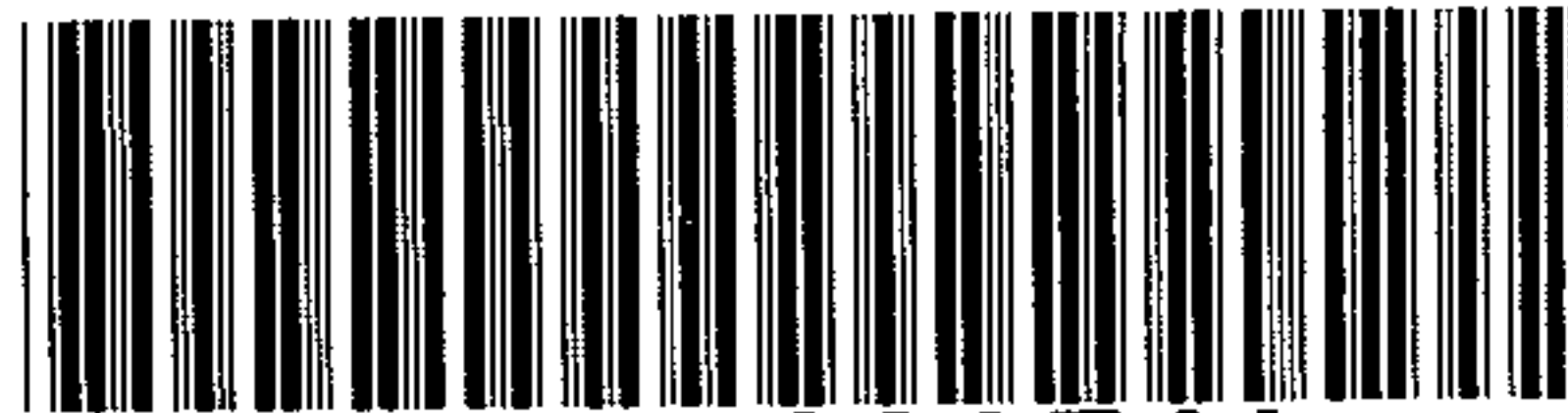


WHEN RECORDED RETURN TO:
PPC NEWPORT LLC
C/O PACIFIC PROPERTY COMPANY
777 CALIFORNIA AVENUE
PALO ALTO, CA 94304



20061221001541

CHICAGO TITLE WD 36.00
PAGE001 OF 005
12/21/2006 14:21
KING COUNTY, WA

E2256923

12/21/2006 14:18
KING COUNTY, WA
TAX \$552,695.00
SALE \$31,050,000.00
PAGE001 OF 001



CHICAGO TITLE INSURANCE COMPANY

DOCUMENT TITLE(s)				<i>CTI</i>
1	SPECIAL WARRANTY DEED			Order Number: 001218948-6
2				<i>5 pgs.</i>
3				
4				
REFERENCE NUMBER(s) OF DOCUMENT ASSIGNED OR RELEASED:				
<input type="checkbox"/> Additional reference numbers on page _____ of document				
GRANTOR(s)				
1	ASN NEWPORT CROSSING LLC			
2				
3				
<input type="checkbox"/> Additional names on page _____ of document				
GRANTEE(s)				
1	PPC NEWPORT LLC			
2				
3				
<input type="checkbox"/> Additional names on page _____ of document				
ABBREVIATED LEGAL DESCRIPTION:				
Lot-Unit:	Block:	Volume:	Page:	
Section: 28	Township: 24N	Range: 5E	Portion: PTN NE 1/4 SE 1/4	
Plat Name:				
<input checked="" type="checkbox"/> Complete legal description is on page 4-5 of document				
ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):				
282405-9026				
Additional Tax Accounts are on page _____ of document				
Note: This cover sheet is prepared to conform to the requirements of Chapter 143, Laws of 1996. Nothing on this sheet alters the names, legal description or other information in the attached document. The only purpose of this cover sheet is to assist the auditor in indexing the document in conformance with statute.				
The Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.				
COVER1/RDA/042100				

Filed and recorded at the
request of:

PPC Newport LLC
c/o PACIFIC PROPERTY COMPANY
777 California Avenue
Palo Alto, CA 94304

SPECIAL WARRANTY DEED

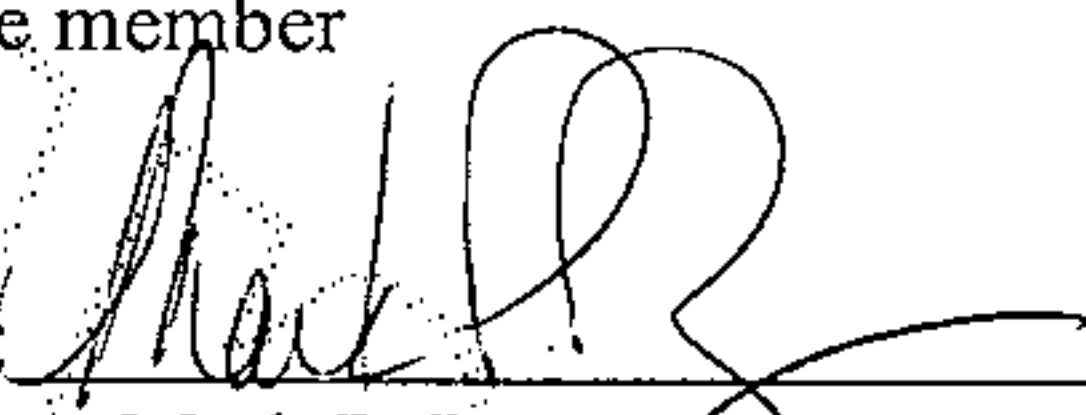
The Grantor, ASN NEWPORT CROSSING LLC, a Delaware limited liability company ("Grantor"), for and in consideration of Ten Dollars (\$10.00) in hand paid, hereby grants, bargains, sells, conveys and confirms to PPC NEWPORT LLC, a Delaware limited liability company, the real estate described on Exhibit A attached hereto.

The Grantor, for Grantee and Grantee's successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, Grantor will forever warrant and defend the said described real estate.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 19th day of December, 2006.

ASN NEWPORT CROSSING LLC

By: Archstone-Smith Operating Trust, a
Maryland real estate investment trust, its
sole member

By: 
Mark P. Peppercorn,
Group Vice President

STATE OF COLORADO)
) SS.
COUNTY OF ARAPAHOE)

I certify that I know or have satisfactory evidence that Mark P. Peppercorn is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Group Vice President of Archstone-Smith Operating Trust, a Maryland real estate investment trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 14, 2006

KELLI KOSTROSKI
Notary Public
State of Colorado

My Commission Expires July 11, 2009

Kelli Kostroski

Notary Public

Commission expires: 07-11-09

PARCEL 1:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 645.52 FEET SOUTH AND 574 FEET WEST OF THE EAST QUARTER CORNER OF SAID SECTION;
THENCE NORTH $01^{\circ}20'13''$ EAST PARALLEL WITH THE EAST LINE OF SAID SECTION 250 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH $88^{\circ}02'28''$ WEST TO THE EASTERLY MARGIN OF 129TH AVENUE SOUTHEAST; THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN TO A POINT ON THE SOUTH LINE OF THE NORTH 750.80 FEET OF SAID SOUTHEAST QUARTER;
THENCE EASTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 308.94 FEET OF THE EAST 574 FEET OF SAID SOUTHEAST QUARTER;
THENCE NORTH ALONG SAID EAST LINE TO A POINT BEARING SOUTH $88^{\circ}02'28''$ EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH $88^{\circ}02'28''$ WEST TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF, IF ANY, LYING NORTHEASTERLY OF THE SOUTHWESTERLY MARGIN OF COAL CREEK LAKE BOREN ROAD REVISION AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 619451;

PARCEL 2:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE EASTERLY MARGIN OF 129TH AVENUE SOUTHEAST AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 6067226 AND 6045546;

EXCEPT THE EAST 574 FEET THEREOF; AND

EXCEPT THE SOUTH 330 FEET THEREOF; AND

EXCEPT THE NORTH 750.80 FEET THEREOF; AND

EXCEPT THAT PORTION THEREOF LYING WITHIN THAT CERTAIN PROPERTY CONVEYED TO FRED E. ROBERTS BY DEED RECORDED UNDER RECORDING NUMBER 2516189;

PARCEL 3:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 258.58 FEET SOUTH AND 0.71 FEET EAST OF THE EAST QUARTER CORNER OF THE ABOVE-MENTIONED SECTION 28, SAID POINT BEING ON THE EAST LINE OF SECTION 28, AND 30 FEET FROM THE CENTERLINE OF KING COUNTY ROAD NO. 869 (SOUTHEAST 72ND STREET) AND IDENTICAL WITH THE NORTHWEST CORNER OF A PARCEL HERETOFORE SOLD TO EGIL ANDERSON;
THENCE SOUTH $00^{\circ}09'04''$ EAST ALONG SAID SECTION LINE 492.22 FEET TO CORNER COMMON TO PARCELS HERETOFORE SOLD TO IVAR EDVARSEN AND JOE PEDEFERRI;
THENCE SOUTH $89^{\circ}55'37''$ WEST 265.06 FEET;
THENCE NORTH $00^{\circ}09'04''$ WEST FOR 528.67 FEET TO A POINT 30 FEET FROM THE CENTERLINE OF SAID COUNTY ROAD;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF SAID COUNTY ROAD FOR 268 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY OF THE SOUTHWESTERLY MARGIN OF LAKE BOREN TO COAL CREEK-NEWPORT ROAD AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 619451.

Unofficial Document