BALLINGER HEIGHTS, A CONDOMINIUM

NE1/4, NW1/4 SEC. 32, T. 27 N., R. 4 E., W.M. SNOHOMISH COUNTY, WASHINGTON

RECITAL-AND CERTIFICATE-OF. COMPLETION

DECLARATION FOR BALLINGER HEIGHTS, A CONDOMINIUM, CURRENTLY RECORDED HEREWIJH IS RECORDED UNDER RECORDING NO. RECORDS OF SNOHOMISH COUNTY, 200102210167-WASHINGTON.

DESIRING TO CREATE A CONDOMINIUM PURSUANT TO-CH: 63.34 RCW. THE UNDERSIGNED SCHNEIDER HOMES, INC. WASHINGT_QN CORPORATION, THE DECLARANT, HEREBY EXECUTES THIS SURVEY MAP AND PLANS FOR BALLINGER HEIGHTS, A CONDOMINIUM, AND MAKES -THE WITHIN CERTIFICATE OF COMPLETION.

THE NAME OF THE CONDOMINIUM HS_BALLINGER .- HEIGHTS, CONDOMINIUM.

THE LAND IN THE CONDOMINIUM IS DESCRIBED -AS A TRACT OF PROPERTY SITUATE IN SNOHOMISH COUNTY, WASHINGTON-,------DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEATST 1/4"-OF"-THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 27 NORTH; RANGE 4 EAST, W.M., THENCE SOUTH 88°11'04" EAST, ALONG THE -NORTH---LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 125.56 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT OF WAY OF A CITY STREET AS RECORDED UNDER AUDITOR'S FILE NO. 2192517-SAID POINT BEING ON A CURVE TO THE RIGHT, SAID CURVE HAVING -RADIUS OF 430.0 FEET AND THE VERTEX BEARS SOUTH 25°20'42" WEST;

THENCE ALONG SAID CURVE FOR AN ARC DISTANCE OF 502.30 FEET, AND THROUGH A CENTRAL ANGLE OF 66°55'43" TO THE END OF SAID CURVE;

THENCE SOUTH 0°16'25" WEST FOR A DISTANCE OF 349.0 FELT TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 89°43'35" EAST FOR A DISTANCE OF 124.89 FEET; THENCE NORTH 68°41' EAST FOR A DISTANCE OF 88.75 FEET TO THE START OF A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 188.98 FEET, AND A CENTRAL ANGLE OF 40°39', THE VERTEX OF SAID CURVE BEARS SOUTH 21°10' EAST;

THENCE ALONG SAID CURVE FOR AN ARC DISTANCE OF 134.08 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 70°40' EAST FOR A DISTANCE OF 166.63 FEET; THENCE NORTH 19°20' EAST FOR A DISTANCE OF 110.0 FEET;

THENCE NORTH 62°00' EAST FOR A DISTANCE OF 384.0 FEET. THENCE SOUTH 89°43'35" EAST FOR A DISTANCE OF 72.76 FEET MORE OR LESS TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32:

THENCE SOUTH 0°23'14" WEST ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 32;

THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 3/4 TO THE EAST LINE OF 228TH STREET S.W. AS CONVEYED TO THE CITY OF MOUNTLAKE TERRACE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 2192517;

THENCE NORTHERLY ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT FOR THE COMMON ELEMENTS AND UNITS CONTAINED IN THE ESTABLISHED BY THE SECOND RESTATEMENT OF DECLARATION FOR BALLINGER POINT CONDOMINIUM AS RECORDED UNDER NO. 9607030014 AND THE SURVEY MAP AND BUILDING PLANS ENTITLED BALLINGER POINT - PHASE I, A CONDOMINIUM, AS RECORDED UNDER NO. 8108125028 AND THE FIRST AMENDMENT TO SURVEY MAP AND PLANS FOR BALLINGER POINT CONDOMINIUM AS RECORDED UNDER NO. 9605235001. RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING THE REAL PROPERTY MORE PARTICULARLY DESCRIBED AS THE FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 27 NORTH, RANGE 4 , W.M., THENCE SOUTH 88°11'04" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 FOR A DISTANCE OF 123.56 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT OF WAY OF A CITY STREET AS RECORDED UNDER AUDITOR'S FILE NO. 2192517 SAID POINT BEING ON A CURVE TO THE RIGHT. SAID CURVE HAVING A RADIUS OF 430.0 FEET AND THE VERTEX BEARS SOUTH 23°20'42"

WEST; THENCE ALONG SAID CURVE FOR AN ARC DISTANCE OF 502.30 FEET. AND THROUGH A CENTRAL ANGLE OF 66°55'43" TO THE END OF SAID CURVE:

THENCE SOUTH 0°16'25" WEST FOR A DISTANCE OF 349.0 FEET TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 89°43'35" EAST FOR A DISTANCE OF 124.89 FEET; THENCE NORTH 68°41' EAST FOR A DISTANCE OF 88.75 FEET TO THE START OF A CURVE TO THE RIGHT. SAID CURVE HAVING A RADIUS OF 188.98 FEET, AND A CENTRAL ANGLE OF 40?39', THE VERTEX OF SAID CURVE BEARS SOUTH 21°19' EAST:

THENCE ---ONG SAID CURVE FOR AN ARC DISTANCE OF 134.08 FEET TO THE END OF SAID CURVE; THENCE SOUTH 70°40' EAST FOR A DISTANCE OF 166.63 FEET; THENCE NORTH 19°20' EAST FOR A DISTANCE OF 110.0 FEET; THENCE NORTH 62°00' EAST FOR A DISTANCE OF 188.0 FEET; THENCE SOUTH FOR A DISTANCE OF 251.0 FEET; THENCE SOUTH 75°00'00" WEST FOR A DISTANCE OF 69.0 FEET: -THENCE NORTH 45°15'00" WEST FOR A DISTANCE OF 33.0 FEET; THENCE SOUTH 54°50'00" WEST FOR A DISTANCE OF 142.0 FEET; -_--THENCE SOUTH 32°40'00" WEST FOR A DISTANCE OF 63.0 FEET: THENCE SOUTH FOR A DISTANCE OF 64.0 FEET MORE OR LESS TO THE

SOUTH LINE OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE .____ NORTHWEST 1/4 OF SAID SECTION 32; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTH 3/4 TO THE EAST LINE OF 228TH STREET S.W. AS CONVEYED TO THE CITY OF MOUNTLAKE

TERRACE BY DEED RECORDED UNDER AUDITOR'S FILE NO. 2192517; THENCE NORTHERLY ALONG SAID EAST LINE TO THE TRUE POINT OF BEGINNING.

IOGET ER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND -- UTILITLES- AND THE CONSTRUCTION AND MAINTENANCE OF A ROADWAY OVER-AND ACROSS-__

-A" STRIP "-OF LAND" -30 FEET IN WIDTH LYING NORTHERLY OF AND ADJAGENT TO-THE FOLLOWING DESCRIBED SOUTHERLY MARGIN: _- BEGINNING AT THE TRUE POINT OF BEGINNING OF THE DESCRIBED TRACT WHICH IS THE TRUE POINT OF BEGINNING OF SUCH

- THENCE SOUTH 89°43'35" FAST FOR A DISTANCE OF 124.89 FEET; THENCE NORTH-68°41'-EAST FOR A DISTANCE OF 88.75 FEET TO THE START OF- A CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 188.98 FEET __THE VERTEX OF SAID CURVE BEARS SOUTH 21°19' EAST; THENCE _ATONG SAID -CURVE FOR AN ARC DISTANCE_OF 134.08 FEET, THROUGH A-_CENTRAt ANGLE OF 40°39' TO THE END OF SATO CURVE; THENCE SOUTH 70°40' EAST FOR A DISTANCE OF 166.63 FEET TO THE END OF SAID SOUTHERLY MARGIN.

AND TOGETHER WITH THE EASEMENTS AND RIGHTS CONFIRMED AND SET FORTH IN SECTION 8.-I- OF THE SECOND AMENDMENT AND RESTATEMENT OF DECLARATION FOR BALLINGER POINT CONDOMINIUM AS - RECORDED UNDER NO. 9607030014, RECORDS OF SNOHOMISH COUNTY - WASHINGTON.

AS A CERTIFICATE OF COMPLETHON, DECLARANT CERTIFIES THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS -- OF ALL: BUILDINGS CONTAINING ANY UNITS CREATED BY -THE REFERENCEDE DECLARATION ARE SUBSTANTIALLY COMPLETED.

_- - - - - - - - - -SCHNEIDER HOMES, INC

GERALD E. SCHNEIDER, PRESIDENT

STATE OF WASHINGTON COUNTY OF KING

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GERALD E. SCHNEIDER 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 PRESIDENT OF SCHNEIDER HOMES, INC., A CORPORATION, TO BE THE FREE AND VOLUNTARY ACTION OF SUCH CORPORATION FOR THE USE AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: FEBRUARY 2/ 2001.

NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 2/14/05

NOTARY PUBLIC STATE OF WASHINGTON PETER V. GULICK My Appointment Expires FEBRUARY 14, 2005

SURVEYOR'S CERTIFICATE

I, DANIEL K. ROUPE, A LICENSED SURVEYOR, HEREBY CERTIFY THAT THE PLANS HEREIN WERE MADE BY ME AND ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED, THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF ALL UNITS CREATED BY THE REFERENCED DECLARATION ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE WITHIN PLANS, AND THAT THE WITHIN SURVEY MAP REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION ON Feb 15 CONFORMANCE WITH REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE DECLARANT NAMED HEREIN.

(SIGNED AND SEALED)

DANIFI K. ROUPE, REGISTERED LAND SURVEYOR CERTIFICATE NO. 30450

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SCHNEIDER HOMES, INC. THIS DAY OF FEBRUARY 2001, AT 11:57 O'CLOCK RECORDING Z00102215003 RECORDS OF SNOHOMISH COUNTY. WASHINGTON.

BOB TERWILLIGER, SNOHOMISH COUNTY AUDITOR

BY: Plather Hollis

DEPUTY COUNTY AUDITOR




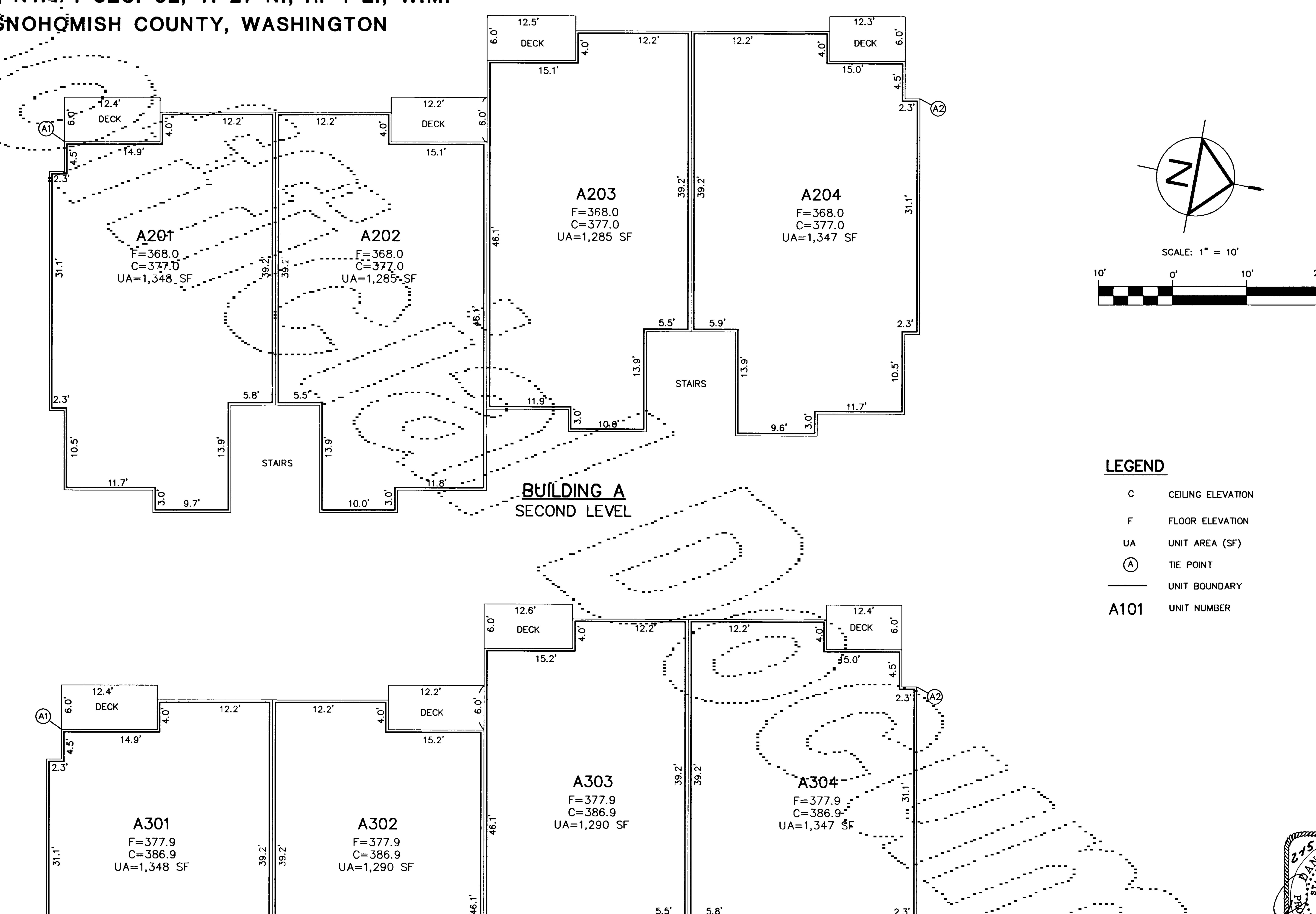
- 16030 JUANITA – WOODINVILLE WAY NE - BOTHELL, WASHINGTON 98011 -

(206)362-4244 * FAX(206)362-3819

JOB NO.: 96-4511 DATE: 8-10-00-SHEET: 1 OF 6

AUDITOR'S FILE NO.:



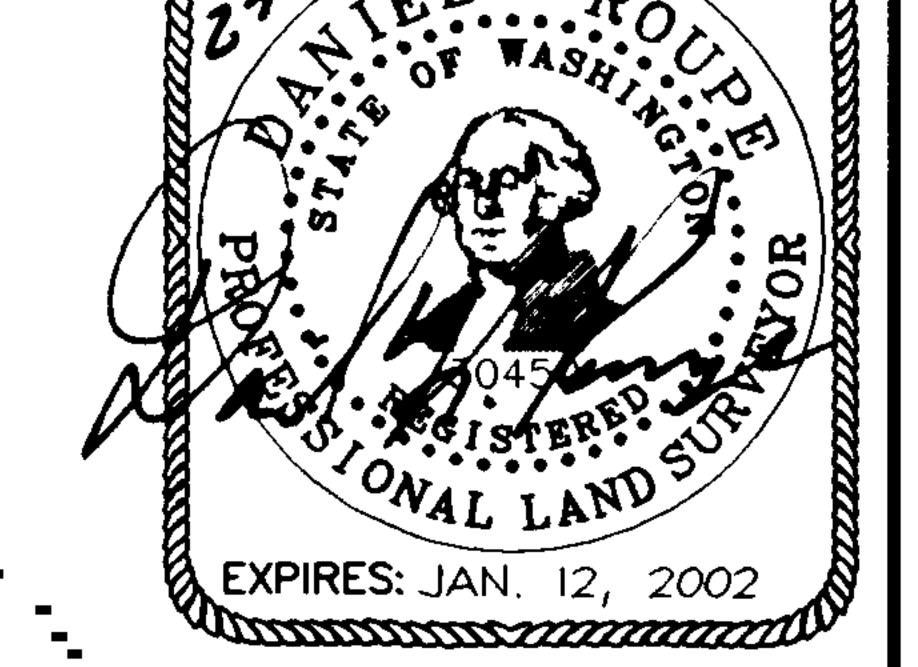


STAIRS

BUILDING A

THIRD LEVEL

STAIRS



GROUP FOUR, Inc.

16030 JUANITA-WOODINVILLE WAY NE
BOTHELL, WASHINGTON 98011

(425)775-4581 * (206)362-4244 * FAX(206)362-3819

SURVEYING ENGINEERING PLANNING MANAGEMENT

JOB NO.: 96-4511

DATE: 8-10-00 -- SHEET: --4 OF 6

AUDITOR'S FILE NO.:

