

CONDOMINIUM DECLARATION AND EASEMENTS

The Spokane Convention Center and the Parking Garage are subject to a Condominium Declaration, filed with the Spokane County, Auditor, under Auditor's number 5516553. The Condominium contains three units. The District owns Units 1 and 3. Unit 1 contains the majority of parking spaces located on the ground level. The remainder of the ground floor parking and the second floor of parking is Unit 2, owned by the Double Tree-Spokane. Unit 3 is the Exhibit Hall. The Parking Garage is operated as a single facility by agreement between the District and the Double Tree. The unit boundaries are set forth on the "Spokane Convention Center Condominium Survey Map and Plans," attached.

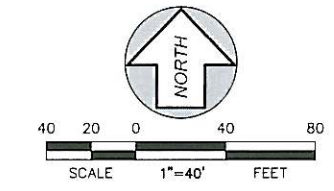
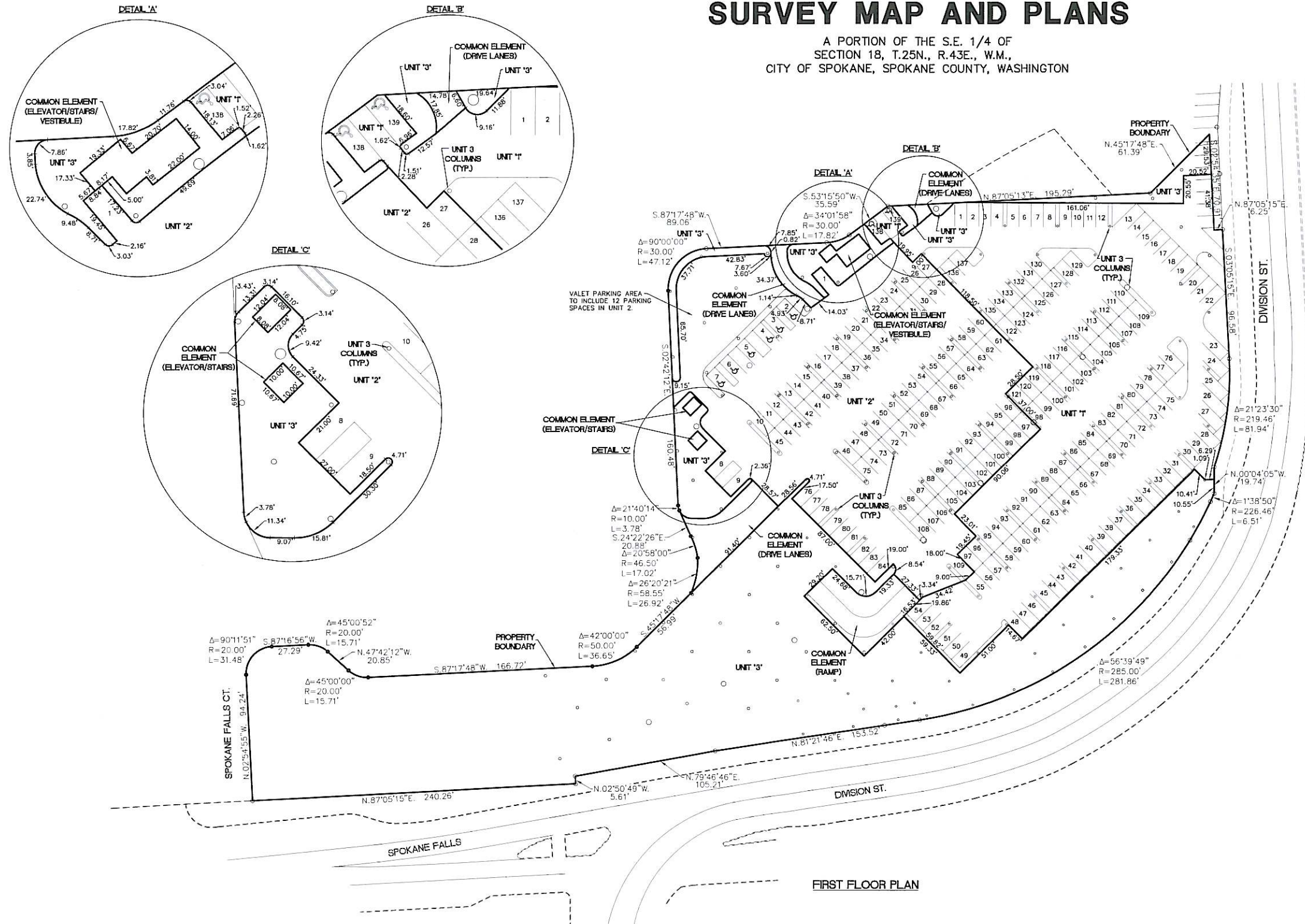
The District and the Double Tree have granted easements providing 24/7 for 365 days a year ingress and egress for pedestrians and vehicles to Units 1 and 2. Upon agreement of the owners, the easement may be temporarily restricted. The Survey Map and Plans depict on sheet one of four the street which is available for ingress and egress.

The Declaration, at Section 5.5, grants each owner a construction easement to construct additional improvements or alterations within each unit or the common elements in accordance with the Declaration, provided there shall not be unreasonable interference with the conduct of an owner's business. The District will assume responsibility for complying with the Declaration in order to construct the Project.

SPOKANE CONVENTION CENTER CONDOMINIUM SURVEY MAP AND PLANS

A PORTION OF THE S.E. 1/4 OF
SECTION 18, T.25N., R.43E., W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ 2007.
AT _____ M. IN BOOK _____ OF _____
_____ COUNTY AUDITOR
_____ DEPUTY



BASIS OF BEARING:
N.03°05'15"W. ON THE CENTERLINE OF DIVISION STREET PER R.O.S. FILED IN BOOK 67, PAGE 2.

FIRST FLOOR:

UNIT '1':	
TOTAL:	50,953 S.F.±
PARKING STALLS:	139
FINISHED FLOOR:	1883.05'
LOW CEILING:	1889.27'
HIGH CEILING:	1897.41'
UNIT '2':	
TOTAL:	50,463 S.F.±
PARKING STALLS:	121 (INCLUDING VALET PARKING)
UNIT '3':	
TOTAL:	69,639 S.F.±
COMMON ELEMENT:	5,510 S.F.±

- NOTES:**
- ALL THIS SPACE IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
 - THE HORIZONTAL DIMENSIONS SHOWN ARE TYPICAL DIMENSIONS AND MAY VARY ±0.1' IN CONSTRUCTED UNITS. IN UNITS 1 AND 2 THE BOUNDARIES OF THE UNITS ARE THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS. IN UNIT 3, THE BOUNDARIES OF THE UNITS ARE THE INTERIOR SURFACES OF THE EXTERIOR WALLS.
 - NO OBSERVABLE EVIDENCE OF SITE WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - SURVEY WAS COMPLETED DURING THE MONTHS OF SEPTEMBER THROUGH OCTOBER, 2006.
 - THE EXTERIOR SURFACES OF THE BUILDING COLUMNS ARE COMMON ELEMENTS (CE). THE STRUCTURAL BUILDING COLUMNS IN THE CONDOMINIUM BELONG TO UNIT 3.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS MAP AND PLANS FOR THE SPOKANE CONVENTION CENTER CONDOMINIUM, ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED, THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN, THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN, AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF UNITS 1 THRU 3 ARE COMPLETED OR SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

SIGNED AND SWORN TO (OR AFFIRMED) BEFORE ME ON _____ 2007 BY
GORDON W. RAY III, PLS #42696

SIGNATURE _____



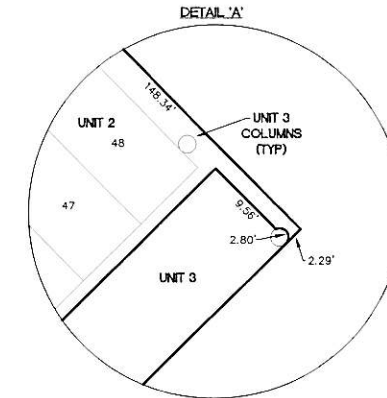
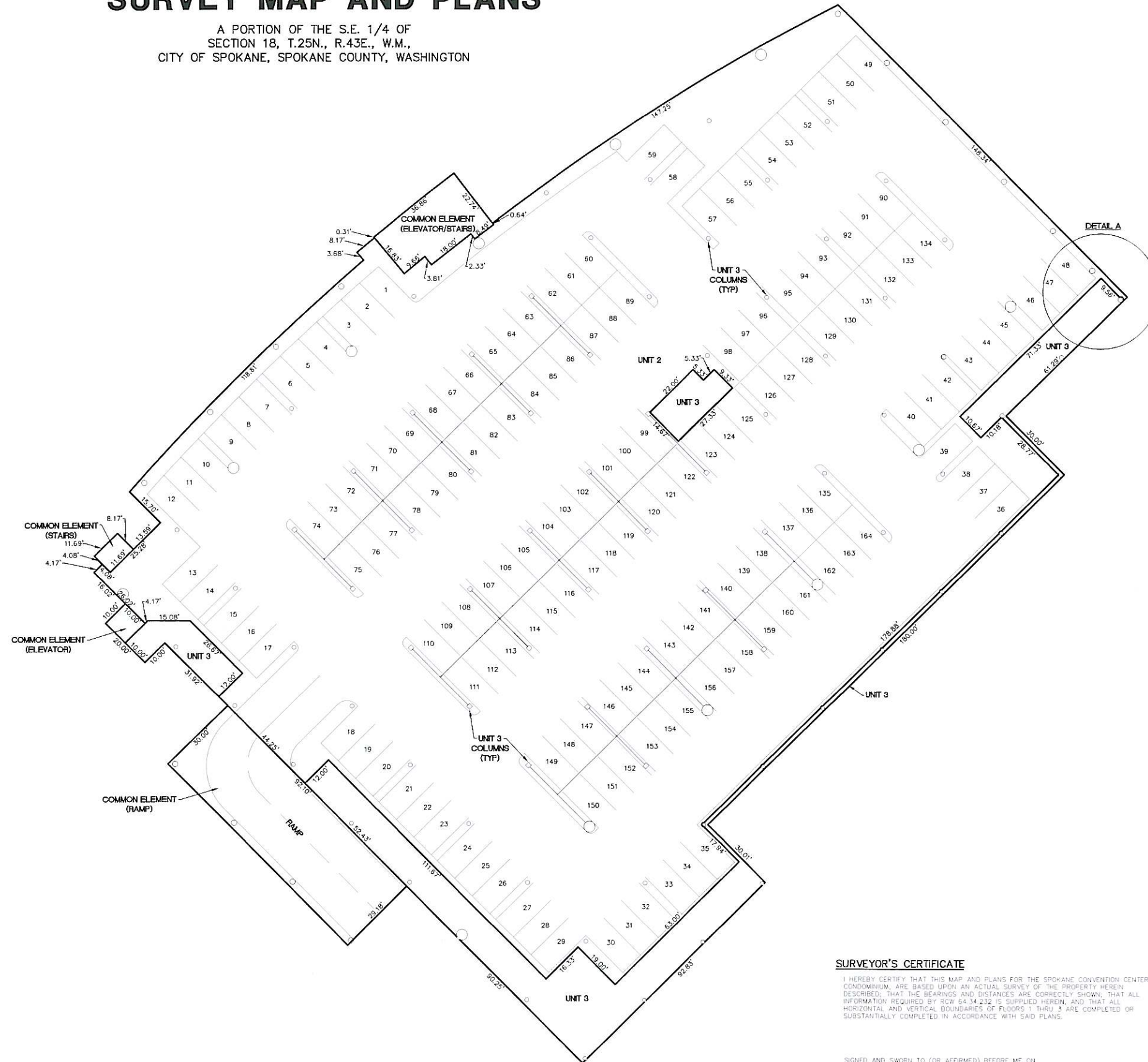
REVISIONS	 Taylor Engineering, Inc. Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 326-3371 FAX (509) 326-8224	SHEET
DWN: _____ DATE: 2-8-07		SCALE: 1"=40'
CK'D: _____ DATE: _____	2 OF 4	4
SPOKANE CONVENTION CENTER CONDOMINIUM SURVEY MAP AND PLANS		CAD: FILE: 06094-C0000

SPOKANE CONVENTION CENTER CONDOMINIUM SURVEY MAP AND PLANS

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SECOND FLOOR SUMMARY

UNIT '2':	
TOTAL:	67,611 S.F.±
PARKING STALLS:	164
FINISHED FLOOR:	1891.92'
LOW CEILING:	1899.95'
HIGH CEILING:	1901.60'
COMMON ELEMENT:	3,710 S.F.±
UNIT '3':	
TOTAL:	5,158 S.F.±

NOTES:

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2. THE HORIZONTAL DIMENSIONS SHOWN ARE TYPICAL DIMENSIONS AND MAY VARY ±0.1' IN CONSTRUCTED UNITS. IN UNITS 1 AND 2 THE BOUNDARIES OF THE UNITS ARE THE INTERIOR SURFACES OF THE PERIMETER WALLS, FLOORS, CEILINGS, WINDOWS AND DOORS. IN UNIT 3, THE BOUNDARIES OF THE UNITS ARE THE INTERIOR SURFACES OF THE EXTERIOR WALLS.
3. NO OBSERVABLE EVIDENCE OF SITE WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. SURVEY WAS COMPLETED DURING THE MONTHS OF SEPTEMBER THROUGH OCTOBER, 2006.
5. THE EXTERIOR SURFACES OF THE BUILDING COLUMNS ARE COMMON ELEMENTS (CE). THE STRUCTURAL BUILDING COLUMNS IN THE CONDOMINIUM BELONG TO UNIT 3.

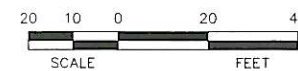
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SIGNED AND SWORN TO (OR AFFIRMED) BEFORE ME ON _____ 2007 BY
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SIGNATURE _____

TITLE: _____
MY APPOINTMENT EXPIRES: _____



SECOND FLOOR PLAN

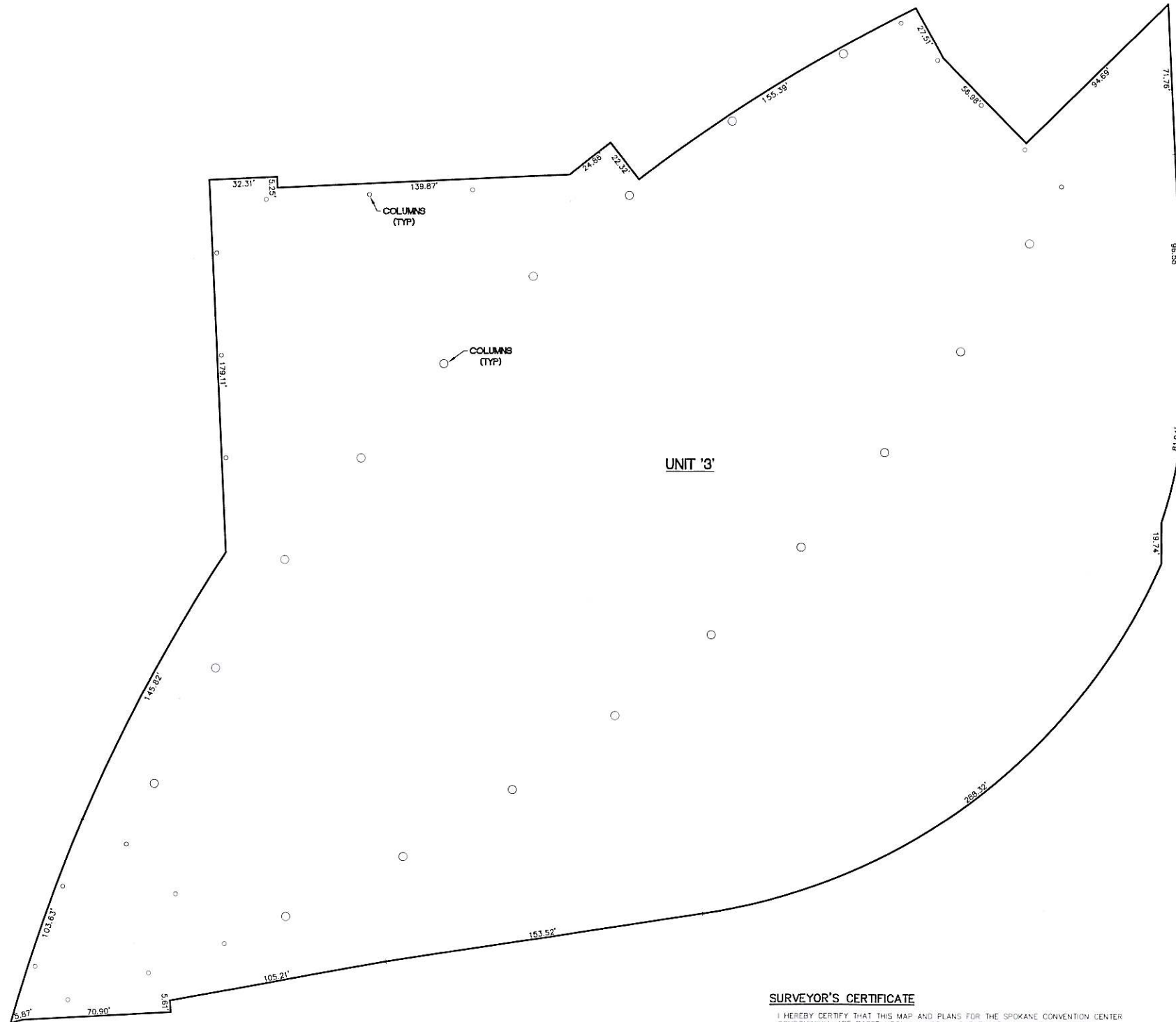
REVISIONS		Taylor Engineering, Inc. Civil Design and Land Planning W. 106 Mission Ave. Spokane, Washington 99201 (509) 328-3371 FAX (509) 328-8224	SCALE: 1"=30'	SHEET 3 OF 4
DWN: _____	DATE: 2-8-07		SPOKANE CONVENTION CENTER CONDOMINIUM SURVEY MAP AND PLANS <small>CADD FILE: 06094-CADD</small>	
CK'D: _____	DATE: _____			

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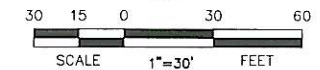
UNIT '3'

THIRD FLOOR PLAN

THIRD FLOOR SUMMARY

UNIT '3' AREA:	176,745 S.F. ±
TOTAL AREA:	176,745 S.F. ±
FINISHED FLOOR:	1902.99' ±
LOW CEILING:	1911.93' ±
HIGH CEILING:	1959.63' ±

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