

DECLARATION

TURNER'S COMMERCIAL CORNER, A CONDOMINIUM

KNOW ALL PERSONS BY THESE PRESENTS THE UNDERSIGNED, BEING THE OWNER IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARES THIS SURVEY MAP AND PLANS AND DEDICATES THE SAME FOR CONDOMINIUM PURPOSES...

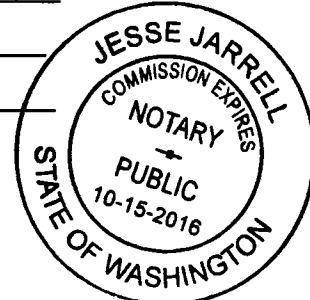
Signature: William R. Jagg, 5/12/15, R.A.M. SERVICES, LLC, DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON)
)SS
COUNTY OF SNOHOMISH)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM HEGGER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT...

SIGNATURE: Jesse Jarrell
NAME (PRINTED) Jesse Jarrell
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Everett
MY APPOINTMENT EXPIRES: 10-15-16



LEGAL DESCRIPTION

CHICAGO TITLE COMPANY
(ORDER NO. 5302920A DATED MARCH 24, 2011)

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE MONUMENT IN CASE SET AT THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 AND 27, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M.; THENCE NORTH 00°19'55" WEST ALONG THE CENTERLINE OF STATE ROUTE 9 FOR A DISTANCE OF 542.83 FEET TO THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT HAVING A RADIUS OF 2,499.97 FEET; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°58'20" ON THE CENTERLINE OF STATE ROUTE 9 FOR AN ARC DISTANCE OF 42.42 FEET TO A POINT 585.00 FEET DISTANT OF THE SAID SECTION CORNER...

(ALSO KNOWN AS PARCEL 2 SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT NO. 96107373 RECORDED UNDER AUDITOR'S FILE NUMBER 9610170068).

EXCEPT THAT PORTION ACQUIRED BY THE STATE OF WASHINGTON PURSUANT TO THE "STIPULATED JUDGEMENT AND DECREE OF APPROPRIATION" FILED MAY 18, 2007, SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 05-2-09762-9.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TITLE EXCEPTIONS

- 1. SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT FOR ELECTRICAL TRANSMISSION, TELEPHONE AND TELEGRAPH LINES AS PER THE INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 2096010.
2. SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT GRANTED TO PUD DISTRICT NO. 1 FOR WIRE OVERHANG AND CUTTING OF TREES AS PER THE INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 7910180230.
3. SUBJECT TO THE EASEMENT FOR POSSIBLE DRAINFIELD AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE BOUNDARY LINE ADJUSTMENT NO 96-107373 AS PER THE INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 9610170068.
4. SUBJECT TO THE EASEMENT FOR CLEARING AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE BOUNDARY LINE ADJUSTMENT NO 96-107373 AS PER THE INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 9610170068.
5. SUBJECT TO THE TERMS AND CONDITIONS OF THE EASEMENT GRANTED TO THE OLYMPIC PIPE LINE COMPANY, A CORPORATION OF DELEWARE, ITS SUCCESSORS AND ASSIGNS, FOR PIPELINE AND OTHER SUCH UNDERGROUND EQUIPMENT, COMMUNICATION CABLES AND APPURTENANCES AS PER THE INSTRUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 9612310407.
6. SUBJECT TO THE TEMPORARY EASEMENT FOR THE PURPOSE OF RECONSTRUCTING DRIVEWAYS AND MATTERS RELATED THERETO AS ESTABLISHED BY STIPULATED JUDGEMENT AND DECREE OF APPROPRIATION FILED MAY 18, 2007, SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 05-2-09762-9.
7. SUBJECT TO EASEMENTS CREATED BY STIPULATED CONSENT JUDGEMENT AND DECREE OF APPROPRIATION, PURSUANT TO SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 06-2-05880-0, FILED MAY 29, 2008, AND THE TERMS AND CONDITIONS THEREOF.

NOTES:

- 1. ALL LAND IN THE CONDOMINIUM IS SUBJECT TO THE DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION OF CONDOMINIUM.
2. PHASES, IF ANY, MAY BE WITHDRAWN AND/OR ADDED TO THE CONDOMINIUM.
3. HORIZONTAL UNIT BOUNDARIES ARE SHOWN BY BLACK LINES ON THE MAP.
4. VERTICAL UNIT BOUNDARIES ARE 100 FEET ABOVE AND 100 FEET BELOW THE BENCHMARK DESCRIBED HEREON.
5. SQUARE FOOTAGES OF EACH UNIT IS BASED UPON THE AREA WITHIN THE HORIZONTAL BOUNDARIES AND NOT THE SQUARE FOOTAGE OF A STRUCTURE WITHIN A UNIT.
6. UNLESS OTHERWISE NOTED HEREON, IMPROVEMENTS SHOWN ARE NOT SURVEYED AS BUILT.
7. THE DATA HEREIN IS BASED ON INFORMATION AVAILABLE AS OF THE DATE OF THE DECLARANT'S EXECUTION HEREOF: IS SUBJECT TO CHANGE WITHOUT FURTHER NOTICE: AND DOES NOT CONSTITUTE COVENANTS, CONDITIONS, RESTRICTIONS, WARRANTIES OR GUARANTEES CONCERNING USE, DESIGN VALUE OR OTHERWISE.
8. BOUNDARY AND TOPOGRAPHIC INFORMATION, AS DEPICTED ON THE MAP, WAS ESTABLISHED DURING CONSTRUCTION OF THE CONDOMINIUM AND DOES NOT PURPORT TO SHOW ADDITIONAL IMPROVEMENTS, IF ANY, AFTER THE LAST DATE OF FIELD WORK IN JANUARY, 2015.

DECLARATION REFERENCE

THE DECLARATION FOR THIS CONDOMINIUM WAS RECORDED ON May 12, 2015. UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER 201505120653

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP AND PLANS OF THE TURNER'S COMMERCIAL CORNER, A CONDOMINIUM, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED AND THAT THE COURSES AND DISTANCES ARE SHOWN ACCURATELY HEREON...

Signature: Kenneth L. Long, PROFESSIONAL LAND SURVEYOR, REGISTRATION NO. 16916



LAND SURVEYOR'S VERIFICATION

STATE OF WASHINGTON)
)SS
COUNTY OF SNOHOMISH)

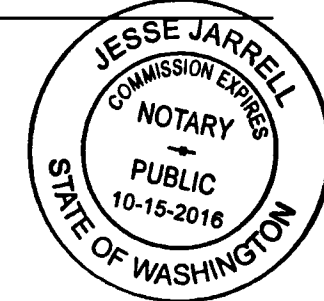
KENNETH L. LONG, BEING FIRST ON OATH, DULY SWORN STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATION, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

DATED: 03-18-15

SIGNATURE: Jesse Jarrell
NAME (PRINTED) Jesse Jarrell

NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING AT Everett

MY APPOINTMENT EXPIRES: 10-15-16



SNOHOMISH COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2015 TAXES.

TAX ACCOUNT NO. 27052300302800.

Signature: Kira Sievers, TREASURER, SNOHOMISH COUNTY

BY: Kim Huel 5/12/15, DEPUTY COUNTY TREASURER, DATE

AF# 201505125001

AUDITOR'S CERTIFICATE

Filed for record this 12th day of May, 2015 at 11:40 A.M. in book of at page at the request of WESTERN ENGINEERS & SURVEYORS, INC.

Signature: Carolyn Weikel, COUNTY AUDITOR; Heather Bledsoe, DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF R.A.M. SERVICES, LLC IN OCTOBER, 2014.

Signature: Kenneth L. Long, KENNETH L. LONG CERTIFICATE NO. 16916

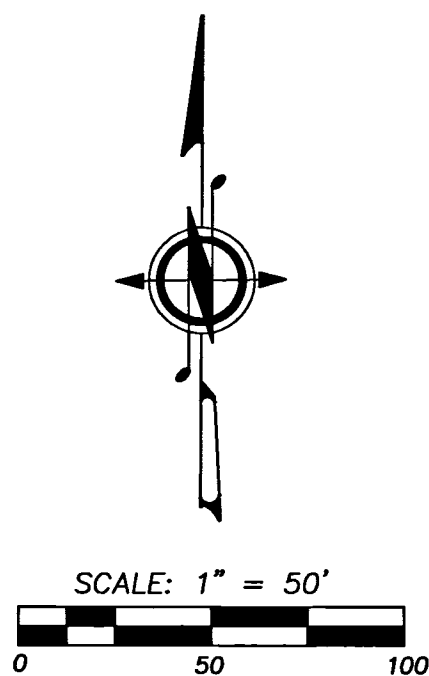


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CIVIL ENGINEERS • LAND SURVEYORS
* 13000 HWY 99 S. * EVERETT * WA * 98204 *
VISIT OUR WEBSITE AT: WWW.WESI.CO

Table with 5 columns: DRAWN BY, DATE, REV. BY, DATE, PROJECT MANAGER, SCALE, etc. Row 1: MLL, 12/2014, 03, MLL, 01/2014, M. LONG, 1"=50'. Row 2: 11071B, ROS.DWG, MLL/KLL, 431, 11-1071-B, 1 of 3.

TURNER'S COMMERCIAL CORNER, A CONDOMINIUM

PARCEL BOUNDARY CONTROL DETAIL



EQUIPMENT AND PROCEDURES

METHOD OF SURVEY
SURVEY PERFORMED BY FIELD TRAVERSE

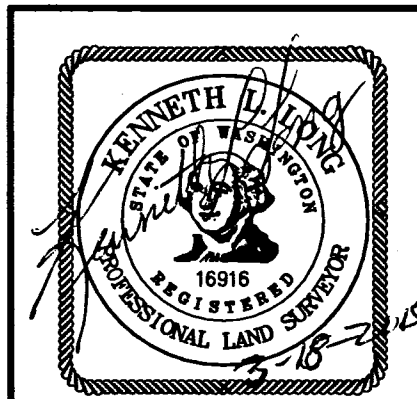
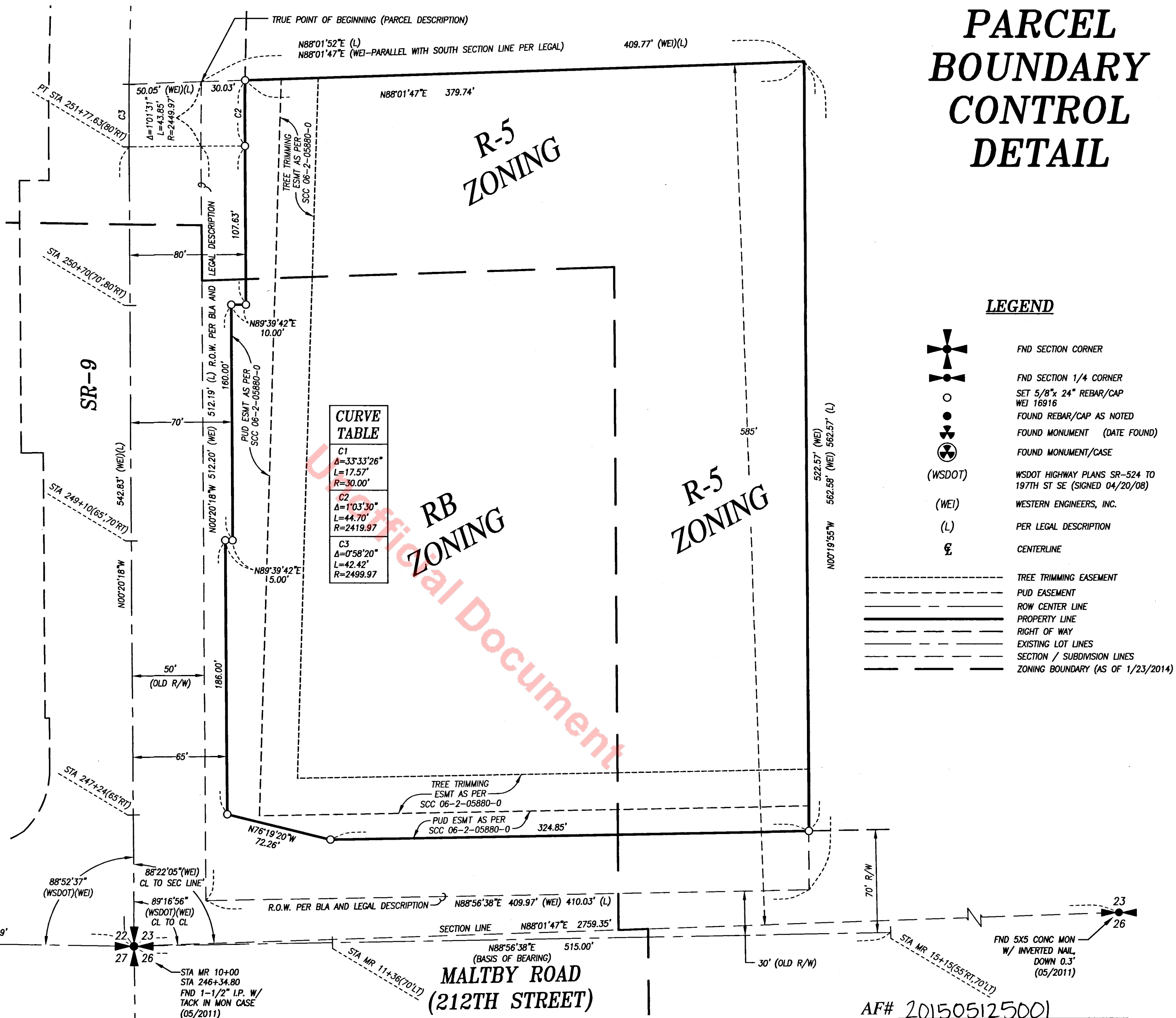
INSTRUMENTATION
LEICA TCRM-1105 ELECTRONIC TOTAL STATION

PRECISION
MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090

BASIS OF BEARING
THE MONUMENTED CENTERLINE OF MALTBY ROAD (212TH STREET) AS THE BEARING OF N 88°56'38" E PER LEGAL DESCRIPTION PROVIDED BY CHICAGO TITLE COMPANY (ORDER NO. 5302920A)

SURVEY NOTES:

- 1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
- 2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATION; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT FROM CHICAGO TITLE COMPANY (ORDER NO. 5302920A / DATED: MARCH 24, 2011) AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
- 3.) THE LOCATION OF UTILITIES AS SHOWN SERVING THE SUBJECT PROPERTY MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. WE CANNOT CERTIFY TO THEIR ACCURACY AND/OR COMPLETENESS. BEFORE COMMENCING CONSTRUCTION INVOLVING EXCAVATION OR REMOVAL OF EXISTING STRUCTURES, CALL A LOCATING SERVICE OR 1-800-424-5555 FOR VERIFICATION OF UNDERGROUND UTILITY LOCATIONS.
- 4.) THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED MAY 2011.
- 5.) THIS SURVEY HAS DEPICTED OCCUPATIONAL INDICATORS (IE: EDGE OF ASPHALT DRIVE, FENCE LINES, BUILDINGS AND RETAINING WALLS—SEE MAP FOR SITE SPECIFICS) AS PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF WESTERN ENGINEERS, INC.
- 6.) RIGHT-OF-WAY STATIONING AND INFORMATION FROM WSDOT HIGHWAY PLANS SR-524 TO 197TH ST SE (SIGNED 04/20/08).



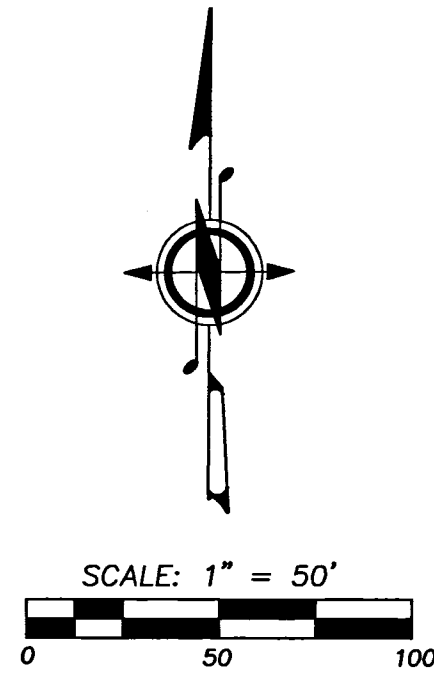
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CONDOMINIUM MAP FOR:
TURNER'S COMMERCIAL CORNER
IN THE SW 1/4, SW 1/4, SEC. 23, T.27N., R.5E, W.M. SNOHOMISH COUNTY, WASHINGTON

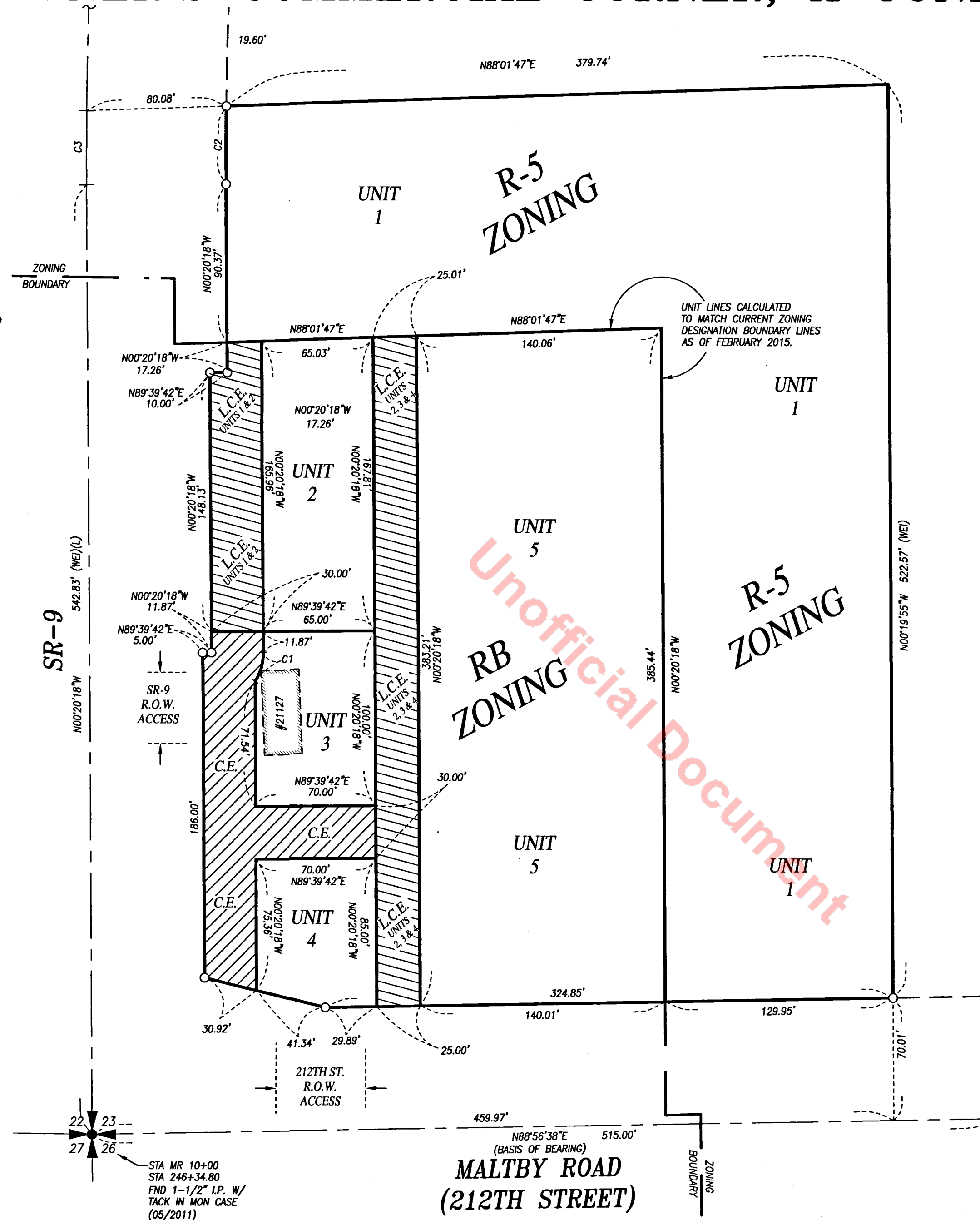
DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
MLL	12/2014	02 MLL	01/2014	M. LONG	1"=50'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
11071B ROS.DWG	KLL	431	11-1071-B	2 of 3	

TURNER'S COMMERCIAL CORNER, A CONDOMINIUM

UNIT DETAIL



CURVE TABLE	
C1	Δ=33°33'26" L=17.57' R=30.00'
C2	Δ=1°03'30" L=44.70' R=2419.97
C3	Δ=0°58'20" L=42.42' R=2499.97



LEGEND

- FND SECTION CORNER
- FND SECTION 1/4 CORNER
- SET 5/8" x 24" REBAR/CAP WEI 16916
- FOUND REBAR/CAP AS NOTED
- FOUND MONUMENT (DATE FOUND)
- FOUND MONUMENT/CASE
- (WSDOT) WSDOT HIGHWAY PLANS SR-524 TO 197TH ST SE (SIGNED 04/20/08)
- (WEI) WESTERN ENGINEERS, INC.
- (L) PER LEGAL DESCRIPTION
- CENTERLINE
- EXISTING BUILDING (AWNING TO BE REMOVED FROM C.E.)
- TREE TRIMMING EASEMENT
- PUD EASEMENT
- ROW CENTER LINE
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING LOT LINES
- SECTION / SUBDIVISION LINES
- ZONING BOUNDARY LINE

UNIT NO.	AREA
TOTAL SITE	201,422 S.F.±
1	101,539 S.F.±
2	10,848 S.F.±
3	6,884 S.F.±
4	5,770 S.F.±
5	53,806 S.F.±
CE	8,205 S.F.±
LCE UNITS 1 & 2	4,795 S.F.±
LCE UNITS 2, 3 & 4	9,575 S.F.±

MALTBY ROAD
(212TH STREET)

AF# 20150512 ~~500~~ 500



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CONDOMINIUM MAP FOR:
TURNER'S COMMERCIAL CORNER
 IN THE SW 1/4, SW 1/4, SEC. 23, T.27N., R.5.E, W.M.
 SNOHOMISH COUNTY, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
MLL	12/2014	O3 MLL	03/2014	M. LONG	1"=50'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
111071B ROS.DWG	KLL	431	11-1071-B	3 of 3	