

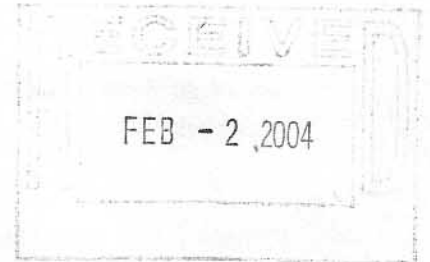
LAW OFFICE OF MARION MORGENSTERN
13004 SE 234th Street
Kent, WA 98031

File No. L 2305-001.L1A

January 28, 2004

Board of Directors
Lakeview North Condominium Association
c/o Kim Gratzner
EMB, Inc.
410 Bellevue Way SE, Suite 203
Bellevue, WA 98004

Re: Lakeview North Condominiums
Declaration Amendments



Dear Kim and Members of the Board of Directors:

Enclosed are final drafts of the two proposed amendments to the Lakeview North Condominium declaration. One deals with the rental of units; the other addresses harassment.

The amendments can be adopted by the owners in one of two ways, either at a meeting, such as the annual meeting, or by written consent of the owners. If you would like to take the vote on the amendments at your 2004 annual meeting, you will need to provide notice of the amendment to the owners at least 10 days prior to the meeting date. I recommend that the notice of the amendment vote be included in the meeting notice, and that copies of the amendments be mailed out to each owner along with the meeting notice. If you chose to ask for owners' written consent, I recommend you mail out a notice of the proposed amendment, an explanatory letter, and a written consent form and provide sufficient time for return of the owners' responses.

In terms of the vote needed, both amendments must be approved by at least 60% of the total votes in the Association. In addition, the rental restriction amendment must be approved by at least 51% of the "holders of first mortgages" on the condominium units. The mortgagee will be counted as a "yes" vote unless it responds back to us with a "no" vote within 30 days after it receives the Association's notice and request for consent.

To obtain mortgagee consent, we will need to:

1. Compile a list of all first mortgage holders; and
2. Mail them written request for their consent by certified or registered mail, return receipt requested.

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If the Association does not have a list of all first mortgagees, we should plan to obtain that information from a title company.

Please let me know if you have a list of first mortgage holders and, if you do not, whether you would like me to obtain a list on your behalf from a title insurance company. There may be a slight fee involved with obtaining that list.

The mortgagee consent issue should not affect your timing for owner approval. The owners can vote on the amendments before lenders are asked to do so. The rental restriction amendment cannot, however, take effect without lender consent.

Enclosed for your information and use is a form of mortgagee notice and consent that can be mailed out to the holders of first mortgages. Also enclosed is a written consent form that can be used for the owners' vote. Please let me know the date you would like to mail out the notices, so that I can provide an explanatory letter that can be included with that mailing.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Marion E. Morgenstern", written in a cursive style.

Marion E. Morgenstern

MEM/dws
Enclosures