

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



20050131000498

CHICAGO TITLE AMDCN 26.00
PAGE 001 OF 008
01/31/2005 10:33
KING COUNTY, WA

AMENDMENT NO. 4 TO CONDOMINIUM DECLARATION
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 OWNERS
ASSOCIATION
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#: 179253-0060

Reference # (if applicable): 20000601000782; 20000601000783, 20010919001640;
20010919001639; 20030811001681; 20040510002258
Additional numbers on pg. N/A

LEG BY CHICAGO TITLE INSURANCE CO.

W-05-01011-10

DEPARTMENT OF ASSESSMENTS

Examined and approved this 30th day of
January, 2005

[Signature]
Assessor

[Signature]
Deputy Assessor

AMENDMENT NO. 4 TO CONDOMINIUM DECLARATION FOR
THE COURTYARD AT QUEEN ANNE SQUARE
A CONDOMINIUM

QAS RESIDENTIAL L.L.C., a Washington limited liability company (the "Declarant"), is the declarant of The Courtyard at Queen Anne Square, a condominium (the "Condominium"), created under Condominium Declaration recorded under King County Recorder's No. 20000601000783, as amended by Amendment Nos. 1, 2 and 3 thereto recorded under King County Recorder's Nos. 20010919001640, 20030811001681, and 20040510002258, respectively (the "Declaration") and Survey Map and Plans filed under King County Recorder's No. 20000601000782, as amended by 1st Amendment thereto filed under King County Recording No. 20010919001639 (the "Survey Map and Plans").

Security Properties Inc., a Washington corporation ("SPI"), has agreed to sell Unit 106 in the Condominium to Hanna M. Carpenter ("Carpenter") with Parking Spaces 4 and 5 as Limited Common Elements. Currently Parking Spaces 1, 2, 3, 4, 5, 54, 57, and 77 are assigned to Unit 106. As evidenced by the Consents to Transfer from SPI and Carpenter attached hereto, Parking Spaces 4 and 5 are assigned to Unit 106 as Limited Common Elements and Parking Spaces 1, 2, 3, 54, 57, and 77 are transferred to The Courtyard at Queen Anne Square Owners Association, the owners association for the Condominium (the "Association") and shall become Common Elements of the Condominium subject to the control of the Association. Furthermore, the Declarant relinquishes all rights to Parking Spaces 1, 2, 3, 54, 57, and 77, including any further right to transfer them, and all rights reserved in the Declaration or Survey Map and Plans to convert parking spaces to storage areas or storage areas to parking spaces or to assign parking spaces or storage areas as Limited Common Elements to Units.

The undersigned President of the Association certifies that the Board of the Association has consented to the transfers and to this amendment effecting the transfers. Accordingly, Schedule B of the Declaration is amended in its entirety as attached hereto.

DATED: January 25, 2005.

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

THE COURTYARD AT QUEEN ANNE
SQUARE OWNERS ASSOCIATION, a
Washington corporation

By Elsa M. Schurmer
Its President

STATE OF WASHINGTON

ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that John Marasco signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Vice President of SP-QAS MANAGER, INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

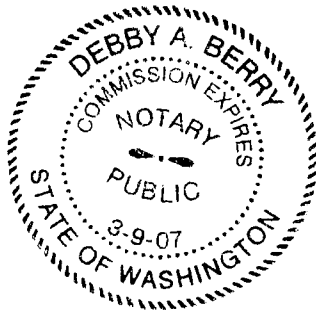
Dated this 25th day of January, 2005.

Debby A. Berry
(Signature of Notary)

Debby A. Berry
(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,
residing at Seattle WA

My appointment expires 3-9-07



STATE OF WASHINGTON

COUNTY OF KING

ss.

I certify that I know or have satisfactory evidence that ELSA M. SCHIRMER 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 President of The Courtyard at Queen Anne Square Owners Association, a Washington corporation, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 27th day of January, 2005.

Mary C Winter
(Signature of Notary)

Mary C Winter
(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,
residing at Renton

My appointment expires 11-09-07



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 ^{1/}	Parking Space(s) ^{2/}	Storage Area(s) ^{2/}	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	4, 5	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
306	2 BR, 2 BA	3	989	1.96	59	4	1

Unit	Unit Data*	Level	Area (Sq. Ft.)	Allocated Interests ^{1/}	Parking Space(s) ^{2/}	Storage Area(s) ^{2/}	Voting
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
TOTALS:			50,588	100.00			75

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

^{1/}Common Expense Liability (CEL) and Interest in Common Elements (ICE) are based on relative area of Units; rounded to equal 100%.

^{2/}There are 83 numbered parking spaces and 80 numbered storage areas. Parking Spaces 1, 2, 3, 54, 57 and 77 are Common Elements subject to the control of the Association.

THE COURTYARD AT QUEEN ANNE SQUARE
A CONDOMINIUM

CONSENT TO TRANSFER OF PARKING SPACES

The undersigned Owner of Unit 106 of The Courtyard at Queen Anne Square, a condominium (the "Condominium"), hereby consents to an amendment to the Declaration transferring Parking Spaces 1, 2, 3, 54, 57 and 77 (the "Transferred Parking Spaces") at the Condominium to The Courtyard at Queen Anne Square Owners Association (the "Association") so that the parking spaces assigned to Unit 106 are Parking Spaces 4 and 5 and the Transferred Parking Spaces become Common Elements subject to the control of the Association.

Dated this 25th day of January, 2005.

SECURITY PROPERTIES INC., a Washington corporation

By John M. Marasco
Its Senior Vice President

STATE OF WASHINGTON

ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that John M. Marasco signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Senior Vice President of SECURITY PROPERTIES INC., a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 25th day of January, 2005.

Debby A. Berry
(Signature of Notary)

Debby A. Berry
(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,
residing at Seattle WA

My appointment expires 3-9-07

THE COURTYARD AT QUEEN ANNE SQUARE
A CONDOMINIUM

CONSENT TO TRANSFER OF PARKING SPACES

The undersigned buyer/owner of Unit 106 of The Courtyard at Queen Anne Square, a condominium (the "Condominium"), hereby consents to an amendment to the Declaration transferring Parking Spaces 1, 2, 3, 54, 57 and 77 (the "Transferred Parking Spaces") at the Condominium to The Courtyard at Queen Anne Square Owners Association (the "Association") so that the parking spaces assigned to Unit 106 are Parking Spaces 4 and 5 and the Transferred Parking Spaces become Common Elements subject to the control of the Association.

Dated this 26 day of January, 2005.

Hanna M. Carpenter
Hanna M. Carpenter

STATE OF WASHINGTON

ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that Hanna M. Carpenter is the person who appeared before me, and said person acknowledged that said person signed this instrument and acknowledged it to be said person's free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 26th day of January, 2005.

Debbie A. Jacobsen
(Signature of Notary)

Debbie Jacobsen
(Legibly Print or Stamp Name of Notary)

Notary public in and for the state of Washington,

residing at Archie, WA

My appointment expires 7/28/08

Notary Public
State of Washington
DEBBIE A JACOBSEN
My Appointment Expires Jul 28, 2008