. SPRAGUE
STATE OF WASHINGTON
40391
REGISTERED PROFESSIONAL LAND SURVEYOR
09/25/15

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2165971, DATED OCTOBER 17, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON SEPTEMBER 9, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2010.
3. ENTIRE SITE AREA = 369,228± SQUARE FEET (8.46± ACRES)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237, PAGES 46-54, RECORDING NO.20061107000430, IN KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "MERCIA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAWD EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON. (PER DAVID EVANS AND ASSOCIATES)

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA12-00001 VOLUME 292, PAGE 292, RECORDING NO. 20121120900008, IN KING COUNTY WASHINGTON.
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-0076H, VOLUME 239, PAGES 99-101, RECORDING NO. 20080122900005, IN KING COUNTY WASHINGTON.
3. FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 VOLUME 237, PAGES 46-54, RECORDING NO. 20061107000430, IN KING COUNTY, WASHINGTON.

SCALE: 1" = 60'

0 30 60 120

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

JOB NO. 12121

ENTIRE PROPERTY

20151002000682

201510020000682
FIRST AMERICAN CON 156.00
PAGE-003 OF 009 VOL 284 PG 081
10/02/2015 14:23
KING COUNTY, WA

284/083

SHEET 3 OF 6

SURVEY MAP AND PLANS FOR

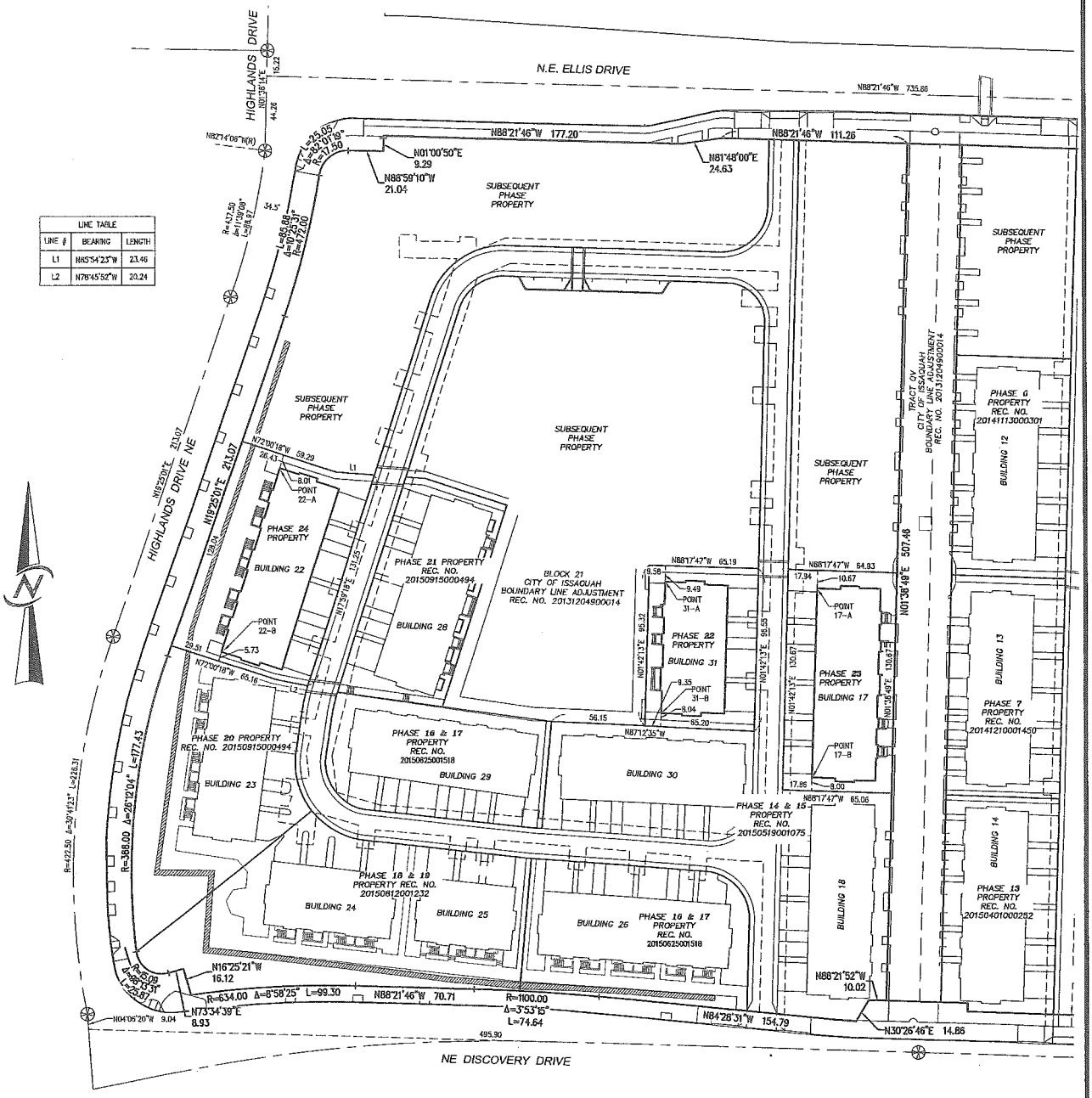
BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASES 22, 23 AND 24

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N85°54'23"W	23.46
L2	N76°45'52"W	20.24



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

JOB NO. 12121

GLENN R. SPRAGUE STATE OF WASHINGTON 41250 REGISTERED PROFESSIONAL LAND SURVEYOR
09/25/15

SCALE: 1" = 40'

0 20 40 80

PHASES 22, 23 AND 24 PROPERTY

201510020000682.003

20151002000682
FIRST AMERICAN CON 156.00
PAGE-004 OF 006 VOL 284 PG 081
10/02/2015 14:23
KING COUNTY, WA

284/084

SHEET 4 OF 6

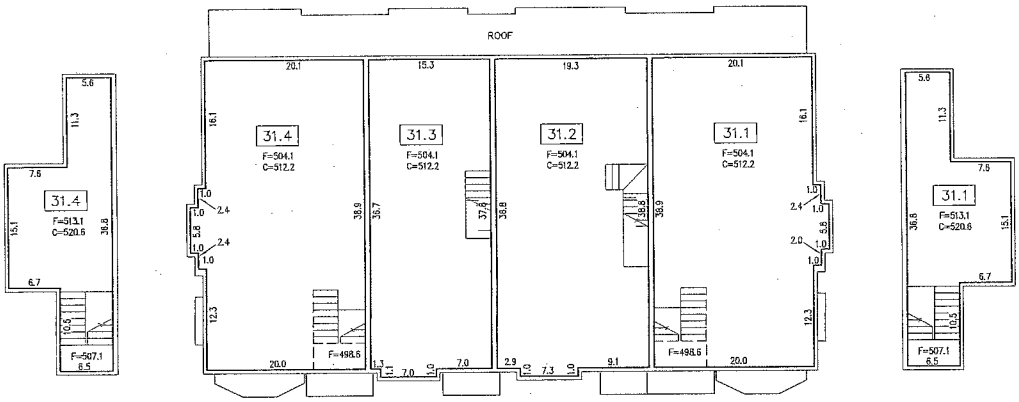
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASES 22, 23 AND 24

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

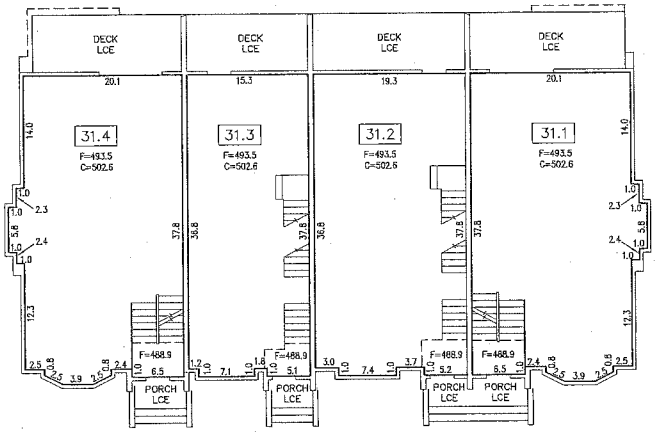
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL

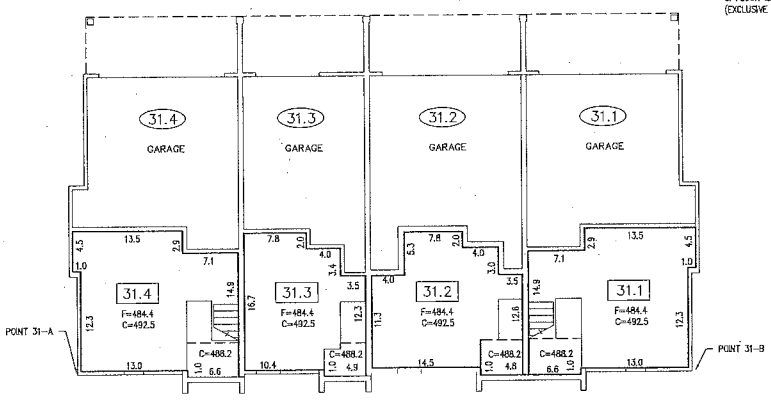


LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #.# UNIT DESIGNATION
- #-# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED PROFESSIONAL LAND SURVEYOR
9/25/15

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 31 (PHASE 22)

20151002000682.004

20151002000682
FIRST AMERICAN CON 156.00
PAGE-005 OF 006 VOL 284 PG 081
10/02/2015 14:23
KING COUNTY, WA

284/085

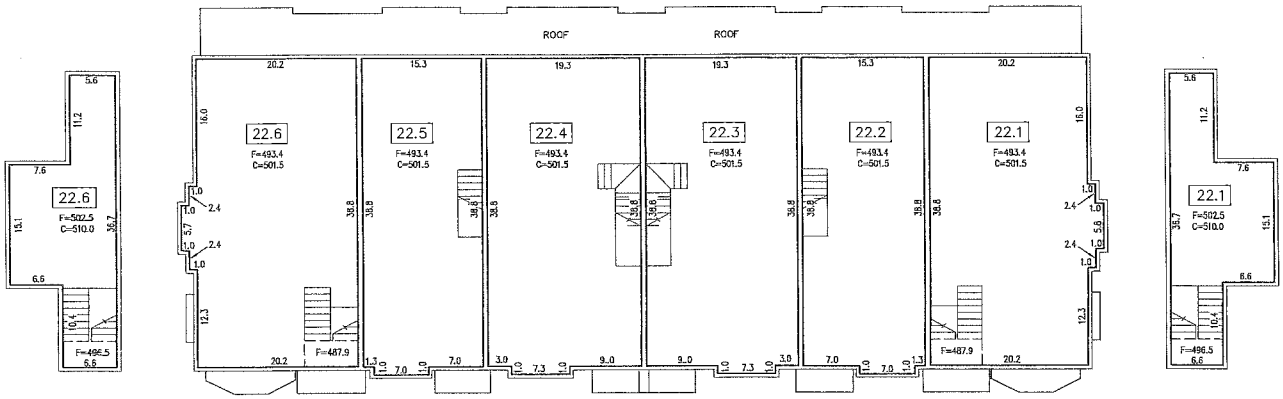
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASES 22, 23 AND 24

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

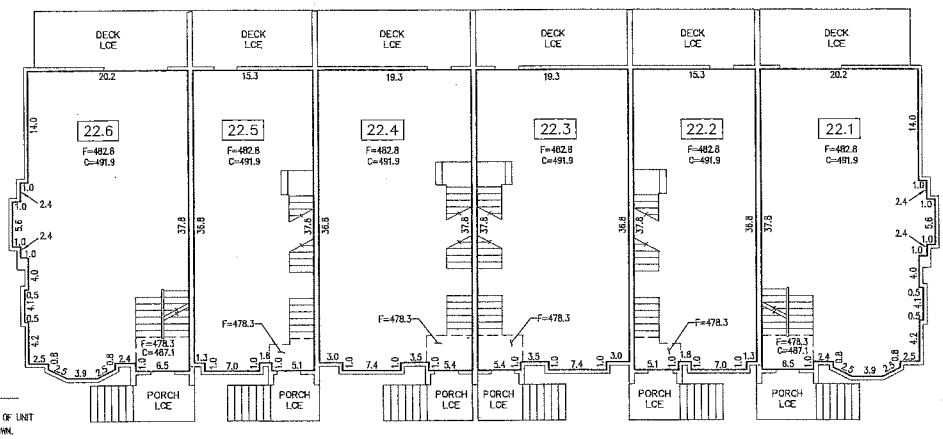
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL

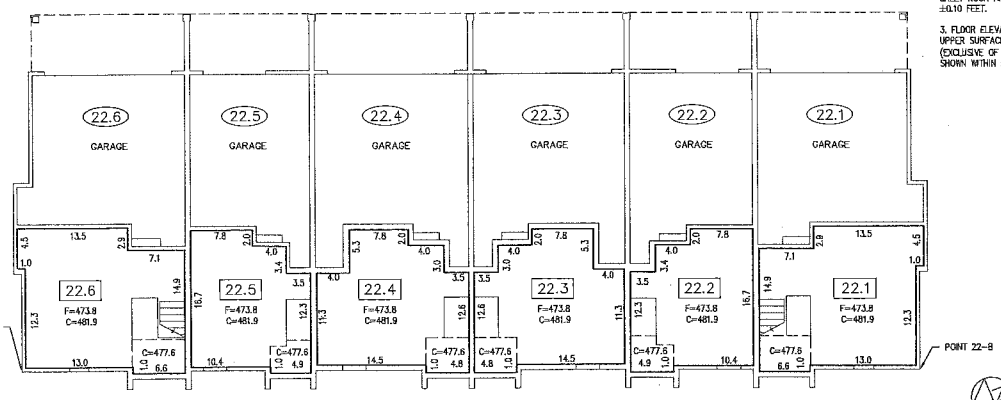


LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #.# UNIT DESIGNATION
- #.# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



GLENN R. SPRAGUE
STATE OF WASHINGTON
41200
REGISTERED PROFESSIONAL LAND SURVEYOR
09/25/15

SCALE: 1" = 10'

0 5 10 20

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

JOB NO. 12121

BUILDING 22 (PHASE 24)

20151002000682.005

201510020000682
FIRST AMERICAN CON 156.00
PAGE-006 OF 006 VOL 284 PG 081
10/02/2015 14:23
KING COUNTY, WA

284/086

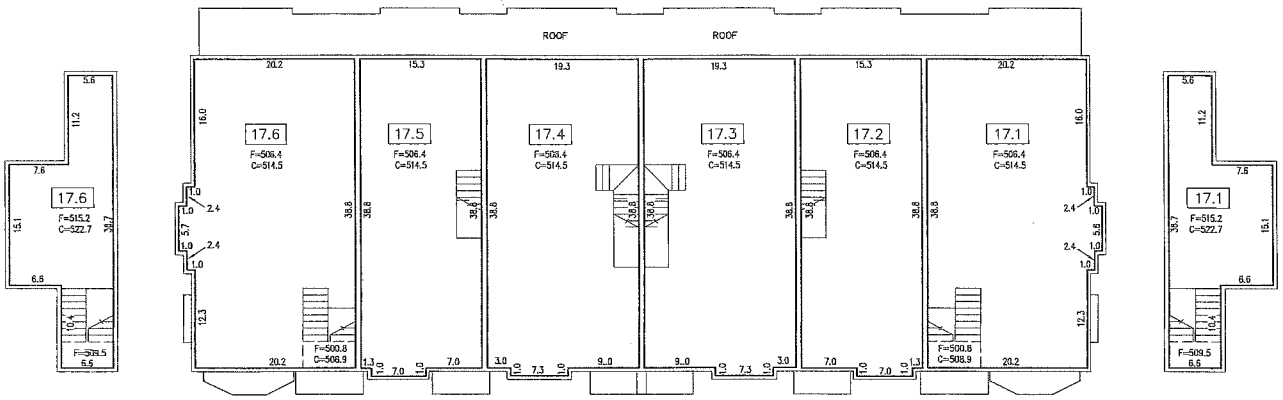
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASES 22, 23 AND 24

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

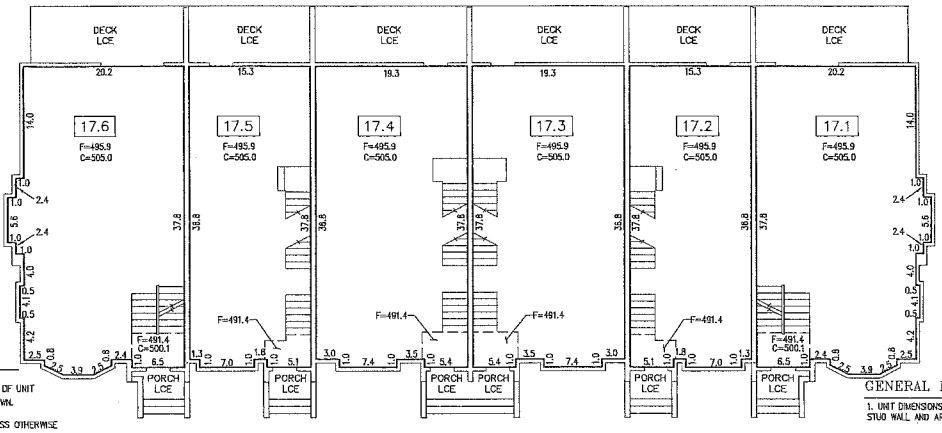
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL



LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #.# UNIT DESIGNATION
- #.# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

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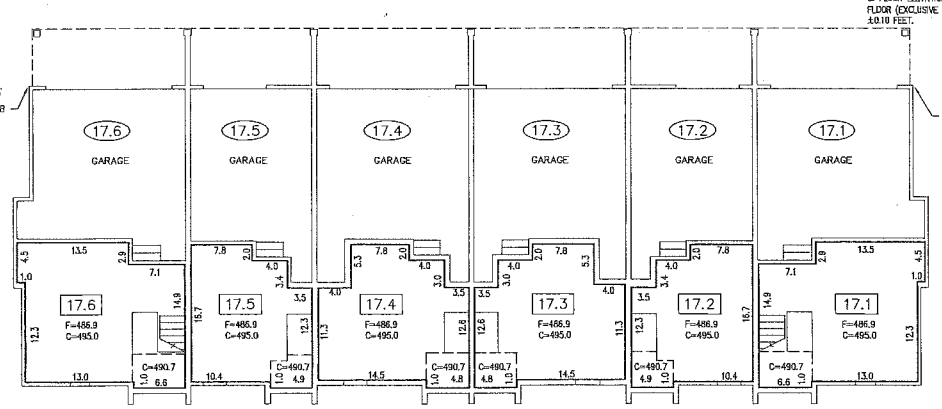
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



GLENN R. SPRAGUE
STATE OF WASHINGTON
41259
REGISTERED PROFESSIONAL LAND SURVEYOR
09/25/15

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 17 (PHASE 23)

201510020000682

(21)

20151002000683
FIRST AMERICAN AMDCN 92.00
PAGE-001 OF 021
10/02/2015 14:23
KING COUNTY, WA

DEPARTMENT OF ASSESSMENTS
Examined and approved this 2nd day of October, 2015
Lloyd Hara
Assessor
Deputy Assessor

Return Address:
MATTHEW B STRAIGHT
OSERAN HAHN PS
10900 NE 4TH ST STE 1430
BELLEVUE WA 98004

KING COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. TWELFTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 20140924001241; 20140924001242; 20141028001139; 20141028001140; 20141113000301; 20141113000302; 20141210001450; 20141210001451; 20141222000552; 20141222000553; 20150213001504; 20150213001505; 20150310000897; 20150310000898; 20150310000897; 20150401000252; 20150401000253; 20150519001075; 20150519001076; 20150625001518; 20150625001519; 20150812001232; 20150812001233; 20150915000494; 20150915000495 Additional reference numbers are on page N/A of document.
DECLARANT: 1. BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company Additional names on page N/A of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M., City of Issaquah, King County, Washington Full legal description is on pages 6-8 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 1165060000 0004
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

TWELFTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

THIS TWELFTH AMENDMENT to the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is made this 28th day of September, 2015, by BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company ("Declarant"), on behalf of all Owners of the Property described in the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, recorded under King County Recording No. 20140924001242 (the "Declaration"), the Survey Map and Plans of which was recorded under King County Recording No. 20140924001241. The First Amendment to the Declaration, for the purpose of establishing Phases 3, 4 and 5 was recorded under King County Recording No. 20141028001140; and the Survey Map and Plans for Phases 3, 4 and 5 were recorded under King County Recording No. 20141028001139. The Second Amendment to the

Declaration, for the purpose of establishing Phase 6 was recorded under King County Recording No. 20141113000302; and the Survey Map and Plans for Phase 6 was recorded under King County Recording No. 20141113000301. The Third Amendment to the Declaration, for the purpose of establishing Phase 7 was recorded under King County Recording No. 20141210001451; and the Survey Map and Plans for Phase 7 was recorded under King County Recording No. 20141210001450. The Fourth Amendment, for the purpose of establishing Phase 8 was recorded under King County Recording No. 20141222000553; and the Survey Map and Plans for Phase 8 was recorded under King County Recording No. 20141222000552. The Fifth Amendment, for the purpose of establishing Phases 9 and 10 was recorded under King County Recording No. 20150213001505; and the Survey Map and Plans for Phases 9 and 10 was recorded under King County Recording No. 20150213001504. The Sixth Amendment, for the purpose of establishing Phases 11 and 12 was recorded under King County Recording No. 20150310000898; and the Survey Map and Plans for Phases 11 and 12 was recorded under King County Recording No. 20150310000897. The Seventh Amendment, for the purpose of establishing Phase 13 was recorded under King County Recording No. 20150401000253; and the Survey Map and Plans for Phase 13 was recorded under King County Recording No. 20150401000252. The Eighth Amendment, for the purpose of establishing Phases 14 and 15 was recorded under King County Recording No. 20150519001076; and the Survey Map and Plans for Phases 14 and 15 was filed under King County Recording No. 20150519001075. The Ninth Amendment, for the purpose of establishing Phases 16 and 17 was recorded under King County Recording No. 20150625001519; and the Survey Map and Plans for Phases 16 and 17 was filed under King County Recording No. 20150625001518. The Tenth Amendment, for the purpose of establishing Phases 18 and 19 was recorded under King County Recording No. 20150812001233; and the Survey Map and Plans for Phases 18 and 19 was filed under King County Recording No. 20150812001232. The Eleventh Amendment, for the purpose of establishing Phases 20 and 21 was recorded under King County Recording No. 20150915000495; and the Survey Map and Plans for Phases 20 and 21 was filed under King County Recording No. 20150915000494. This Twelfth Amendment is made pursuant to Section 2.2 of the Declaration for the purpose of establishing Phases 22, 23 and 24 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium. The Survey Map and Plans identifying Phases 22, 23 and 24 of the Condominium referred to herein consists of six (6) sheets as prepared by CORE DESIGN, INC. and was filed contemporaneously with this Twelfth Amendment with the Recorder's Office of King County, Washington, under Recording No. _____.

NOW, THEREFORE, the Declaration is revised and amended as follows:

1. Exhibit A to the Declaration is hereby stricken in its entirety and the new Exhibit A attached hereto is inserted in its place.

2. Exhibit B to the Declaration is hereby stricken in its entirety and the new Exhibit B attached hereto is inserted in its place.

3. Exhibit C to the Declaration is hereby stricken in its entirety and the new Exhibit C attached hereto is inserted in its place.

4. Pursuant to Section 2.2 of the Declaration, Declarant hereby establishes Phases 22, 23 and 24 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, simultaneously recording both this Amendment to the Declaration and an Amendment to the Survey Map and Plans. Henceforth, Phases 1 through 24, including the Phases 1 through 24 land, Units and other improvements, shall constitute a single Condominium pursuant to the Act and the provisions of the Declaration as amended herein. The information set forth in the Declaration as amended herein with respect to Phases 22, 23 and 24 (including the Phases 22, 23 and 24 land and all Units and other improvements thereon) shall henceforth control. The total percentages of Ownership Interest and shares of Common Expenses in Phases 1 through 24 set forth in Exhibit C of the Declaration as amended herein shall control and supersede the corresponding percentages of Ownership Interest and shares of Common Expenses for Phases 1 through 21 alone.

Except as set forth above, each and every provision of the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, on behalf of all of the Unit Owners, has executed this Twelfth Amendment to Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, as of the day and year first above written.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
DEREK C. STRAIGHT
Its: Senior Vice President-Division President
Washington Division

By: _____

Its: Richard S. Robinson
Senior Vice President

STATE OF WASHINGTON)
) ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, LLC, a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 25, 2015.

(SEAL/STAMP)

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

Jennifer A. Mahaffey
[Print Name:] Jennifer A. Mahaffey
NOTARY PUBLIC for the State of Washington
Residing at Issaquah
My appointment expires: 12/31/2018

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On September 29, 2015 before me, SUSAN MENARD, Notary Public, personally appeared RICHARD S. ROBINSON, who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~s~~he/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SUSAN MENARD
COMM. #1954222
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 10/28/2015

Susan Menard
(Signature of Notary Public)

Place Notary Seal Above

EXHIBIT A
(Legal Description)

The legal description of the real property included in BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASE 22 PROPERTY.

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY NORTHEAST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 16 & 17, RECORDED UNDER RECORDING NO. 20150625001518; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE NORTH AND EAST LINES OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15, RECORDED UNDER RECORDING NO. 20150519001075; THENCE S87°12'35"E, 56.15 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PHASE 22 PROPERTY; THENCE CONTINUING S87°12'35"E 65.20 FEET, THENCE N01°42'13"E 96.55 FEET; THENCE N88°17'47"W 65.19 FEET; THENCE S01°42'13"W 95.32 FEET TO THE POINT OF BEGINNING.

3. PHASE 23 PROPERTY.

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY NORTHEAST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15, RECORDED UNDER RECORDING NO. 20150519001075 AND A POINT ON THE EAST

UNDER RECORDING NO. 20150519001075 AND A POINT ON THE EAST BOUNDARY OF SAID BLOCK 21; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG THE NORTH AND EAST LINE OF SAID PHASE 14 & 15; THENCE N88°17'47"W 65.06 FEET; THENCE N01°42'13"E 130.67 FEET; THENCE S88°17'47"E 64.93 FEET TO A POINT ON SAID EAST BOUNDARY OF BLOCK 21; THENCE S01°38'49"W, ALONG SAID EAST BOUNDARY, A DISTANCE OF 130.67 FEET TO THE POINT OF BEGINNING.

4. PHASE 24 PROPERTY.

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 20, RECORDED UNDER RECORDING NO. 20150915000494 AND A POINT ON THE WEST BOUNDARY OF SAID BLOCK 21 AND THE EAST RIGHT-OF-WAY MARGIN OF HIGHLANDS DRIVE NE; THENCE N19°25'01"E, ALONG SAID WEST LINE AND MARGIN, A DISTANCE OF 128.04 FEET; THENCE S72°00'18"E 59.29 FEET; THENCE S85°54'23"E 23.46 FEET TO A POINT ON THE WEST LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15 RECORDED UNDER RECORDING NUMBER 20150519001075; THENCE S17°59'18"W, ALONG SAID WEST LINE, A DISTANCE OF 131.25 FEET TO THE NORTHEAST CORNER OF SAID PHASE 20 PROPERTY; THENCE THE FOLLOWING TWO COURSES AND DISTANCES ALONG SAID PHASE 20 PROPERTY; THENCE N78°45'52"E 20.24 FEET; THENCE N72°00'18"W 65.16 FEET TO THE POINT OF BEGINNING.

5. SUBSEQUENT PHASE PROPERTY.

BLOCK 21 EXCEPT SAID PORTION DESCRIBED AS PHASE 22, 23 & 24 PROPERTY HEREIN AND PHASE 20 & 21 UNDER RECORDING NO. 20150915000494 AND PHASES 14 & 15 UNDER RECORDING NO. 20150519001075 AND PHASES 16 & 17 UNDER RECORDING NO. 20150625001518 AND PHASES 18 & 19 UNDER RECORDING NO. 20150812001232;

AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON;

RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 & 10 UNDER RECORDING NUMBER 20150213001504 AND PHASE 11 & 12 UNDER RECORDING NO. 20150310000897 AND PHASE 13 UNDER RECORDING NO. 20150401000252.

6. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS.

See Paragraph 5 above.

7. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY.

See Paragraph 1 above.

EXHIBIT B
(Phases 1 through 24)

UNIT	FLOOR PLAN
BUILDING 1	
1.1	F20
1.2	E16
1.3	E20
1.4	E20
1.5	E16
1.6	F20
BUILDING 2	
2.1	F20
2.2	E16
2.3	E20
2.4	E20
2.5	E16
2.6	F20
BUILDING 3	
3.1	F20
3.2	E16
3.3	E20
3.4	E20
3.5	E16
3.6	F20
BUILDING 4	
4.1	F20
4.2	E16
4.3	E20
4.4	E20
4.5	E16
4.6	F20
BUILDING 5	
5.1	F20
5.2	E16
5.3	E20
5.4	E16
5.5	F20

EXHIBIT B
(Phases 1 through 21)

UNIT	FLOOR PLAN
BUILDING 6	
6.1	F20
6.2	E16
6.3	E20
6.4	F20
BUILDING 7	
7.1	F20
7.2	E16
7.3	E20
7.4	E16
7.5	F20
BUILDING 8	
8.1	F20
8.2	E16
8.3	E20
8.4	E16
8.5	F20
BUILDING 9	
9.1	F20
9.2	E20
9.3	E16
9.4	F20
BUILDING 10	
10.1	F20
10.2	E16
10.3	E20
10.4	E16
10.5	F20

EXHIBIT B
(Phases 1 through 24)

UNIT	FLOOR PLAN
BUILDING 11	FUTURE PHASE
11.1	
11.2	
11.3	
11.4	
11.5	
11.6	
BUILDING 12	
12.1	F20
12.2	E16
12.3	E20
12.4	E20
12.5	E16
12.6	F20
BUILDING 13	
13.1	F20
13.2	E16
13.3	E20
13.4	E20
13.5	E16
13.6	F20
BUILDING 14	
14.1	F20
14.2	E16
14.3	E20
14.4	E20
14.5	E16
14.6	F20
BUILDING 15	FUTURE PHASE
15.1	
15.2	
15.3	
15.4	
15.5	
15.6	

EXHIBIT B
(Phases 1 through 24)

UNIT	FLOOR PLAN
BUILDING 16	FUTURE PHASE
16.1	
16.2	
16.3	
16.4	
16.5	
16.6	
BUILDING 17	
17.1	F20
17.2	E16
17.3	E20
17.4	E20
17.5	E16
17.6	F20
BUILDING 18	
18.1	F20
18.2	E16
18.3	E20
18.4	E20
18.5	E16
18.6	F20
BUILDING 19	FUTURE PHASE
19.1	
19.2	
19.3	
19.4	
19.5	
BUILDING 20	FUTURE PHASE
20.1	
20.2	
20.3	
20.4	
20.5	
20.6	

EXHIBIT B
(Phases 1 through 24)

UNIT	FLOOR PLAN
BUILDING 21	FUTURE PHASE
21.1	
21.2	
21.3	
21.4	
21.5	
21.6	
BUILDING 22	
22.1	F20
22.2	E16
22.3	E20
22.4	E20
22.5	E16
22.6	F20
BUILDING 23	
23.1	F20
23.2	E16
23.3	E20
23.4	E16
23.5	F20
BUILDING 24	
24.1	F20
24.2	E20
24.3	E16
24.4	F20
BUILDING 25	
25.1	F20
25.2	E16
25.3	F20

EXHIBIT B
(Phases 1 through 24)

UNIT	FLOOR PLAN
BUILDING 26	
26.1	F20
26.2	E16
26.3	E20
26.4	E20
26.5	E16
26.6	F20
BUILDING 27	FUTURE PHASE
27.1	
27.2	
27.3	
27.4	
27.5	
27.6	
BUILDING 28	
28.1	F20
28.2	E16
28.3	E20
28.4	E20
28.5	E16
28.6	F20
BUILDING 29	
29.1	F20
29.2	E16
29.3	E20
29.4	E16
29.5	E16
29.6	F20
BUILDING 30	
30.1	F20
30.2	E16
30.3	E20
30.4	E20
30.5	E16
30.6	F20

EXHIBIT B
(Phases 1 through 24)

UNIT	FLOOR PLAN
BUILDING 31	
31.1	F20
31.2	E16
31.3	E20
31.4	F20
BUILDING 32	FUTURE PHASE
32.1	
32.2	
32.3	
BUILDING 33	FUTURE PHASE
33.1	
33.2	
33.3	
33.4	

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 through 24 contain Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 17, 18, 22, 23, 24, 25, 26, 28, 29, 30 and 31 with a total of one hundred twenty-eight (128) Units. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 through 24 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 through 24 are shown on the Survey Map and Plans. In Phases 1 through 24, there are a total of four hundred twenty-four (424) parking spaces, two hundred twelve (212) of which are garage parking spaces and two hundred twelve (212) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	.78%
1.2	.78
1.3	.78
1.4	.78
1.5	.78
1.6	.78
2.1	.78%
2.2	.78
2.3	.78
2.4	.78
2.5	.78
2.6	.78
3.1	.78%
3.2	.78
3.3	.78
3.4	.78
3.5	.78
3.6	.78
4.1	.78%
4.2	.78
4.3	.78
4.4	.78
4.5	.78
4.6	.78
5.1	.78%
5.2	.78
5.3	.78
5.4	.78
5.5	.78
6.1	.78%
6.2	.78
6.3	.78
6.4	.78

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
7.1	.78%
7.2	.78
7.3	.78
7.4	.78
7.5	.78
8.1	.78%
8.2	.78
8.3	.78
8.4	.78
8.5	.78
9.1	.78%
9.2	.78
9.3	.78
9.4	.78
10.1	.78%
10.2	.78
10.3	.78
10.4	.78
10.5	.78
12.1	.78%
12.2	.78
12.3	.78
12.4	.78
12.5	.78
12.6	.78
13.1	.78%
13.2	.78
13.3	.78
13.4	.78
13.5	.78
13.6	.78

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
14.1	.78%
14.2	.78
14.3	.78
14.4	.78
14.5	.78
14.6	.78
17.1	.78%
17.2	.78
17.3	.78
17.4	.78
17.5	.78
17.6	.78
18.1	.78%
18.2	.78
18.3	.78
18.4	.78
18.5	.78
18.6	.78
22.1	.78%
22.2	.78
22.3	.78
22.4	.78
22.5	.78
22.6	.78
23.1	.78%
23.2	.78
23.3	.78
23.4	.78
23.5	.78
24.1	.78%
24.2	.78
24.3	.78
24.4	.78

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
25.1	.78
25.2	.78
25.3	.78
26.1	.78%
26.2	.78
26.3	.78
26.4	.78
26.5	.78
26.6	.78
28.1	.78%
28.2	.78
28.3	.78
28.4	.78
28.5	.78
28.6	.78
29.1	.79%
29.2	.79
29.3	.79
29.4	.79
29.5	.79
29.6	.79
30.1	.79%
30.2	.79
30.3	.79
30.4	.79
30.5	.79
30.6	.79
31.1	.79%
31.2	.79
31.3	.79
31.4	.79
	TOTAL: 100.00%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.

285/003

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASES 25, 26 AND 27

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF INTEREST IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASES 25, 26 AND 27 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. 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 PURSUANT TO THE RIGHTS RESERVED TO IT IN THE DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, RECORDED UNDER KING COUNTY RECORDING NO. 20140924001242 AND RCW 64.34.236 AND FOR PHASES 3, 4 & 5 UNDER RECORDING NO. 20141028001140,
AND FOR PHASE 6 UNDER RECORDING NO. 20141113000302,
AND FOR PHASE 7 UNDER RECORDING NO. 20141210001451,
AND FOR PHASE 8 UNDER RECORDING NO. 20141222000553,
AND FOR PHASES 9 & 10 UNDER RECORDING NO. 20150213001505,
AND FOR PHASES 11 & 12 UNDER RECORDING NO. 20150310000898,
AND FOR PHASE 13 UNDER RECORDING NO. 20150401000253,
AND FOR PHASES 14 & 15 UNDER RECORDING NO. 20150519001076,
AND FOR PHASES 16 & 17 UNDER RECORDING NO. 20150625001519,
AND FOR PHASES 18 & 19 UNDER RECORDING NO. 20150812001233,
AND FOR PHASES 20 & 21 UNDER RECORDING NO. 20150915000495,
AND FOR PHASES 22, 23, AND 24 UNDER RECORDING NO. 20151002000683,
AND FOR PHASES 25, 26, AND 27 UNDER RECORDING NO. 20151113000644.

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ITS: SOLE MEMBER

BY: _____
DEREK C. STRAIGHT

ITS: SENIOR VICE PRESIDENT-DIVISION PRESIDENT
WASHINGTON DIVISION

BY: _____
Richard S. Robinson

ITS: Senior Vice President

STATE OF WASHINGTON)
)SS
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEREK C. STRAIGHT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON SIGNED THIS INSTRUMENT, ON OATH STATED THAT SAID PERSON WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SENIOR VICE PRESIDENT-DIVISION PRESIDENT, WASHINGTON DIVISION, OF POLYGON WLH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE SOLE MEMBER OF BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 5th DAY OF November, 2015

SIGNATURE: Jennifer A. Mahaffey

NAME (PRINT): Jennifer A. Mahaffey

NOTARY PUBLIC IN AND FOR THE STATE OF: WA

RESIDING AT: Issaquah

MY APPOINTMENT EXPIRES: 12/31/2018

Jennifer A. Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

STATE OF CALIFORNIA)
)SS
COUNTY OF ORANGE)

ON 11-9-15 BEFORE ME, Laura C. Matson NOTARY PUBLIC, PERSONALLY APPEARED Richard S. Robinson WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: _____

LAURA C. MATSON
Commission # 2014129
Notary Public - California
Orange County
My Comm. Expires Mar 23, 2017

LEGAL DESCRIPTION

ENTIRE PROPERTY:

BLOCKS 21 AND 22 AND TRACT OV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

PHASE 25 PROPERTY:

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 23, RECORDED UNDER RECORDING NO. 20151002000682 AND A POINT ON THE EAST BOUNDARY OF SAID BLOCK 21; THENCE N01°38'49"E, ALONG SAID EAST LINE, A DISTANCE OF 130.38 FEET; THENCE N88°17'47"W 64.80 FEET TO A POINT ON THE EAST LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15, RECORDED UNDER RECORDING NO. 20150519001075; THENCE S01°42'13"W, ALONG SAID PHASE 14 & 15 EAST LINE, A DISTANCE OF 130.38 FEET TO THE NORTHWEST CORNER OF SAID PHASE 23; THENCE S88°17'47"E, ALONG THE NORTH LINE OF SAID PHASE 23, A DISTANCE OF 64.93 FEET TO THE POINT OF BEGINNING.

PHASE 26 PROPERTY:

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 22, RECORDED UNDER RECORDING NO. 20151002000682; THENCE N01°42'13"E 74.27; THENCE S88°17'47"E, 65.19 FEET TO A POINT ON THE WEST LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15, RECORDED UNDER RECORDING NO. 20150519001075; THENCE S01°42'13"W ALONG SAID WEST LINE, A DISTANCE OF 74.27 FEET TO THE NORTHEAST CORNER OF SAID PHASE 22; THENCE N88°17'47"W, ALONG THE NORTH LINE OF SAID PHASE 22, A DISTANCE OF 65.19 FEET TO THE POINT OF BEGINNING.

PHASE 27 PROPERTY:

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 22, RECORDED UNDER RECORDING NO. 20151002000682; THENCE N01°42'13"E 74.27 TO THE POINT OF BEGINNING OF THE HEREIN PHASE 27 PROPERTY; THENCE CONTINUING N01°42'13"E, A DISTANCE OF 44.77 FEET; THENCE N03°32'53"W 31.21 FEET; THENCE N31°45'37"E 21.61 FEET TO A POINT ON THE SOUTH LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15, RECORDED UNDER RECORDING NO. 20150519001075; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE SOUTH AND WEST LINES OF SAID PHASE 14 & 15; THENCE S88°14'23"E 34.24 FEET TO A POINT OF TANGENCY WITH A 23.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'36", A DISTANCE OF 36.11 FEET TO A POINT OF TANGENCY; THENCE S01°42'13"W 71.51; THENCE N88°17'47"W 65.19 FEET TO THE POINT OF BEGINNING.

SUBSEQUENT PHASE PROPERTY:

BLOCK 21 EXCEPT SAID PORTION DESCRIBED AS PHASE 25, 26 & 27 PROPERTY HEREIN AND PHASE 22, 23 & 24 UNDER RECORDING NO. 20151002000682 AND PHASE 20 & 21 UNDER RECORDING NO. 20150915000494 AND PHASES 14 & 15 UNDER RECORDING NO. 20150519001075 AND PHASES 16 & 17 UNDER RECORDING NO. 20150625001518 AND PHASES 18 & 19 UNDER RECORDING NO. 20150812001232;

AND TRACT OV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON;

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT THAT PORTION DESCRIBED AS PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 & 10 UNDER RECORDING NUMBER 20150213001504 AND PHASE 11 & 12 UNDER RECORDING NO. 20150310000897 AND PHASE 13 UNDER RECORDING NO. 20150401000252.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM, PHASES 25, 26 & 27 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT THE LOCATION OF THE BUILDINGS AND DIMENSIONS OF THE UNITS, AS BUILT, ARE CORRECT; THAT ALL IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE IN ACCORDANCE WITH RECORDED PLANS PURSUANT TO RCW 64.34.200(2); THAT ALL INFORMATION REQUIRED BY RCW 64.32.232 IS SHOWN CORRECTLY HEREON; AND THAT I HAVE FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

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

GLENN R. SPRAGUE
STATE OF WASHINGTON
41299
REGISTERED
PROFESSIONAL LAND SURVEYOR

11/04/15

RECORDING CERTIFICATE

20151113000643
FIRST AMERICAN CON
PAGE-001 OF 006 VOL 285 PG 003
11/13/2015 14:14
KING COUNTY, WA

VOLUME: _____

PAGES: _____ TO _____

SUPERINTENDENT OF RECORDS
Norm Alberg

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 13th DAY OF November 2015.

Lloyd Hara
ASSESSOR

DEPUTY ASSESSOR

RESTRICTIONS

PARAGRAPHS 1 THROUGH 4 AND 24 NOT APPLICABLE TO REPORT ON THIS SURVEY.

5. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SCHOOL MITIGATION AGREEMENT BETWEEN ISSAQUAH SCHOOL DISTRICT NO. 411 AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9508160202 AND AS MODIFIED BY AMENDMENT RECORDED UNDER RECORDING NO. 9712121468, RECORDS OF KING COUNTY, WASHINGTON.

6. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A MEMORANDUM OF AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606251226, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

7. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN THE CITY OF ISSAQUAH AND GRAND RIDGE PARTNERSHIP AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9606180756, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

8. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR ISSAQUAH HIGHLANDS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20040204000499, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

9. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF OWNERSHIP OF FIBER OPTIC SYSTEM" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20030218001542, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

10. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF RETAINED AND ASSIGNED RIGHTS UNDER DEVELOPMENT AGREEMENT AND CONSERVATION EASEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050511000708, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

11. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ISSAQUAH HIGHLANDS SUMMARY NOTICE OF GOVERNING DOCUMENTS AND DEVELOPMENT AGREEMENTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20050510000858, KING COUNTY, WASHINGTON.

12. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF TRAFFIC STUDY REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000112, KING COUNTY, WASHINGTON.

13. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PEDESTRIAN BRIDGE REQUIREMENT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060828000113, KING COUNTY, WASHINGTON.

14. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT FOR VIEW PROTECTION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20060921000282, KING COUNTY, WASHINGTON.

15. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 RECORDED IN VOLUME 237 OF PLATS AT PAGES 46 THROUGH 54, INCLUSIVE.

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20071016000393, KING COUNTY, WASHINGTON.

17. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR DRY UTILITIES RECORDED UNDER RECORDING NO. 20071105001434, KING COUNTY, WASHINGTON.

18. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN LOT LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 20080122900005, RECORDS OF KING COUNTY, WASHINGTON.

19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT FOR COMPETITIVE HOSPITAL AND HEALTHCARE USES" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080310001684, KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC PEDESTRIAN ACCESS RECORDED UNDER RECORDING NO. 20081029001220, RECORDS OF KING COUNTY, WASHINGTON.

21. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS OF AN EASEMENT FOR PUBLIC STORM DRAIN RECORDED UNDER RECORDING NO. 20110715000918, RECORDS OF KING COUNTY, WASHINGTON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF PLAZA" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20111117001503, RECORDS OF KING COUNTY, WASHINGTON.

23. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120607000111, RECORDS OF KING COUNTY, WASHINGTON, AND AMENDMENTS THERETO.

25. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANT" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000865, RECORDS OF KING COUNTY, WASHINGTON.

26. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF RESTRICTIVE COVENANTS" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20120621000866, RECORDS OF KING COUNTY, WASHINGTON.

27. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20121120900008, RECORDS OF KING COUNTY, WASHINGTON.

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

JOB NO. 12121

201511113000643
FIRST AMERICAN CDN 157.00
PGS=002 OF 006 VOL 285 PG 003
11/13/2015 14:14
KING COUNTY, WA

285/004

SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

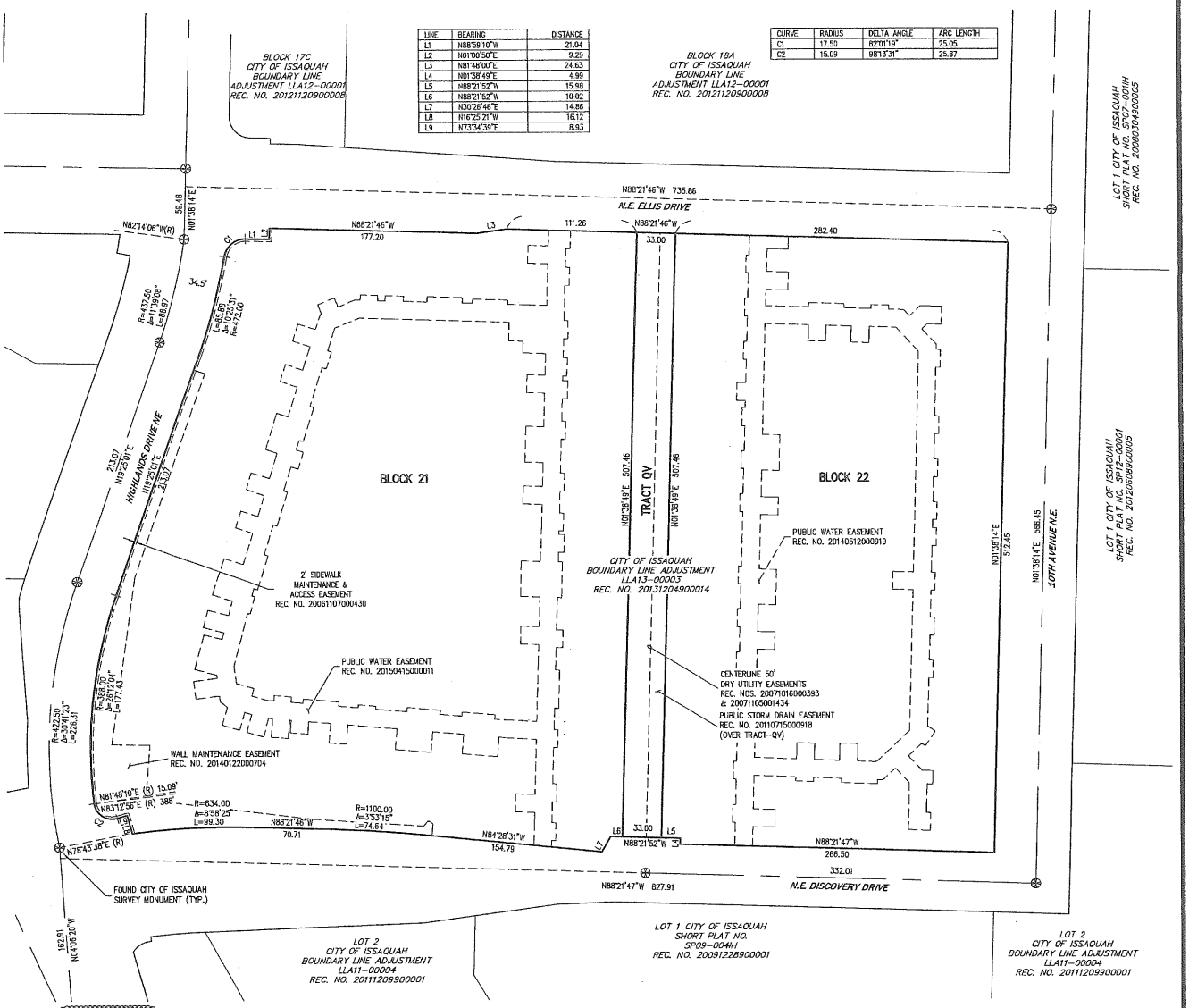
PHASES 25, 26 AND 27

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LINE	BEARING	DISTANCE
L1	N88°59'10"W	21.04
L2	N01°00'50"E	9.29
L3	N81°48'00"E	24.63
L4	N01°38'49"E	4.99
L5	N88°21'52"W	15.98
L6	N88°21'52"W	10.02
L7	N30°28'46"E	14.86
L8	N16°25'21"W	16.12
L9	N73°34'39"E	8.93

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	17.50	82°01'19"	25.05
C2	15.09	98°13'31"	25.87



SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE ORDER NO. 2165971, DATED OCTOBER 17, 2013. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE. CORE DESIGN, INC. HAS RELIED WHOLLY ON AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 19, 2015. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN SEPTEMBER 2010.
3. ENTIRE SITE AREA = 369,228± SQUARE FEET (8.48± ACRES)
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

BASIS OF BEARINGS

N88°02'05"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 27-24-6 PER FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42, VOLUME 237, PAGES 46-54, RECORDING NO.20061107000430, IN KING COUNTY, WASHINGTON.

HORIZONTAL AND VERTICAL DATUM

NAD 83/91 BASED ON GPS SURVEY CONSTRAINED TO N.G.S. STATION "MERGA" LOCATED IN BELLEVUE, WASHINGTON, AND THREE EXISTING DAVID EVANS AND ASSOCIATES CONTROL POINTS LOCATED ALONG INTERSTATE 90 IN ISSAQUAH, WASHINGTON. (PER DAVID EVANS AND ASSOCIATES)

REFERENCES

1. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA12-00001 VOLUME 292, PAGE 292, RECORDING NO. 20121120900008, IN KING COUNTY WASHINGTON.
2. CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA07-007IH, VOLUME 239, PAGES 99-101, RECORDING NO. 20080122900005, IN KING COUNTY WASHINGTON.
3. FINAL PLAT OF ISSAQUAH HIGHLANDS EAST 42 VOLUME 237, PAGES 46-54, RECORDING NO. 20061107000430, IN KING COUNTY, WASHINGTON.

GLENN R. SPRAGUE
STATE OF WASHINGTON
45906
REGISTERED
PROFESSIONAL LAND SURVEYOR
11/04/15

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

JOB NO. 12121

SCALE: 1" = 60'

0 30 60 120

ENTIRE PROPERTY

201511113000643

20151113000643
FIRST AMERICAN CON 157.00
PAGE-003 OF 006 VOL 285 PG 003
11/13/2015 14:14
KING COUNTY, WA

285/005

SURVEY MAP AND PLANS FOR

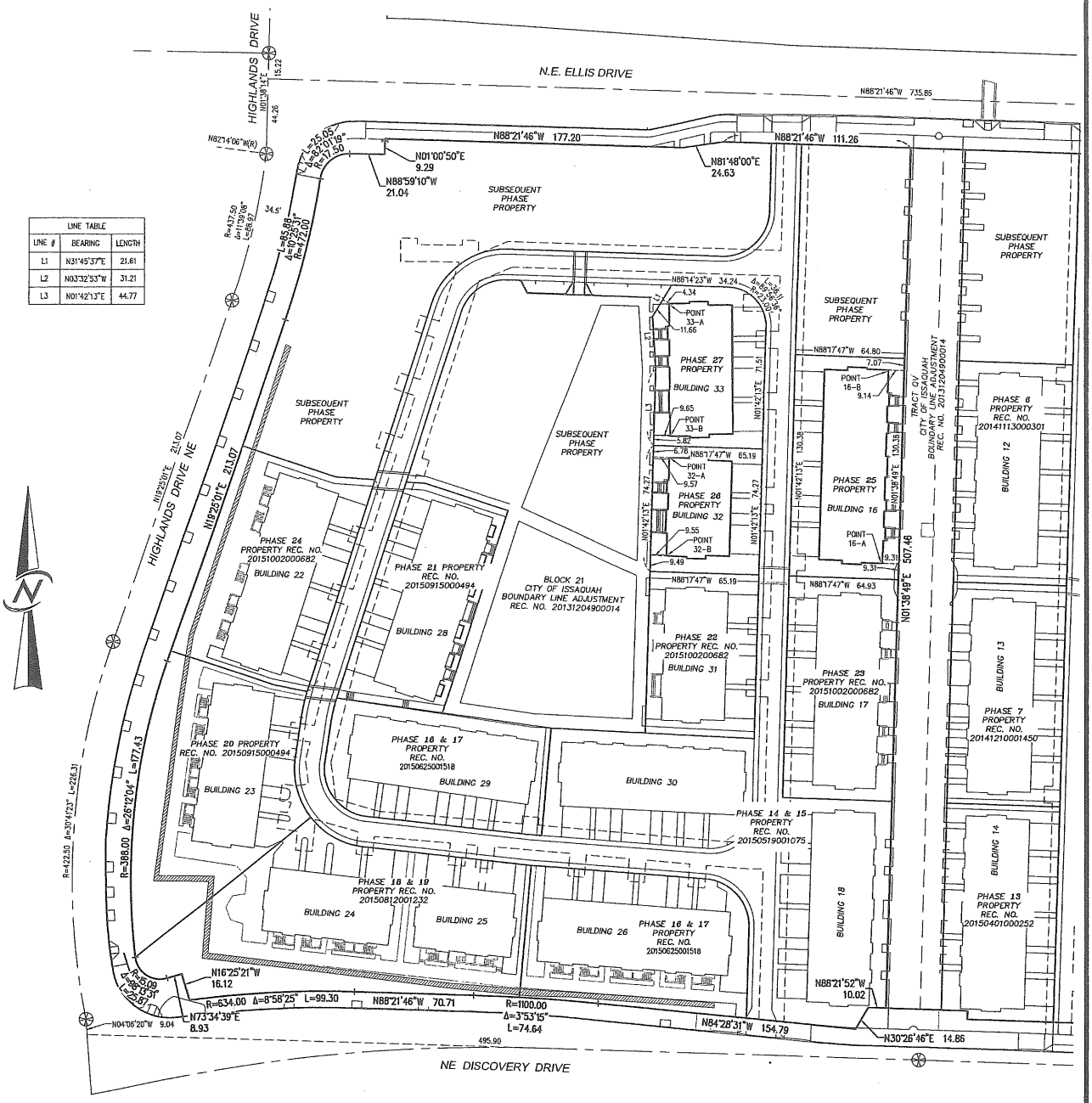
BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASES 25, 26 AND 27

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N31°45'37"E	21.61
L2	N03°32'53"W	31.21
L3	N01°42'13"E	44.77



CORE DESIGN

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

JOB NO. 12121

GLENN R. SPRAGUE STATE OF WASHINGTON 41269 REGISTERED PROFESSIONAL LAND SURVEYOR 11/04/15

SCALE: 1" = 40'

0 20 40 80

PHASES 25, 26 AND 27 PROPERTY

20151113000643
FIRST AMERICAN CON 157.00
PAGE-004 OF 006 VOL 285 PG 003
11/13/2015 14:14
KING COUNTY, WA

285/006

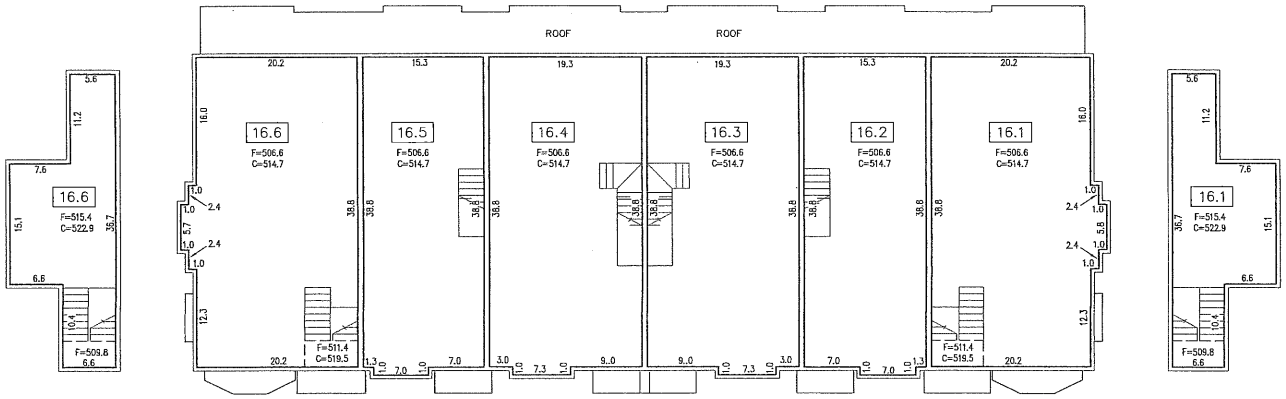
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASES 25, 26 AND 27

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

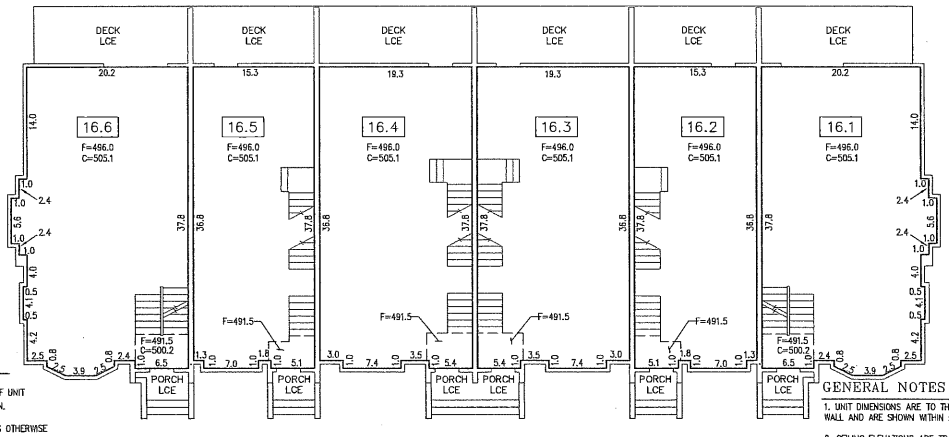
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL

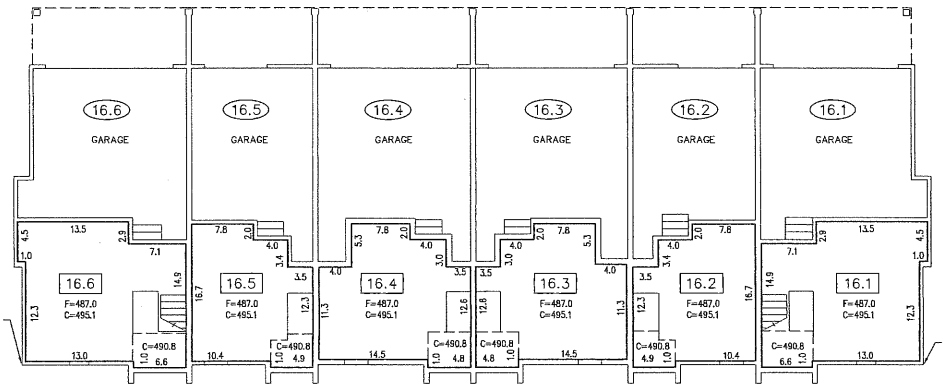


LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F FLOOR ELEVATION
- C CEILING ELEVATION
- #.# UNIT DESIGNATION
- #.# GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.



GLENN R. SPRAGUE
STATE OF WASHINGTON
41259
REGISTERED PROFESSIONAL LAND SURVEYOR
11/04/15

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 16 (PHASE 25)

201511130006430 04

20151113000643
FIRST AMERICAN CON 157.00
PAGE-005 OF 006 VOL 285 PG 003
11/13/2015 14:14
KING COUNTY, WA

285/007

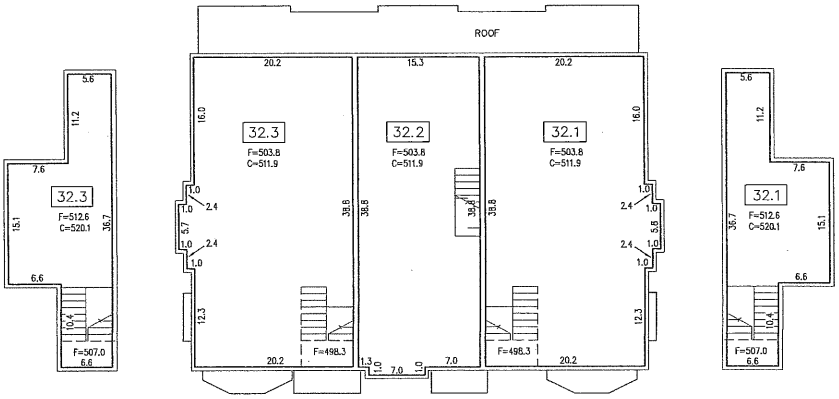
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASES 25, 26 AND 27

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

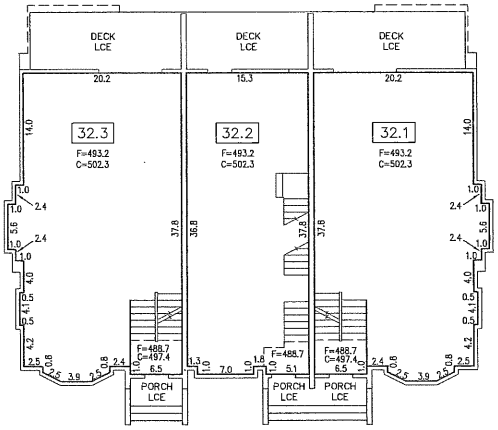
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



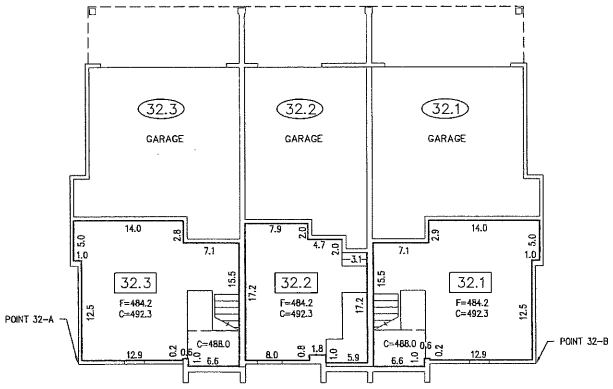
HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL



MAIN LEVEL



LEGEND

	MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
	6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
	BREAK IN FLOOR ELEVATION
F	FLOOR ELEVATION
C	CEILING ELEVATION
#.#	UNIT DESIGNATION
#.#	GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.

GLENN R. SPRAGUE
STATE OF WASHINGTON
41280
PROFESSIONAL LAND SURVEYOR
11/04/15

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

20151113000643.005

20151113000643
FIRST AMERICAN CON 157.00
PAGE-006 OF 006 VOL 285 PG 003
11/13/2015 14:14
KING COUNTY, WA

285/008

SHEET 6 OF 6

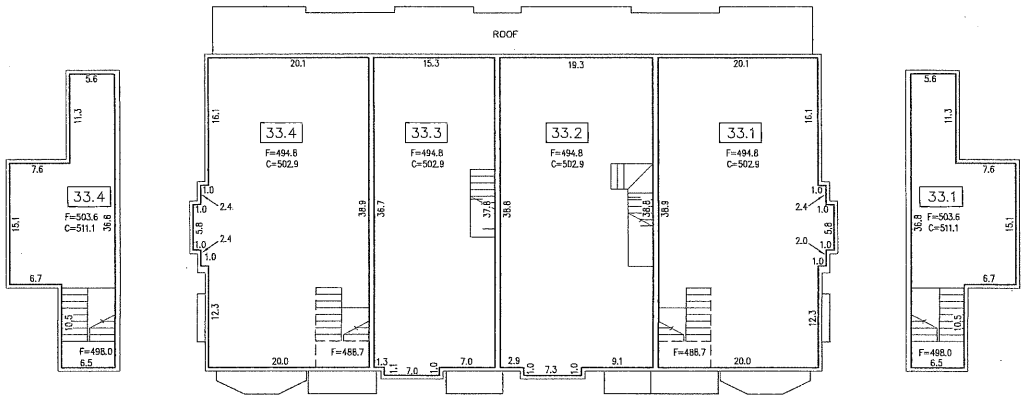
SURVEY MAP AND PLANS FOR

BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM

PHASES 25, 26 AND 27

SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

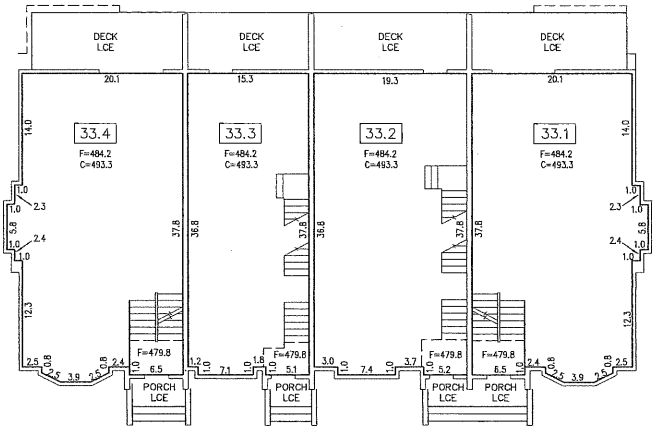
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

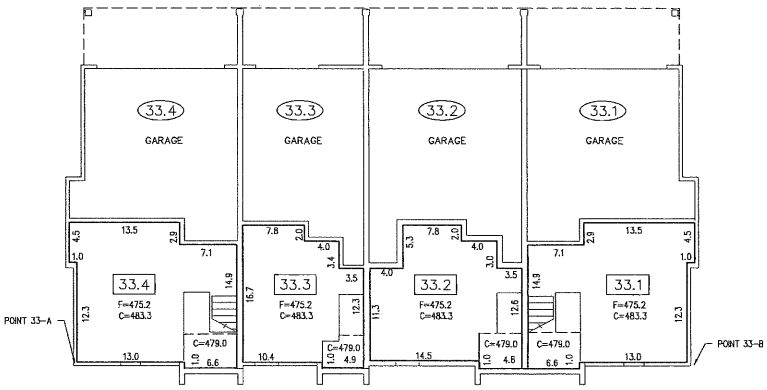


HABITABLE ATTIC LEVEL

UPPER LEVEL

HABITABLE ATTIC LEVEL





LEGEND

- MOST EXTERIOR SURFACE OF UNIT BOUNDARY AT LEVEL SHOWN.
- 6" PERIMETER WALL UNLESS OTHERWISE DIMENSIONED
- BREAK IN FLOOR ELEVATION
- F — FLOOR ELEVATION
- C — CEILING ELEVATION
- #-# — UNIT DESIGNATION
- #-# — GARAGE DESIGNATION LIMITED COMMON ELEMENT

GENERAL NOTES

1. UNIT DIMENSIONS ARE TO THE INTERIOR SURFACE OF THE STUD WALL AND ARE SHOWN WITHIN ±0.10 FEET.
2. CEILING ELEVATIONS ARE TO THE LOWER SURFACE OF THE CEILING SHEET ROCK AND ARE SHOWN WITHIN ±0.10 FEET.
3. FLOOR ELEVATIONS ARE TO THE UPPER SURFACE OF THE FLOOR (EXCLUSIVE OF CARPETING) AND ARE SHOWN WITHIN ±0.10 FEET.

GLENN R. SPRAGUE
STATE OF WASHINGTON
41298
REGISTERED PROFESSIONAL LAND SURVEYOR
11/04/15

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

JOB NO. 12121

SCALE: 1" = 10'

0 5 10 20

BUILDING 33 (PHASE 27)

(21)

FIRST AMERICAN Brownstone
93

20151113000644
FIRST AMERICAN AMDCN 93.00
PAGE-001 OF 021
11/13/2015 14:14
KING COUNTY, WA

Return Address:
MATTHEW B STRAIGHT
OSERAN HAHN PS
10900 NE 4TH ST STE 1430
BELLEVUE WA 98004

DEPARTMENT OF ASSESSMENTS
Examined and approved this 13th day of November, 2015
Lloyd Hara
Assessor
Deputy Assessor

KING COUNTY AUDITOR/RECORDER'S INDEXING FORM

DOCUMENT TITLE(S): 1. THIRTEENTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM
REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: 20140924001241; 20140924001242; 20141028001139; 20141028001140; 20141113000301; 20141113000302; 20141210001450; 20141210001451; 20141222000552; 20141222000553; 20150213001504; 20150213001505; 20150310000897; 20150310000898; 20150310000897; 20150401000252; 20150401000253; 20150519001075; 20150519001076; 20150625001518; 20150625001519; 20150812001232; 20150812001233; 20150915000494; 20150915000495; 20151002000682; 20151002000683 Additional reference numbers are on page N/A of document.
DECLARANT: 1. BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company Additional names on page N/A of document.
LEGAL DESCRIPTION: (abbreviated i.e. lot, block, plat, section, township, and range) SE 1/4 of the NE 1/4 of Sctn. 27, TS 24 N., Rge. 6E., W.M., City of Issaquah, King County, Washington Full legal description is on pages 6-8 of document.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 1165060000
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

THIRTEENTH AMENDMENT TO DECLARATION FOR BROWNSTONE AT ISSAQUAH HIGHLANDS, A CONDOMINIUM

THIS THIRTEENTH AMENDMENT to the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is made this 4th day of November, 2015, by BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company ("Declarant"), on behalf of all Owners of the Property described in the Declaration for BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, recorded under King County Recording No. 20140924001242 (the "Declaration"), the Survey Map and Plans of which was recorded under King County Recording No. 20140924001241. The First Amendment to the Declaration, for the purpose of establishing Phases 3, 4 and 5 was recorded under King County Recording No. 20141028001140; and the Survey Map and Plans for Phases 3, 4 and 5 were recorded

under King County Recording No. 20141028001139. The Second Amendment to the Declaration, for the purpose of establishing Phase 6 was recorded under King County Recording No. 20141113000302; and the Survey Map and Plans for Phase 6 was recorded under King County Recording No. 20141113000301. The Third Amendment to the Declaration, for the purpose of establishing Phase 7 was recorded under King County Recording No. 20141210001451; and the Survey Map and Plans for Phase 7 was recorded under King County Recording No. 20141210001450. The Fourth Amendment, for the purpose of establishing Phase 8 was recorded under King County Recording No. 20141222000553; and the Survey Map and Plans for Phase 8 was recorded under King County Recording No. 20141222000552. The Fifth Amendment, for the purpose of establishing Phases 9 and 10 was recorded under King County Recording No. 20150213001505; and the Survey Map and Plans for Phases 9 and 10 was recorded under King County Recording No. 20150213001504. The Sixth Amendment, for the purpose of establishing Phases 11 and 12 was recorded under King County Recording No. 20150310000898; and the Survey Map and Plans for Phases 11 and 12 was recorded under King County Recording No. 20150310000897. The Seventh Amendment, for the purpose of establishing Phase 13 was recorded under King County Recording No. 20150401000253; and the Survey Map and Plans for Phase 13 was recorded under King County Recording No. 20150401000252. The Eighth Amendment, for the purpose of establishing Phases 14 and 15 was recorded under King County Recording No. 20150519001076; and the Survey Map and Plans for Phases 14 and 15 was filed under King County Recording No. 20150519001075. The Ninth Amendment, for the purpose of establishing Phases 16 and 17 was recorded under King County Recording No. 20150625001519; and the Survey Map and Plans for Phases 16 and 17 was filed under King County Recording No. 20150625001518. The Tenth Amendment, for the purpose of establishing Phases 18 and 19 was recorded under King County Recording No. 20150812001233; and the Survey Map and Plans for Phases 18 and 19 was filed under King County Recording No. 20150812001232. The Eleventh Amendment, for the purpose of establishing Phases 20 and 21 was recorded under King County Recording No. 20150915000495; and the Survey Map and Plans for Phases 20 and 21 was filed under King County Recording No. 20150915000494. The Twelfth Amendment, for the purpose of establishing Phases 22, 23 and 24 was recorded under King County Recording No. 20151002000683; and the Survey Map and Plans for Phases 22, 23 and 24 was filed under King County Recording No. 20151002000682. This Thirteenth Amendment is made pursuant to Section 2.2 of the Declaration for the purpose of establishing Phases 25, 26 and 27 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium. The Survey Map and Plans identifying Phases 25, 26 and 27 of the Condominium referred to herein consists of six (6) sheets as prepared by CORE DESIGN, INC. and was filed contemporaneously with this Thirteenth Amendment with the Recorder's Office of King County, Washington, under Recording No. 20151130000643.

NOW, THEREFORE, the Declaration is revised and amended as follows:

1. Exhibit A to the Declaration is hereby stricken in its entirety and the new Exhibit A attached hereto is inserted in its place.

2. Exhibit B to the Declaration is hereby stricken in its entirety and the new Exhibit B attached hereto is inserted in its place.

3. Exhibit C to the Declaration is hereby stricken in its entirety and the new Exhibit C attached hereto is inserted in its place.

4. Pursuant to Section 2.2 of the Declaration, Declarant hereby establishes Phases 25, 26 and 27 of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, simultaneously recording both this Amendment to the Declaration and an Amendment to the Survey Map and Plans. Henceforth, Phases 1 through 27, including the Phases 1 through 27 land, Units and other improvements, shall constitute a single Condominium pursuant to the Act and the provisions of the Declaration as amended herein. The information set forth in the Declaration as amended herein with respect to Phases 25, 26 and 27 (including the Phases 25, 26 and 27 land and all Units and other improvements thereon) shall henceforth control. The total percentages of Ownership Interest and shares of Common Expenses in Phases 1 through 27 set forth in Exhibit C of the Declaration as amended herein shall control and supersede the corresponding percentages of Ownership Interest and shares of Common Expenses for Phases 1 through 24 alone.

Except as set forth above, each and every provision of the Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant, on behalf of all of the Unit Owners, has executed this Thirteenth Amendment to Declaration of BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, as of the day and year first above written.

(Signature page to follow)

DECLARANT:

BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C.,
a Washington limited liability company

By: POLYGON WLH, LLC,
a Delaware limited liability company
Its: Sole Member

By: _____
DEREK C. STRAIGHT
Its: Senior Vice President-Division President
Washington Division

By: _____
Richard S. Robinson
Its: Senior Vice President

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that DEREK C. STRAIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Senior Vice President-Division President, Washington Division of POLYGON WLH, LLC, a Delaware limited liability company, the sole member of BROWNSTONE AT ISSAQUAH HIGHLANDS, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 4th, 2015.

(SEAL/STAMP)

Jennifer A Mahaffey
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 12/31/2018
STATE OF WASHINGTON

Jennifer A. Mahaffey
[Print Name:] Jennifer A. Mahaffey
NOTARY PUBLIC for the State of Washington
Residing at
Issaquah
My appointment expires:
12/31/2018

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On 11-9-15 before me, Laura C. Matson, Notary Public, personally appeared Richard S. Robinson, who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ (is)are subscribed to ~~the~~ within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature of Notary Public)

LAURA C. MATSON
Commission # 2014129
Notary Public - California
Orange County
My Comm. Expires Mar 23, 2017

Place Notary Seal Above

EXHIBIT A
(Legal Description)

The legal description of the real property included in BROWNSTONE AT ISSAQUAH HIGHLANDS, a Condominium, is as follows:

1. TOTAL PROPERTY.

BLOCKS 21 AND 22 AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON.

2. PHASE 25 PROPERTY.

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 23, RECORDED UNDER RECORDING NO. 20151002000682 AND A POINT ON THE EAST BOUNDARY OF SAID BLOCK 21; THENCE N01°38'49"E, ALONG SAID EAST LINE, A DISTANCE OF 130.38 FEET; THENCE N88°17'47"W 64.80 FEET TO A POINT ON THE EAST LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15, RECORDED UNDER RECORDING NO. 20150519001075; THENCE S01°42'13"W, ALONG SAID PHASE 14 & 15 EAST LINE, A DISTANCE OF 130.38 FEET TO THE NORTHWEST CORNER OF SAID PHASE 23; THENCE S88°17'47"E, ALONG THE NORTH LINE OF SAID PHASE 23, A DISTANCE OF 64.93 FEET TO THE POINT OF BEGINNING.

3. PHASE 26 PROPERTY.

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 22, RECORDED UNDER RECORDING NO. 20151002000682; THENCE N01°42'13"E 74.27; THENCE

S88°17'47"E, 65.19 FEET TO A POINT ON THE WEST LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15, RECORDED UNDER RECORDING NO. 20150519001075; THENCE S01°42'13"W ALONG SAID WEST LINE, A DISTANCE OF 74.27 FEET TO THE NORTHEAST CORNER OF SAID PHASE 22; THENCE N88°17'47"W, ALONG THE NORTH LINE OF SAID PHASE 22, A DISTANCE OF 65.19 FEET TO THE POINT OF BEGINNING.

4. PHASE 27 PROPERTY.

THAT PORTION OF BLOCK 21, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157 THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 22, RECORDED UNDER RECORDING NO. 20151002000682; THENCE N01°42'13"E 74.27 TO THE POINT OF BEGINNING OF THE HEREIN PHASE 27 PROPERTY; THENCE CONTINUING N01°42'13"E, A DISTANCE OF 44.77 FEET; THENCE N03°32'53"W 31.21 FEET; THENCE N31°45'37"E 21.61 FEET TO A POINT ON THE SOUTH LINE OF BROWNSTONE AT ISSAQUAH HIGHLANDS CONDOMINIUM PHASE 14 & 15, RECORDED UNDER RECORDING NO. 20150519001075; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE SOUTH AND WEST LINES OF SAID PHASE 14 & 15; THENCE S88°14'23"E 34.24 FEET TO A POINT OF TANGENCY WITH A 23.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'36", A DISTANCE OF 36.11 FEET TO A POINT OF TANGENCY; THENCE S01°42'13"W 71.51; THENCE N88°17'47"W 65.19 FEET TO THE POINT OF BEGINNING.

5. SUBSEQUENT PHASE PROPERTY.

BLOCK 21 EXCEPT SAID PORTION DESCRIBED AS PHASE 25, 26 & 27 PROPERTY HEREIN AND PHASE 22, 23 & 24 UNDER RECORDING NO. 20151002000682 AND PHASE 20 & 21 UNDER RECORDING NO. 20150915000494 AND PHASES 14 & 15 UNDER RECORDING NO. 20150519001075 AND PHASES 16 & 17 UNDER RECORDING NO. 20150625001518 AND PHASES 18 & 19 UNDER RECORDING NO. 20150812001232;

AND TRACT QV, CITY OF ISSAQUAH BOUNDARY LINE ADJUSTMENT NO. LLA13-00003, RECORDED IN VOLUME 304 OF SURVEYS AT PAGES 157

THROUGH 158 UNDER RECORDING NO. 20131204900014, RECORDS OF KING COUNTY, WASHINGTON;

AND BLOCK 22 OF SAID BOUNDARY LINE ADJUSTMENT EXCEPT THAT PORTION DESCRIBED AS PHASE 1 & 2 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20140924001241 AND PHASE 3, 4 & 5 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141028001139 AND PHASE 6 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141113000301 AND PHASE 7 PROPERTY DESCRIBED UNDER RECORDING NO. 20141210001450 AND PHASE 8 PROPERTY AS DESCRIBED UNDER RECORDING NO. 20141222000552 AND PHASE 9 & 10 UNDER RECORDING NUMBER 20150213001504 AND PHASE 11 & 12 UNDER RECORDING NO. 20150310000897 AND PHASE 13 UNDER RECORDING NO. 20150401000252.

6. DESCRIPTION OF ANY REAL PROPERTY (EXCEPT REAL PROPERTY SUBJECT TO DECLARANT'S RESERVED DEVELOPMENT RIGHTS) WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS.

   See Paragraph 5 above.

7. DESCRIPTION OF ANY REAL PROPERTY TO WHICH ANY DECLARANT'S RESERVED DEVELOPMENT RIGHTS APPLY.

   See Paragraph 1 above.

EXHIBIT B
(Phases 1 through 27)

UNIT	FLOOR PLAN
BUILDING 1	
1.1	F20
1.2	E16
1.3	E20
1.4	E20
1.5	E16
1.6	F20
BUILDING 2	
2.1	F20
2.2	E16
2.3	E20
2.4	E20
2.5	E16
2.6	F20
BUILDING 3	
3.1	F20
3.2	E16
3.3	E20
3.4	E20
3.5	E16
3.6	F20
BUILDING 4	
4.1	F20
4.2	E16
4.3	E20
4.4	E20
4.5	E16
4.6	F20
BUILDING 5	
5.1	F20
5.2	E16
5.3	E20
5.4	E16
5.5	F20

EXHIBIT B
(Phases 1 through 27)

UNIT	FLOOR PLAN
BUILDING 6	
6.1	F20
6.2	E16
6.3	E20
6.4	F20
BUILDING 7	
7.1	F20
7.2	E16
7.3	E20
7.4	E16
7.5	F20
BUILDING 8	
8.1	F20
8.2	E16
8.3	E20
8.4	E16
8.5	F20
BUILDING 9	
9.1	F20
9.2	E20
9.3	E16
9.4	F20
BUILDING 10	
10.1	F20
10.2	E16
10.3	E20
10.4	E16
10.5	F20

EXHIBIT B
(Phases 1 through 27)

UNIT	FLOOR PLAN
BUILDING 11	FUTURE PHASE
11.1	
11.2	
11.3	
11.4	
11.5	
11.6	
BUILDING 12	
12.1	F20
12.2	E16
12.3	E20
12.4	E20
12.5	E16
12.6	F20
BUILDING 13	
13.1	F20
13.2	E16
13.3	E20
13.4	E20
13.5	E16
13.6	F20
BUILDING 14	
14.1	F20
14.2	E16
14.3	E20
14.4	E20
14.5	E16
14.6	F20
BUILDING 15	FUTURE PHASE
15.1	
15.2	
15.3	
15.4	
15.5	
15.6	

EXHIBIT B
(Phases 1 through 27)

UNIT	FLOOR PLAN
BUILDING 16	
16.1	F20
16.2	E16
16.3	E20
16.4	E20
16.5	E16
16.6	F20
BUILDING 17	
17.1	F20
17.2	E16
17.3	E20
17.4	E20
17.5	E16
17.6	F20
BUILDING 18	
18.1	F20
18.2	E16
18.3	E20
18.4	E20
18.5	E16
18.6	F20
BUILDING 19	FUTURE PHASE
19.1	
19.2	
19.3	
19.4	
19.5	
BUILDING 20	FUTURE PHASE
20.1	
20.2	
20.3	
20.4	
20.5	
20.6	

EXHIBIT B
(Phases 1 through 27)

UNIT	FLOOR PLAN
BUILDING 21	FUTURE PHASE
21.1	
21.2	
21.3	
21.4	
21.5	
21.6	
BUILDING 22	
22.1	F20
22.2	E16
22.3	E20
22.4	E20
22.5	E16
22.6	F20
BUILDING 23	
23.1	F20
23.2	E16
23.3	E20
23.4	E16
23.5	F20
BUILDING 24	
24.1	F20
24.2	E20
24.3	E16
24.4	F20
BUILDING 25	
25.1	F20
25.2	E16
25.3	F20

EXHIBIT B
(Phases 1 through 27)

UNIT	FLOOR PLAN
BUILDING 26	
26.1	F20
26.2	E16
26.3	E20
26.4	E20
26.5	E16
26.6	F20
BUILDING 27	FUTURE PHASE
27.1	
27.2	
27.3	
27.4	
27.5	
27.6	
BUILDING 28	
28.1	F20
28.2	E16
28.3	E20
28.4	E20
28.5	E16
28.6	F20
BUILDING 29	
29.1	F20
29.2	E16
29.3	E20
29.4	E16
29.5	E16
29.6	F20
BUILDING 30	
30.1	F20
30.2	E16
30.3	E20
30.4	E20
30.5	E16
30.6	F20

EXHIBIT B
(Phases 1 through 27)

UNIT	FLOOR PLAN
BUILDING 31	
31.1	F20
31.2	E16
31.3	E20
31.4	F20
BUILDING 32	
32.1	F20
32.2	E16
32.3	F20
BUILDING 33	
33.1	F20
33.2	E20
33.3	E16
33.4	F20

NOTE 1: RECREATIONAL FACILITIES. None.

NOTE 2: DESCRIPTION OF BUILDINGS AND FLOOR PLANS. There will be a maximum of thirty-three (33) Buildings containing one hundred seventy-six (176) Units in the Condominium, including all Phases. Phases 1 through 27 contain Buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 16, 17, 18, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32 and 33 with a total of one hundred forty-one (141) Units. All of the Buildings are of wood frame construction. All Units are three (3) stories. All Units have electric heat and one (1) fireplace. The exact location of the Buildings and Units for Phases 1 through 27 are shown on the Survey Map and Plans.

FLOOR PLAN E16: Floor Plan E16 has two (2) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E16 contains approximately 1,467 square feet.

FLOOR PLAN E20: Floor Plan E20 has three (3) bedrooms, three (3) bathrooms, a living room, a dining room, a kitchen, and an office/den. Floor Plan E20 contains approximately 1,804 square feet.

FLOOR PLAN F20: Floor Plan F20 has three (3) bedrooms, three and one-half (3-1/2) bathrooms, a living room, a dining room, a family room, a kitchen, and a habitable attic. Floor Plan F20 contains approximately 2,172 square feet.

NOTE 3: PARKING. In all Phases there will be a maximum total of approximately five hundred eighty-nine (589) parking spaces available for use by Unit Owners, two hundred ninety-one (291) of which are covered garage parking spaces attached to a Unit, two hundred eighty-seven (287) of which are driveway parking spaces assigned to a Unit, and eleven (11) of which are uncovered street parking spaces. Units with Floor Plan E16 will be assigned one (1) garage parking space attached to the Unit and one (1) parking space located in the driveway in front of the garage. Units with Floor Plans E-20 and F-20 will be assigned two (2) garage parking spaces attached to the Unit and two (2) parking spaces located in the driveway in front of the garage. The exact locations of all garage and uncovered parking spaces in Phases 1 through 27 are shown on the Survey Map and Plans. In Phases 1 through 27, there are a total of four hundred sixty-eight (468) parking spaces, two hundred thirty-four (234) of which are garage parking spaces and two hundred thirty-four (234) of which are uncovered driving parking spaces. Each Unit is assigned the garage parking space(s) and/or the uncovered parking space as indicated above.

NOTE 4: AGENT FOR SERVICE OF PROCESS. The initial person upon whom legal process may be served is RICHARD RAWLINGS. His address is 11624 SE 5th Street, Suite 200, Bellevue, WA 98005.

NOTE 5: GARAGE AREAS NOT INCLUDED. The areas shown for each Unit do not include the areas of any garages.

NOTE 6: LIMITED COMMON ELEMENTS. The Limited Common Elements include: (a) parking spaces described above, and (b) decks and patios attached to Units. The parking spaces are reserved for the exclusive use of the Unit to which they are assigned. Deck and patio areas are assigned to and reserved for the exclusive use of the Unit to which they are adjacent.

NOTE 7: FUTURE PHASE. The Buildings shown in Column 2 as "Future Phase" are located in the Subsequent Phase Property.

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
1.1	.71%
1.2	.71
1.3	.71
1.4	.71
1.5	.71
1.6	.71
2.1	.71%
2.2	.71
2.3	.71
2.4	.71
2.5	.71
2.6	.71
3.1	.71%
3.2	.71
3.3	.71
3.4	.71
3.5	.71
3.6	.71
4.1	.71%
4.2	.71
4.3	.71
4.4	.71
4.5	.71
4.6	.71
5.1	.71%
5.2	.71
5.3	.71
5.4	.71
5.5	.71
6.1	.71%
6.2	.71
6.3	.71
6.4	.71

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
7.1	.71%
7.2	.71
7.3	.71
7.4	.71
7.5	.71
8.1	.71%
8.2	.71
8.3	.71
8.4	.71
8.5	.71
9.1	.71%
9.2	.71
9.3	.71
9.4	.71
10.1	.71%
10.2	.71
10.3	.71
10.4	.71
10.5	.71
12.1	.71%
12.2	.71
12.3	.71
12.4	.71
12.5	.71
12.6	.71
13.1	.71%
13.2	.71
13.3	.71
13.4	.71
13.5	.71
13.6	.71

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
14.1	.71%
14.2	.71
14.3	.71
14.4	.71
14.5	.71
14.6	.71
16.1	.71%
16.2	.71
16.3	.71
16.4	.71
16.5	.71
16.6	.71
17.1	.71%
17.2	.71
17.3	.71
17.4	.71
17.5	.71
17.6	.71
18.1	.71%
18.2	.71
18.3	.71
18.4	.71
18.5	.71
18.6	.71
22.1	.71%
22.2	.71
22.3	.71
22.4	.71
22.5	.71
22.6	.71

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
23.1	.71%
23.2	.71
23.3	.71
23.4	.71
23.5	.71
24.1	.71%
24.2	.71
24.3	.71
24.4	.71
25.1	.71
25.2	.71
25.3	.71
26.1	.71%
26.2	.71
26.3	.71
26.4	.71
26.5	.71
26.6	.71
28.1	.71%
28.2	.71
28.3	.71
28.4	.71
28.5	.71
28.6	.71
29.1	.71%
29.2	.71
29.3	.71
29.4	.71
29.5	.71
29.6	.71

EXHIBIT C

UNIT	ALLOCATED INTERESTS AND SHARE OF COMMON EXPENSES
30.1	.71%
30.2	.71
30.3	.71
30.4	.71
30.5	.71
30.6	.71
31.1	.70%
31.2	.70
31.3	.70
31.4	.70
32.1	.70%
32.2	.70
32.3	.70
33.1	.70%
33.2	.70
33.3	.70
33.4	.70
	TOTAL: 100.00%

NOTE 1: The Allocated Interests shown in Column 2 set forth each Unit's Percentage Ownership Interest in the Common Elements and share of Common Expense Liabilities. Each Unit's Allocated Interest was determined by dividing one (1) by the total number of Units in the Condominium. The Percentage Interests for some Units were rounded so that the total equaled 100%. As subsequent Phases are added, the Percentage Interests of Units shown in Column 2 will be recalculated using the same formula.