

Foster Pepper & Shefelman PLLC  
Attention Gary N Ackerman  
1111 Third Avenue, Suite 3400  
Seattle, Washington 98101-3299



20040510002258

CHICAGO TITLE AMDCN 24 00  
PAGE 001 OF 006  
05/10/2004 15:10  
KING COUNTY, WA

AMENDMENT NO. 3 TO CONDOMINIUM DECLARATION  
AND SURVEY MAP AND PLANS  
FOR THE COURTYARD AT QUEEN ANNE SQUARE, A CONDOMINIUM

Grantor/Declarant QAS RESIDENTIAL L L C , a Washington limited liability company  
Additional names on pg N/A

Grantee THE COURTYARD AT QUEEN ANNE SQUARE, A  
CONDOMINIUM  
Additional names on pg N/A

Legal Description: CONDOMINIUM CREATED UNDER CONDOMINIUM  
DECLARATION RECORDED UNDER KING COUNTY  
RECORDER'S NO 20000601000783, AS AMENDED  
Official legal description Same

Assessor's Tax Parcel ID# 701535-0010

Reference # (if applicable) 20000601000782; 20000601000783, 20010919001640,  
20010919001639, 20030811001681  
Additional numbers on pg N/A

FILED BY CHICAGO TITLE INSURANCE CO.

REF # W-04-D1073-10

DEPARTMENT OF ASSESSMENTS  
Examined and approved this 10<sup>th</sup> day of  
May, 2004

A noble  
Assessor

dianna murdock  
Deputy Assessor

AMENDMENT NO 3  
TO CONDOMINIUM DECLARATION AND SURVEY MAP AND PLANS FOR  
THE COURTYARD AT QUEEN ANNE SQUARE  
A CONDOMINIUM

The undersigned is the Declarant of The Courtyard at Queen Anne Square, a condominium, created under Condominium Declaration recorded under King County Recorder's No. 20000601000783, as amended by Amendment Nos 1 and 2 thereto recorded under King County Recorder's Nos. 20010919001640 and 20030811001681, respectively (the "Declaration") and Survey Map and Plans filed under King County Recorder's No. 20000601000782, as amended by 1<sup>st</sup> Amendment thereto filed under King County Recording No. 20010919001639 (the "Survey Map and Plans"). In the Declaration and Survey Map and Plans, the Declarant reserved the right to convert unassigned storage areas in the garage to parking spaces

Accordingly, the Declarant hereby

1. Amends Sheet 3 of the Survey Map and Plans as attached hereto in order to show the conversion of certain storage areas in the garage to parking spaces,
2. Revises Schedule B as attached hereto to assign the parking spaces to Unit 106 as Limited Common Elements; and
3. Continues to reserve the right to create additional storage areas within areas marked "storage" on the Survey Map and Plans, convert storage areas to parking spaces, convert parking spaces to storage areas and assign such additional parking spaces and storage areas and any unassigned parking spaces or storage areas to Units as Limited Common Elements.

DATED MAY 3, 2004

QAS RESIDENTIAL L.L.C., a Washington  
limited liability company

By SP-QAS MANAGER, INC., a Washington  
corporation

By John Marasco  
John Marasco, Vice President



SCHEDULE B  
 THE COURTYARD AT QUEEN ANNE SQUARE, A CONDOMINIUM  
 Unit Descriptions, Allocated Interests, Parking and Storage Assignments

Unit	Unit Data*	Level	Area (Sq. Ft.)	Allocated Interests <sup>1/</sup>	Parking Space(s) <sup>2/</sup>	Storage Area(s) <sup>2/</sup>	Voting
101	1 BR, 1 BA	1	598	1 19	80	12(B)	1
102	1 BR, 1 BA	1	682	1 35	36	10(B)	1
103	1 BR, 1 BA	1	682	1 35	8	11(B)	1
104	1 BR, 1 BA	1	598	1 19	37	20(B)	1
105	2 BR, 1 BA	1	770	1 52	28	7	1
106	2 BR, 2 BA	1	972	1 92	1, 2, 3, 4, 5, 54,57,77	6	1
107	1 BR, 1 BA	1	598	1 19	19	3(A)	1
108	1 BR, 1 BA	1	585	1 16	21	3(G)	1
109	1 BR, 1 BA	1	585	1 16	25	24(A)	1
110	1 BR, 1 BA	1	598	1 19	69	25(A)	1
112	1 BR, 1 BA	1	598	1 19	83	17(B)	1
113	2 BR, 1 BA	1	770	1 52	63	3	1
114	1 BR, 1 BA	1	594	1 17	68	2	1
115	1 BR, 1 BA	1	598	1 19	38	19(B)	1
116	1 BR, 1 BA	1	598	1 19	20	18(A)	1
117	1 BR, 1 BA	1	598	1 19	31	23(A)	1
118	2 BR, 1 BA	1	714	1 41	48	5	1
119	1 BR, 1 BA	1	598	1 19	78	24(B)	1
201	1 BR, 1 BA	2	598	1 19	67	13(B)	1
202	1 BR, 1 BA	2	682	1 35	82	25(B)	1
203	1 BR, 1 BA	2	682	1 35	47	18(B)	1
204	1 BR, 1 BA	2	598	1 18	32	21(A)	1
205	2 BR, 1 BA	2	770	1 52	12	2(H)	1
206	2 BR, 2 BA	2	989	1 96	58	2(A)	1
207	1 BR, 1 BA	2	598	1 18	22	17(A)	1
208	1 BR, 1 BA	2	585	1 16	17	12(A)	1
209	1 BR, 1 BA	2	585	1 16	35	8(B)	1
210	1 BR, 1 BA	2	598	1 18	15	2(F)	1
211	1 BR, 1 BA	2	598	1 18	79	23(B)	1
212	1 BR, 1 BA	2	598	1 18	39	2(J)	1
213	2 BR, 1 BA	2	770	1 52	30	2(C)	1
214	2 BR, 1 BA	2	728	1 44	34	2(D)	1
215	1 BR, 1 BA	2	598	1 18	29	15(B)	1
216	1 BR, 1 BA	2	598	1 18	41	14(B)	1
217	1 BR, 1 BA	2	598	1 18	44	2(E)	1
218	2 BR, 1 BA	2	714	1 41	24	2(M)	1
219	1 BR, 1 BA	2	598	1 18	84	22(B)	1
301	1 BR, 1 BA	3	598	1 18	27	9(B)	1
302	1 BR, 1 BA	3	682	1 35	64	16(B)	1
303	1 BR, 1 BA	3	682	1 35	18	8(A)	1
304	1 BR, 1 BA	3	598	1 18	7	22(A)	1
305	2 BR, 1 BA	3	770	1 52	43	3(C)	1

Unit	Unit Data*	Level	Area (Sq. Ft.)	Allocated Interests <sup>1/</sup>	Parking Space(s) <sup>2/</sup>	Storage Area(s) <sup>2/</sup>	Voting
306	2 BR, 2 BA	3	989	1 96	59	4	1
307	1 BR, 1 BA	3	598	1 18	55	16(A)	1
308	1 BR, 1 BA	3	585	1 16	23	13(A)	1
309	1 BR, 1 BA	3	585	1 16	9	14(A)	1
310	1 BR, 1 BA	3	598	1 18	75	3(H)	1
311	1 BR, 1 BA	3	598	1 18	81	21(B)	1
312	1 BR, 1 BA	3	598	1 18	65	3(B)	1
313	2 BR, 1 BA	3	770	1 52	49	3(E)	1
314	2 BR, 1 BA	3	728	1 44	33	1	1
315	1 BR, 1 BA	3	598	1 18	53	9(A)	1
316	1 BR, 1 BA	3	665	1 31	51	10(A)	1
317	1 BR, 1 BA	3	665	1 31	50	3(F)	1
318	2 BR, 1 BA	3	714	1 41	46	3(D)	1
319	1 BR, 1 BA	3	598	1 18	66	20(A)	1
401	1 BR, 1 BA	4	665	1 31	14	15(A)	1
402	1 BR, 1 BA	4	751	1 48	16	2(G)	1
403	1 BR, 1 BA	4	751	1 48	40	2(B)	1
404	1 BR, 1 BA, F	4	665	1 31	52	4(L)	1
405	2 BR, 1 BA	4	834	1 65	76	4(D)	1
406	2 BR, 2 BA	4	1,052	2 08	73 & 74	4(C)	1
407	1 BR, 1 BA	4	665	1 31	13	2(K)	1
408	1 BR, 1 BA	4	650	1 28	26	11(A)	1
409	1 BR, 1 BA	4	650	1 28	11	2(L)	1
410	1 BR, 1 BA	4	665	1 31	10	4(J)	1
411	1 BR, 1 BA	4	665	1 31	45	19(A)	1
412	1 BR, 1 BA, F	4	665	1 31	72	4(E)	1
413	2 BR, 1 BA	4	834	1 65	61	4(G)	1
414	2 BR, 1 BA	4	793	1 57	60	4(B)	1
415	1 BR, 1 BA	4	665	1 31	71	4(H)	1
416	1 BR, 1 BA	4	665	1 31	70	4(F)	1
417	1 BR, 1 BA	4	665	1 31	62	4(K)	1
418	2 BR, 1 BA	4	783	1 55	56	4(A)	1
419	1 BR, 1 BA	4	665	1 31	42	4(M)	1
<b>TOTALS:</b>			<b>50,588</b>	<b>100.00</b>			<b>75</b>

\*Legend BR - bedroom BA - bathroom F - fireplace

<sup>1/</sup>Common Expense Liability (CEL) and Interest in Common Elements (ICE) are based on relative area of Units, rounded to equal 100%

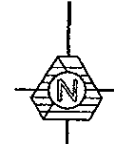
<sup>2/</sup>There are 83 numbered parking spaces and 80 numbered storage areas. This Schedule is subject to amendment by the Declarant in order to reflect any change in the number of numbered parking spaces and storage areas and the assignment of parking spaces and storage areas to Units as Limited Common Elements

2nd AMENDMENT TO

# THE COURTYARD AT QUEEN ANNE SQUARE

A CONDOMINIUM

FOR E 1/2, SECTION 25, TOWNSHIP 25 N RANGE 3 E W.M.  
CITY OF SEATTLE, KING COUNTY, WASHINGTON



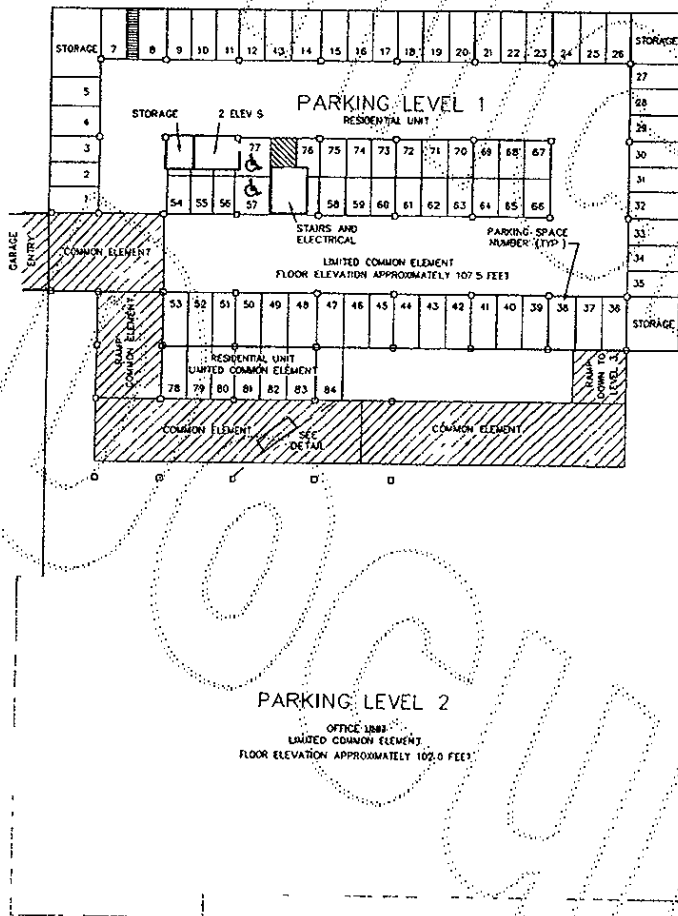
SCALE 1" = 30'



GRAPHIC SCALE

SEE AMENDMENT NOTES ON SHEET 1

DETAIL  
N T S



NOTE  
DECLARANT RESERVES THE FOLLOWING DEVELOPMENT RIGHTS WITH THE RESPECT TO PARKING LEVELS 1 AND 2:  
-THE DEVELOPMENT RIGHTS TO CREATE SEPARATE STORAGE AREAS WITHIN THE AREAS MARKED "STORAGE";  
-TO CONVERT STORAGE AREAS TO PARKING SPACES;  
-TO CONVERT PARKING SPACES TO STORAGE AREAS AND TO ASSIGN STORAGE AREAS AND PARKING SPACES TO UNITS AS LIMITED COMMON ELEMENTS PER CONDOMINIUM DECLARATION

FOUNTAIN MECHANICAL AREA  
LIMITED COMMON ELEMENT FOR RESIDENTIAL UNIT LYING BETWEEN ELEVATION 110.00 FEET AND ELEVATION 110 FEET

PARKING LEVELS 1 AND 2  
OF QUEEN ANNE SQUARE  
A CONDOMINIUM

**TRIAD ASSOCIATES**  
11014 215th AVENUE NE, KIRKLAND, WA 98034  
(425) 821-0400 (425) 821-3481 FAX

JOB NO 99-349  
SHEET 1 OF 1



99348P  
VOL/P/C