ALTA/ACSM LAND TITLE SURVEY
JUANITA VILLAGE

LEGAL DESCRIPTIONS
PARCEL A:
LOT 4 OF CITY OF KIRKLAND LOT LINE ALTERATION No. LL-00-90, RECORDED UNDER RECORDING No. 20010116900002, IN KING COUNTY, WASHINGTON.

PARCEL B:
LOT 6 OF CITY OF KIRKLAND LOT LINE ALTERATION No. LL-01-39, RECORDED UNDER RECORDING No. 20010703900006, IN KING COUNTY, WASHINGTON.

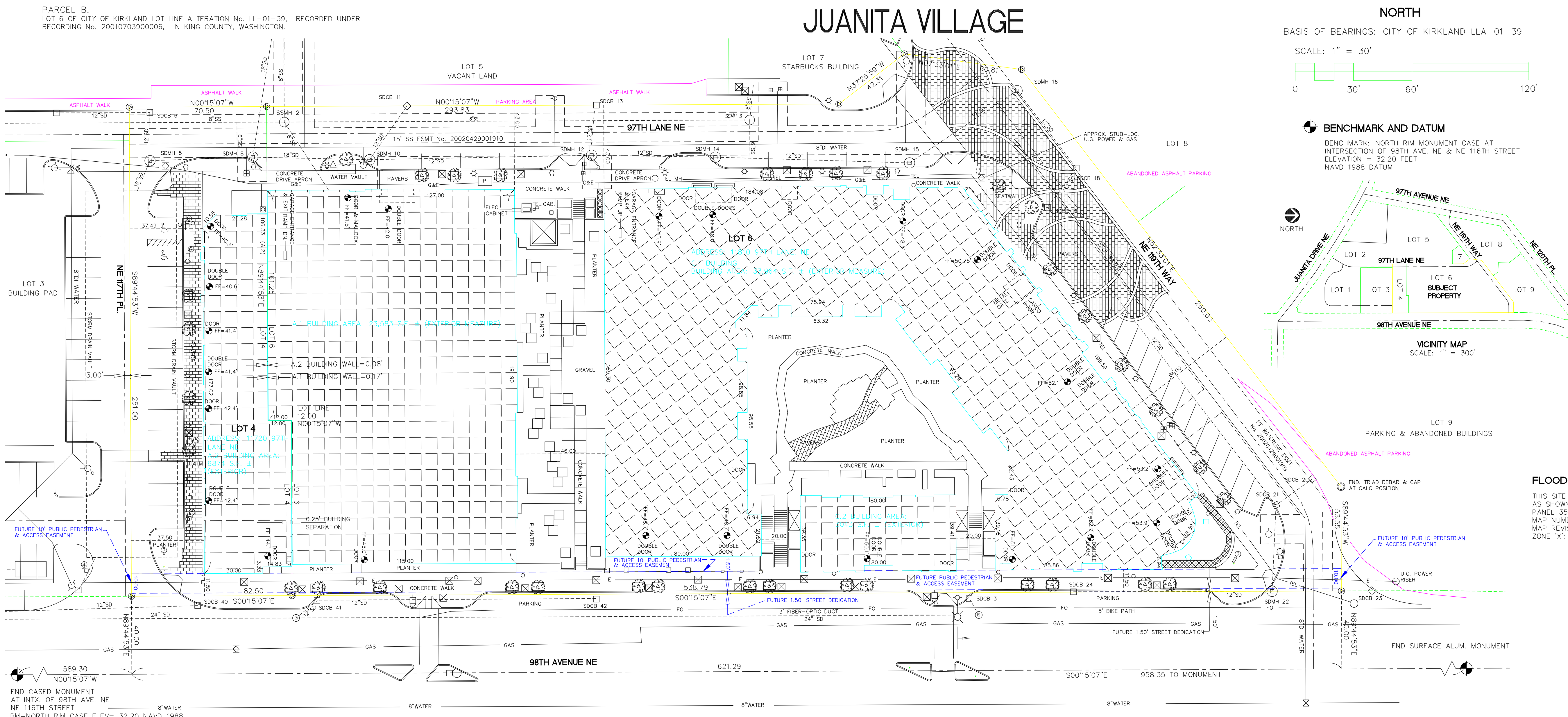
NORTH

BASIS OF BEARINGS: CITY OF KIRKLAND LLA-01-39

SCALE: 1" = 30'

0 30' 60' 120'

BENCHMARK AND DATUM
BENCHMARK: NORTH RIM MONUMENT CASE AT INTERSECTION OF 98TH AVE. NE & NE 116TH STREET
ELEVATION = 32.20 FEET
NAVD 1988 DATUM



UTILITY LEGEND
- WATER METER
- WATER MH
- WATER HYDRANT
- WATER PVI VALVE
- WATER BLOW-OFF
- WATER AIR-RELIEF
- WATER VALVE
- WATER FDC
- WATER CAP/PLUG
- SANITARY SEWER MH
- SS CLEAN-OUT
- STORM DRAIN MH
- STORM DRAIN CB
- STORM DRAIN CLEAN-OUT
- POWER TRANSFORMER
- POWER VAULT
- ELECTRICAL JUNCTION BOX
- TELEPHONE POLE
- GUY ANCHOR
- TELEPHONE MH
- STREET LUMINARE
- STREET/WALK LIGHT
- TELEPHONE RISER
- TRAFFIC LIGHT
- PEDESTRIAN SIGNAL LIGHT
- PEDESTRIAN PUSH BUTTON
- GAS METER
- GAS VALVE
- TREE GRATE & TREE

FLOOD PLAIN NOTE:
THIS SITE IS LOCATED WITHIN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP
PANEL 354 OF 1725
MAP NUMBER: 53033C0354 F
MAP REVISED MAY 16, 1995
ZONE 'X': AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOODPLAIN.

ZONING:
CITY OF KIRKLAND ZONE "JBD1:
BUILDING SETBACK: 0 / NO SETBACK REQUIRED
HEIGHT RESTRICTIONS:
A1 BUILDING: 54.25 FEET @ NORTH END
A2 BUILDING: 28.00 FEET
C1 BUILDING: 62.83 FEET @ NORTH END
C2 BUILDING 44.50 FEET

ASBUILT HEIGHTS:
A1 BUILDING: 53.58 FEET @ NORTH END
A2 BUILDING: 27.55 FEET
C1 BUILDING: 54.72 FEET @ NORTH END
C2 BUILDING 44.50 FEET

SITE ADDRESS:
LOT 4: 11720 97TH LANE NE, KIRKLAND, WA.
LOT 6: 11810 97TH LANE NE, KIRKLAND, WA.

LOT AREA:
LOT 4: 18,772 S.F. ±
LOT 6: 124,212 S.F. ±

ASSESSOR ACCOUNT NUMBERS:
LOT 4: 3757900065-02
LOT 6: 3757900080-03

PARKING STALL COUNT
LEVEL 0:
HANDICAP = 6
COMPACT = 84
STANDARD = 114

LEVEL 1:
HANDICAP = 4
COMPACT = 24
STANDARD = 36

STREET LEVEL:
HANDICAP = 2
STANDARD = 58

TOTAL:
HANDICAP = 12
COMPACT = 108
STANDARD = 208

NOTE: PARKING STALLS NOT PAINTED ALONG 98TH AVENUE NE

TITLE NOTES
1. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR/ TRUSTOR: JUANITA VILLAGE 6, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
GRANTEE/BENEFICIARY: KEYBANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY
AMOUNT: $32,500,000.00
DATED: AUGUST 31, 2001
RECORDED: AUGUST 31, 2001
RECORDING NO.: 20010831000742

2. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR BOTHELL HIGHWAY (COUNTY ROAD NO. 1091) AS GRANTED BY DEED(S) RECORDED UNDER RECORDING NO(S). 5331644, 5331645 AND 5390608.

3. RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR 98TH AVENUE NORTHEAST AS GRANTED BY DEED(S) RECORDED JANUARY 17, 1973 AND JANUARY 30, 1973 UNDER RECORDING NO(S). 7301170120, 7301170121, 7301300106 AND 7403200123 AND UNDER DECREE ENTERED IN KING COUNTY SUPERIOR COURT CASE NO. 763204.

4. TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION):
RECORDED: JANUARY 16, 2001 AND JULY 3, 2001
RECORDING NO.: 20010116900002 AND 20010703900006

5. TERMS AND CONDITIONS OF PROSPECTIVE PURCHASER CONSENT DECREE REGARDING JUANITA VILLAGE PROPERTY:
KING COUNTY SUPERIOR COURT CAUSE NO.: 00-2-16556-1 SEA
RECORDED: JANUARY 18, 2001
RECORDING NO.: 20010118000864

6. A DOCUMENT ENTITLED "COMMON AREA MAINTENANCE AGREEMENT", EXECUTED BY AND BETWEEN: JUANITA VILLAGE LLC, BALDRIDGE-JUANITA LLC, BALDRIDGE-JUANITA II LLC AND TRANSPACIFIC CORPORATION RECORDED: JANUARY 18, 2001, AS INSTRUMENT No. 20010118000870 OF OFFICIAL RECORDS.

SAID EASEMENT HAS BEEN AMENDED UNDER KING COUNTY RECORDING Nos. 20020910000368 AND 20020910000369

7. A DOCUMENT ENTITLED "RECIPROCAL AGREEMENT" EXECUTED BY AND BETWEEN JUANITA VILLAGE LLC, BALDRIDGE-JUANITA VILLAGE LLC, BALDRIDGE-JUANITA II LLC AND TRANSPACIFIC CORPORATION RECORDED: JANUARY 18, 2001 AS INSTRUMENT No. 20010118000871 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 10, 2002 AS 20020910000368 OF OFFICIAL RECORDS.

8. LICENSE TO ENTER PROPERTY AND THE TERMS CONTAINED THEREIN:
TO: CITY OF KIRKLAND
RECORDED: APRIL 11, 2001
RECORDING No. 20010411000704

9. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: APRIL 29, 2002 UNDER RECORDING No. 20020429001909
FOR: WATER LINES
AFFECTS: AS CONSTRUCTED
(SHOWN HEREON)

10. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: APRIL 29, 2002 UNDER RECORDING No. 20020429001910
FOR: SANITARY SEWERS
AFFECTS: AS CONSTRUCTED
(SHOWN HEREON)

11. A DOCUMENT ENTITLED "MDU SERVICE AGREEMENT", EXECUTED BY AND BETWEEN TELE-VUE SYSTEMS, INC. AND: JUANITA VILLAGE LLC RECORDED MAY 17, 2002, AS INSTRUMENT No. 20020517000004 OF OFFICIAL RECORDS.

12. LOT CONSOLIDATION AND RESTRICTIVE COVENANT AND THE TERMS AND CONDITIONS THEREOF:
RECORDED: DECEMBER 2, 2002
RECORDING NO.: 20021202000417

13. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: MARCH 21, 2003
RECORDING No. 20030521002742

14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: MAY 20, 2002 UNDER RECORDING No. 20030520001141
IN FAVOR OF: CITY OF KIRKLAND
FOR: PEDESTRIAN AND ACCESS
AFFECTS: A PORTION OF LOT 4
(SHOWN HEREON)

THOMAS J. COLETTI
STATE OF WASHINGTON
29536
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 3/13/

SURVEY LEGEND
- FOUND MONUMENT AS NOTED
- FOUND REBAR AS NOTED
- SET REBAR & CAP PLS No. 29536
- SET LEAD & TACK WITH DISC PLS No. 29536 OR PK NAIL WITH DISC

SIGNAGE SCHEDULE
1. STOP SIGN
2. JUANITA VILLAGE SIGN
3. JUANITA VILLAGE SIGN
4. STOP SIGN
5. CUSTOMER PARKING ONLY
6. HANDICAP PARKING

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED BEING A DULY LICENSED AND QUALIFIED SURVEYOR IN AND FOR THE STATE OF WASHINGTON, DOES HEREBY CERTIFY TO JUANITA VILLAGE 6, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AS TO A 90.3846% UNDIVIDED INTEREST AND JSLAND LLC, A WASHINGTON LIMITED LIABILITY COMPANY AS TO THE REMAINDER, GMAC COMMERCIAL MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, AND ITS SUCCESSORS AND ASSIGNS, GMAC COMMERCIAL MORTGAGE BANK, A UTAH CORPORTION, AND ITS SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY, THAT THIS SURVEY IS A TRUE AND ACCURATE SURVEY BASED ON A RE-INSPECTION OF THE FOLLOWING DESCRIBED REAL ESTATE (THE "PREMISES".)

PARCEL A:
LOT 4 OF CITY OF KIRKLAND LOT LINE ALTERATION No. LL-00-90, RECORDED UNDER RECORDING No. 20010116900002, IN KING COUNTY, WASHINGTON.

PARCEL B:
LOT 6 OF CITY OF KIRKLAND LOT LINE ALTERATION No. LL-01-39, RECORDED UNDER RECORDING No. 20010703900006, IN KING COUNTY, WASHINGTON.

1. THAT THIS SURVEY WAS PREPARED BY ME AND WAS ACTUALLY MADE UPON THE GROUND;
2. THAT THE INFORMATION, COURSES AND DISTANCES SHOWN ON THIS SURVEY ARE CORRECT AND ACCURATELY REPRESENT THE BOUNDARIES AND AREA OF THE PREMISES;
3. THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED MEET THE CURRENT MINIMUM STANDARDS OF REQUIREMENTS OF (WAC 332-130-090 (o) CITY -CENTRAL AND LOCAL BUSINESS AND INDUSTRIAL AREAS) AND WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS ALTA / ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND THE ACSM IN 1999 AND THIS SURVEY MEETS THE REQUIREMENTS FOR AN URBAN SURVEY, AS DEFINED THEREIN, INCLUDING TABLE A-OPTIONAL ITEMS 1-4, 6, 7(a), 7(b)(1), 7(c), 8-11 and 14-16;

4. THAT THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED BY AN ACTUAL ELECTRONIC THEODOLITE AND EDM SURVEY ON THE GROUND, AND THAT IT IS CORRECT AND SHOWS A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE PREMISES (INCLUDING THE POSITION OF THE POINT OF BEGINNING);

5. THAT THIS SURVEY REFLECTS THE BOUNDARY LINES OF THE DESCRIBED LAND WHICH "CLOSE" BY ENGINEERING CALCULATIONS;

6. THAT THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY AND AS DESCRIBED IN THE LEGAL DESCRIPTION OF RECORD, EXCEPT AS SHOWN ON THIS SURVEY;

7. THAT THE TITLE LINES SHOWN ON THIS SURVEY AND THE LINES OF ACTUAL POSSESSION ARE THE SAME;

8. THAT THIS SURVEY ACCURATELY AND CORRECTLY SHOWS:
(a) THE LOCATION AND DIMENSIONS OF ALL EXISTING BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES, AND THE DISTANCES FROM EACH SAID BUILDING, STRUCTURE OR OTHER IMPROVEMENTS TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE PREMISES AND TO OTHER IMPROVEMENTS ON THE PREMISES;
(b) THE COURSES AND MEASURED DISTANCES OF THE EXTERIOR PROPERTY LINES OF THE PREMISES;
(c) THE SCALE, NORTH DIRECTION, THE DISTANCE TO THE NEAREST INTERSECTING STREET AND POINT OF REFERENCE FROM WHICH THE PREMISES ARE MEASURED.
(d) THE WIDTH OF THE STREET OR STREETS ON WHICH THE PREMISES ABUT AND ALL ACCESS WAYS THERETO;
(e) THE LOT AND BLOCK NUMBER SHOWN ON ANY MAP OR PLAT TO WHICH REFERENCE IS MADE IN THE LEGAL DESCRIPTION OF THE PREMISES, TOGETHER WITH THE RECORDING REFERENCES FOR SAID MAP OR PLAT;
(f) THE LAND AREA OF THE PREMISES;
(g) THE SQUARE FOOTAGE OF THE FOOTPRINT AND HEIGHT OF EACH OF THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS LOCATED ON THE PREMISES;
(h) THE LOCATION AND NAMES OF ALL PUBLIC AND PRIVATE STREETS OR ALLEYS LOCATED ON THE PREMISES OR ADJACENT THERETO, ALL OF WHICH ARE PUBLIC UNLESS OTHERWISE NOTED;
(i) THE LOCATION, DIMENSION AND RECORDING DATA OF ALL EASEMENTS, RIGHTS-OF- WAY AND OTHER MATTERS OF RECORD LOCATED ON (OR OTHERWISE AFFECTING) THE PREMISES AND SHOWN IN THE FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE FILE No. NCS-64857-WA1 DATED DECEMBER 15, 2003 AT 7:30 A.M. (THE "COMMITMENT");
(j) THE LOCATION AND DIMENSIONS OF ALL KNOWN AND/OR VISIBLE UNRECORDED EASEMENTS, RIGHTS-OF-WAY, ROADS, PATHS, WATERWAYS, DITCHES, DRAINAGE WAYS, SIDEWALKS, AND PARTY WALLS ON THE PREMISES;
(k) MONUMENTS (PLACED AND/OR FOUND) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PREMISES;
(l) DRIVEWAYS OR OTHER CURB CUTS ALONG ANY ABUTTING STREETS;
(m) ALL BUILDING RESTRICTIONS AND SETBACK LINES OF RECORD, AND ALL ZONING RESTRICTIONS (INCLUDING SETBACKS, HEIGHT AND BULK RESTRICTIONS, AND
(n) ENCROACHMENTS OF ANY BUILDINGS OR OTHER IMPROVEMENTS SITUATED ON PROPERTIES OR RIGHTS OF WAY ABUTTING THE PREMISES ONTO THE PREMISES; AND
(o) ENCROACHMENTS OF ANY BUILDINGS OR OTHER IMPROVEMENTS SITUATED ON THE PREMISES ONTO PROPERTIES OR RIGHTS OF WAY ABUTTING THE PREMISES;

9. THAT EXCEPT AS SHOWN ON THIS SURVEY,
(A) THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY OR USES AFFECTING THE PREMISES THAT (i) WOULD BE VISIBLE BY A CAREFUL INSPECTION OF THE PREMISES, (ii) ARE OF RECORD AND DISCLOSED IN THE COMMITMENT OR (iii) ARE KNOWN BY THE UNDERSIGNED;

(B) THERE ARE NO PARTY WALLS, ENCROACHMENTS OR OVERHANGS ON ADJOINING PREMISES, STREETS, ALLEYS, EASEMENTS OR RIGHTS-OF-WAY BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON THE PREMISES;

(C) THERE ARE NO PARTY WALLS, ENCROACHMENTS OR OVERHANGS ONTO THE PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES; AND

(D) THERE ARE NO STREAMS, RIVERS, SPRINGS, PONDS, LAKES, OR DRAINS LOCATED ON OR RUNNING ACROSS THE PREMISES;

10. THAT IF VISIBLE, ACCESSIBLE, OR OTHERWISE OBTAINABLE, THIS SURVEY SHOWS:
A. THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON THE PREMISES AND/OR ADJOINING PRIVATE LAND;

B. THE LOCATION OF ANY UTILITY TRANSFORMER LOCATED ON THE PREMISES; AND

C. THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS;

11. THAT THE PREMISES ARE MADE UP OF ONE OR MORE PARCELS, EACH OF WHICH CONSTITUTES A SEPARATE TAX LOT;

12. THAT THE PROPERTY DESCRIBED HEREON IS NOT IN AN AREA THAT HAS BEEN IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR ANY OTHER GOVERNMENTAL AUTHORITY AS A "FLOOD PLAIN," "FLOOD PRONE AREA", OR "AREA OF SPECIAL FLOOD HAZARD";

13. THAT EXCEPT AS SHOWN HEREON, NO PART OF THE PREMISES SERVERS ANY ADJOINING PROPERTY, STREET OR ALLEY FOR DRAINAGE, INGRESS, EGRESS OR SIMILAR PURPOSES; AND

14. THAT ALL PARKING AREAS AND THE NUMBER OF PARKING SPACES HAVE BEEN ACCURATELY LOCATED AND STATED HEREON.

LINE LEGEND
BURIED GAS & POWER	G&E
GAS LINE	GAS
BURIED TELEPHONE	TEL
SANITARY SEWER	SS
STORM DRAIN	SD
WATERLINE	W
BURIED ELECTRICAL LINE	E
BURIED FIBER OPTIC	FO
OVER HEAD LINES	OH
ROCKERY	
WOOD FENCE	
CHAIN LINK FENCE	
BARBED WIRE FENCE	

DESIGN	
DRAWN	TJC
SURVEYED	TJC / SMC
SEC	30 T 26N R 05E WM
DISC NO	2001-17ALTA.DWG
DATE	JANUARY 16, 2004
SCALE	1" = 30'

REV NO	REVISION DESCRIPTION	DATE	BY

TITLE
ALTA/ACSM LAND TITLE SURVEY

CLIENT
JUANITA VILLAGE 6, LLC

TJC SURVEYING
1189 McKinley Street
Enumclaw, Wa. 98022
ph: (360) 802-0652
TJC@TX3.COM

SHEET 1 OF 1
FILE NO 2001-17-2

THIS PLAN IS PRINTED ON THERMAL MYLAR, CARE MUST BE TAKEN WHEN REPRODUCING.