

Westport By The Sea Phase III Condominium Association
1600 West Ocean Avenue
Westport, WA 98595
(360) 455-4464

Condominium Resale Certificate

Unit Number: 1014
Buyer: c/o James G. Murphy Co.

This form or a statutory equivalent must be prepared by the Condominium Association, its Manager, or its authorized agent. It cannot be prepared by the real estate broker. The preparer must answer each question and attach every exhibit listed. The unit owner must sign this. The buyer should not accept this Certificate if any question is unanswered and/or any exhibit is not attached.

A buyer is not liable for any unpaid assessment or fee against the unit greater than the amount set forth below, unless the buyer had actual knowledge of a greater amount or the amount was assessed after the date of this Certificate.

If there is insufficient space below to fully answer any questions, or there is additional information which would affect any answer, the preparer should include this in the Remarks Section (Item 19).

The information furnished is based on the books and records of the Condominium Association and the actual knowledge of the preparer. Neither the Association nor the preparer guarantee the accuracy of this information, and neither assumes any obligation to supplement or update it.

1. **RIGHT OF FIRST REFUSAL/RESTRAINTS ON ALIENATION**
There are no rights of first refusal or other restraints on sale of the unit.

2. **ASSESSMENT**
The current monthly assessment for the unit is \$332.97, effective 1/1/2010. Past due and unpaid monthly assessments against the unit total \$0.00. There are no unpaid Special Assessments against the unit. In addition to the monthly and special assessments above, there is a monthly utility reimbursement charge on the unit of \$115.00 per month beginning 2/1/10. See the approved 2010 budget and letter to owners for more details (attached).

3. **DELINQUENT ASSESSMENTS RECEIVABLE**
As of 9/27/10, there are monthly assessments and/or special assessments against units in the Condominium Association which are past due over 30 days totaling \$60,367.90.

4. **DELINQUENT ASSOCIATION OBLIGATIONS**
As of 9/27/10, there are no bills or other obligations of the Condominium Association which are past due over 30 days.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

5. FEES AND FINES

The following fees are payable by Unit Owners:

- Fines for violation of rules
- Late payment
- Legal and collection charges
- Resale certificate
- Record copying
- Transfer fee

6. ANTICIPATED REPAIRS AND/OR REPLACEMENT

There are no anticipated repair and/or replacement costs in excess of 5% of the annual budget of the Condominium Association that have been approved by the Board of Directors. The Association has cash reserves for repairs and/or replacements, as follows: \$210,363.92. See the attached Reserve Study for an indication of reserve projects.

7. JUDGMENTS AND SUITS

There are no unsatisfied judgments against the Association.

8. PENDING SUITS

There are no pending suits in which the Association is a defendant.

9. ALTERATIONS OR IMPROVEMENTS TO THE UNIT, WHICH VIOLATE THE DECLARATION

There are no alterations or improvements to the unit, which violate the Association's Declaration.

10. DECLARANT UNITS/OCCUPANCY

- There are 144 units in the condominium of which 12 are owned by the Declarant/Developer. The Declarant owns 12 units and transferred control of the Association to the unit owners after September 2006.
- To the best of our knowledge, of the total number of units, 12 are principal residences of the owners; 30 are second or recreational homes; 80 are rented; and 12 are vacant.
- There is not any one person or entity that owns more than 10% of the total units in the Condominium

11. CODE VIOLATIONS

The units or other parts of the condominium do not violate health or building codes.

12. LEASES

The title of the unit is held in fee simple. There is not any leasehold estate affecting the condominium.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

13. COMPLETION OF CONSTRUCTION

Construction of the condominium is completed. The condominium is not subject to construction of additional phases, or annexation to another condominium.

14. CONVERSION

The condominium was created from buildings, which were new construction.

15. FINANCING APPROVAL

The condominium is not approved for FHA financing. It is not known if the condominium is approved for FHLMC, VA or FNMA financing.

16. NON-CONFORMING USE

The condominium does not constitute a legal non-conforming use under applicable zoning laws.

17. INSURANCE

The insurance agent for the Association's master policy is:
Leisa G. Youngman, Senior Account Manager
HUB International Northwest, LLC
11714 Northcreek Pkwy North, Ste 102
P.O. Box 3018
Bothell, WA 98041-3018
(425) 489-4547
Email: leisa.youngman@hubinternational.com

No insurance coverage is provided for the benefit of unit owners.

18. WARRANTIES AND WARRANTY CLAIMS

The condominium is not covered by a qualified warranty. Claims have not been made under the warranty. The Common Elements are not covered by a qualified warranty. Claims have not been made under the warranty.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

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19. EXHIBITS

The following exhibits are required to be attached.

- a. Condominium Declaration and any amendments, showing recording numbers.
- b. Condominium Bylaws, and any amendments thereto.
- c. Condominium Rules and Regulations, and any amendments thereto.
- d. Annual Condominium Financial Statement (including balance sheet and revenue and expense statement) for the year proceeding the current year.
- e. Current Condominium Financial Statement (including balance sheet, and revenue and expense statement), current to within the last 120 days.
- f. Current Condominium operating budget.
- g. Current Management Contract. The remaining term of the management contract is less than one year. Termination of the contract does not require payment of a penalty or more than 90 days advance notice.
- h. Association Reserve Study. The Association's current reserve study is attached.

20. REMARKS

The exhibits have been forwarded by James G. Murphy Company.

Date: September 27, 2010

I certify under penalty that I am the Managing Agent of the Westport By The Sea Phase III Condominium Association. I am authorized to make this Certificate on behalf of the Association. To the best of my knowledge and belief, the foregoing is true and correct.

Westport By The Sea Phase III Condominium Association

Dahoran C. Harnett

Preparer

I certify under penalty of perjury, to the best of my knowledge and belief, the foregoing is true and correct.

Unit Owner

Note: Buyer understands that the real estate broker(s), if any, has not researched this information and is not qualified to advise on or interpret it. Buyer should seek independent legal, financial, and/or other professional counsel with any questions or concerns.

I acknowledge receipt of the above Resale Certificate, including each of the exhibits listed.

Date: _____ Buyer _____

Date: _____ Buyer _____

**Westport By The Sea Phase III Condominium Association
1600 West Ocean Avenue
Westport, WA 98595
(360) 455-4464**

Condominium Resale Certificate

Unit Number: 1017
Buyer: c/o James G. Murphy Co.

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2. **ASSESSMENT**
The current monthly assessment for the unit is \$332.51, effective 1/1/2010. Past due and unpaid monthly assessments against the unit total \$0.00. There are no unpaid Special Assessments against the unit. In addition to the monthly and special assessments above, there is a monthly utility reimbursement charge on the unit of \$115.00 per month beginning 2/1/10. See the approved 2010 budget and letter to owners for more details (attached).

3. **DELINQUENT ASSESSMENTS RECEIVABLE**
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4. **DELINQUENT ASSOCIATION OBLIGATIONS**
As of 9/27/10, there are no bills or other obligations of the Condominium Association which are past due over 30 days.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

5. FEES AND FINES

The following fees are payable by Unit Owners:

- Fines for violation of rules
- Late payment
- Legal and collection charges
- Resale certificate
- Record copying
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6. ANTICIPATED REPAIRS AND/OR REPLACEMENT

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7. JUDGMENTS AND SUITS

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8. PENDING SUITS

There are no pending suits in which the Association is a defendant.

9. ALTERATIONS OR IMPROVEMENTS TO THE UNIT, WHICH VIOLATE THE DECLARATION

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10. DECLARANT UNITS/OCCUPANCY

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- There is not any one person or entity that owns more than 10% of the total units in the Condominium

11. CODE VIOLATIONS

The units or other parts of the condominium do not violate health or building codes.

12. LEASES

The title of the unit is held in fee simple. There is not any leasehold estate affecting the condominium.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

13. COMPLETION OF CONSTRUCTION

Construction of the condominium is completed. The condominium is not subject to construction of additional phases, or annexation to another condominium.

14. CONVERSION

The condominium was created from buildings, which were new construction.

15. FINANCING APPROVAL

The condominium is not approved for FHA financing. It is not known if the condominium is approved for FHLMC, VA or FNMA financing.

16. NON-CONFORMING USE

The condominium does not constitute a legal non-conforming use under applicable zoning laws.

17. INSURANCE

The insurance agent for the Association's master policy is:
Leisa G. Youngman, Senior Account Manager
HUB International Northwest, LLC
11714 Northcreek Pkwy North, Ste 102
P.O. Box 3018
Bothell, WA 98041-3018
(425) 489-4547
Email: leisa.youngman@hubinternational.com

No insurance coverage is provided for the benefit of unit owners.

18. WARRANTIES AND WARRANTY CLAIMS

The condominium is not covered by a qualified warranty. Claims have not been made under the warranty. The Common Elements are not covered by a qualified warranty. Claims have not been made under the warranty.

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- f. Current Condominium operating budget.
- g. Current Management Contract. The remaining term of the management contract is less than one year. Termination of the contract does not require payment of a penalty or more than 90 days advance notice.
- h. Association Reserve Study. The Association's current reserve study is attached.

20. REMARKS

The exhibits have been forwarded by James G. Murphy Company.

Date: September 27, 2010

I certify under penalty that I am the Managing Agent of the Westport By The Sea Phase III Condominium Association. I am authorized to make this Certificate on behalf of the Association. To the best of my knowledge and belief, the foregoing is true and correct.

Westport By The Sea Phase III Condominium Association

Saharac Hashmi
Preparer

I certify under penalty of perjury, to the best of my knowledge and belief, the foregoing is true and correct.

Unit Owner

Note: Buyer understands that the real estate broker(s), if any, has not researched this information and is not qualified to advise on or interpret it. Buyer should seek independent legal, financial, and/or other professional counsel with any questions or concerns.

I acknowledge receipt of the above Resale Certificate, including each of the exhibits listed.

Date: _____ Buyer _____

Date: _____ Buyer _____

Westport By The Sea Phase III Condominium Association
1600 West Ocean Avenue
Westport, WA 98595
(360) 455-4464

Condominium Resale Certificate

Unit Number: 1024
Buyer: c/o James G. Murphy Co.

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1. RIGHT OF FIRST REFUSAL/RESTRAINTS ON ALIENATION
There are no rights of first refusal or other restraints on sale of the unit.

2. ASSESSMENT
The current monthly assessment for the unit is \$333.90, effective 1/1/2010. Past due and unpaid monthly assessments against the unit total \$0.00. There are no unpaid Special Assessments against the unit. In addition to the monthly and special assessments above, there is a monthly utility reimbursement charge on the unit of \$115.00 per month beginning 2/1/10. See the approved 2010 budget and letter to owners for more details (attached).

3. DELINQUENT ASSESSMENTS RECEIVABLE
As of 9/27/10, there are monthly assessments and/or special assessments against units in the Condominium Association which are past due over 30 days totaling \$60,367.90.

4. DELINQUENT ASSOCIATION OBLIGATIONS
As of 9/27/10, there are no bills or other obligations of the Condominium Association which are past due over 30 days.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
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5. FEES AND FINES

The following fees are payable by Unit Owners:

- Fines for violation of rules
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- Resale certificate
- Record copying
- Transfer fee

6. ANTICIPATED REPAIRS AND/OR REPLACEMENT

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7. JUDGMENTS AND SUITS

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11. CODE VIOLATIONS

The units or other parts of the condominium do not violate health or building codes.

12. LEASES

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Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

13. COMPLETION OF CONSTRUCTION

Construction of the condominium is completed. The condominium is not subject to construction of additional phases, or annexation to another condominium.

14. CONVERSION

The condominium was created from buildings, which were new construction.

15. FINANCING APPROVAL

The condominium is not approved for FHA financing. It is not known if the condominium is approved for FHLMC, VA or FNMA financing.

16. NON-CONFORMING USE

The condominium does not constitute a legal non-conforming use under applicable zoning laws.

17. INSURANCE

The insurance agent for the Association's master policy is:
Leisa G. Youngman, Senior Account Manager
HUB International Northwest, LLC
11714 Northcreek Pkwy North, Ste 102
P.O. Box 3018
Bothell, WA 98041-3018
(425) 489-4547
Email: leisa.youngman@hubinternational.com

No insurance coverage is provided for the benefit of unit owners.

18. WARRANTIES AND WARRANTY CLAIMS

The condominium is not covered by a qualified warranty. Claims have not been made under the warranty. The Common Elements are not covered by a qualified warranty. Claims have not been made under the warranty.

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- h. Association Reserve Study. The Association's current reserve study is attached.

20. REMARKS

The exhibits have been forwarded by James G. Murphy Company.

Date: September 27, 2010

I certify under penalty that I am the Managing Agent of the Westport By The Sea Phase III Condominium Association. I am authorized to make this Certificate on behalf of the Association. To the best of my knowledge and belief, the foregoing is true and correct.

Westport By The Sea Phase III Condominium Association

Dahorane Hashert
Preparer

I certify under penalty of perjury, to the best of my knowledge and belief, the foregoing is true and correct.

Unit Owner

Note: Buyer understands that the real estate broker(s), if any, has not researched this information and is not qualified to advise on or interpret it. Buyer should seek independent legal, financial, and/or other professional counsel with any questions or concerns.

I acknowledge receipt of the above Resale Certificate, including each of the exhibits listed.

Date: _____ Buyer _____

Date: _____ Buyer _____

Westport By The Sea Phase III Condominium Association
1600 West Ocean Avenue
Westport, WA 98595
(360) 455-4464

Condominium Resale Certificate

Unit Number: 1027
Buyer: c/o James G. Murphy Co.

This form or a statutory equivalent must be prepared by the Condominium Association, its Manager, or its authorized agent. It cannot be prepared by the real estate broker. The preparer must answer each question and attach every exhibit listed. The unit owner must sign this. The buyer should not accept this Certificate if any question is unanswered and/or any exhibit is not attached.

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1. **RIGHT OF FIRST REFUSAL/RESTRAINTS ON ALIENATION**
There are no rights of first refusal or other restraints on sale of the unit.

2. **ASSESSMENT**
The current monthly assessment for the unit is \$334.36, effective 1/1/2010. Past due and unpaid monthly assessments against the unit total \$0.00. There are no unpaid Special Assessments against the unit. In addition to the monthly and special assessments above, there is a monthly utility reimbursement charge on the unit of \$115.00 per month beginning 2/1/10. See the approved 2010 budget and letter to owners for more details (attached).

3. **DELINQUENT ASSESSMENTS RECEIVABLE**
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4. **DELINQUENT ASSOCIATION OBLIGATIONS**
As of 9/27/10, there are no bills or other obligations of the Condominium Association which are past due over 30 days.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
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5. FEES AND FINES

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Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

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17. INSURANCE

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Date: September

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Westport By The Sea Phase III Condominium Association

Delorean C. Hackett
Preparer

I certify under penalty of perjury, to the best of my knowledge and belief, the foregoing is true and correct.

Unit Owner

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Date: _____ Buyer _____

Date: _____ Buyer _____

Westport By The Sea Phase III Condominium Association
1600 West Ocean Avenue
Westport, WA 98595
(360) 455-4464

Condominium Resale Certificate

Unit Number: 1216
Buyer: c/o James G. Murphy Co.

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- Transfer fee

6. ANTICIPATED REPAIRS AND/OR REPLACEMENT

There are no anticipated repair and/or replacement costs in excess of 5% of the annual budget of the Condominium Association that have been approved by the Board of Directors. The Association has cash reserves for repairs and/or replacements, as follows: \$210,363.92. See the attached Reserve Study for an indication of reserve projects.

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There are no alterations or improvements to the unit, which violate the Association's Declaration.

10. DECLARANT UNITS/OCCUPANCY

- There are 144 units in the condominium of which 12 are owned by the Declarant/Developer. The Declarant owns 12 units and transferred control of the Association to the unit owners after September 2006.
- To the best of our knowledge, of the total number of units, 12 are principal residences of the owners; 30 are second or recreational homes; 80 are rented; and 12 are vacant.
- There is not any one person or entity that owns more than 10% of the total units in the Condominium

11. CODE VIOLATIONS

The units or other parts of the condominium do not violate health or building codes.

12. LEASES

The title of the unit is held in fee simple. There is not any leasehold estate affecting the condominium.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

13. COMPLETION OF CONSTRUCTION

Construction of the condominium is completed. The condominium is not subject to construction of additional phases, or annexation to another condominium.

14. CONVERSION

The condominium was created from buildings, which were new construction.

15. FINANCING APPROVAL

The condominium is not approved for FHA financing. It is not known if the condominium is approved for FHLMC, VA or FNMA financing.

16. NON-CONFORMING USE

The condominium does not constitute a legal non-conforming use under applicable zoning laws.

17. INSURANCE

The insurance agent for the Association's master policy is:
Leisa G. Youngman, Senior Account Manager
HUB International Northwest, LLC
11714 Northcreek Pkwy North, Ste 102
P.O. Box 3018
Bothell, WA 98041-3018
(425) 489-4547
Email: leisa.youngman@hubinternational.com

No insurance coverage is provided for the benefit of unit owners.

18. WARRANTIES AND WARRANTY CLAIMS

The condominium is not covered by a qualified warranty. Claims have not been made under the warranty. The Common Elements are not covered by a qualified warranty. Claims have not been made under the warranty.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

19. EXHIBITS

The following exhibits are required to be attached.

- a. Condominium Declaration and any amendments, showing recording numbers.
- b. Condominium Bylaws, and any amendments thereto.
- c. Condominium Rules and Regulations, and any amendments thereto.
- d. Annual Condominium Financial Statement (including balance sheet and revenue and expense statement) for the year proceeding the current year.
- e. Current Condominium Financial Statement (including balance sheet, and revenue and expense statement), current to within the last 120 days.
- f. Current Condominium operating budget.
- g. Current Management Contract. The remaining term of the management contract is less than one year. Termination of the contract does not require payment of a penalty or more than 90 days advance notice.
- h. Association Reserve Study. The Association's current reserve study is attached.

20. REMARKS

The exhibits have been forwarded by James G. Murphy Company.

Date: September 27, 2010

I certify under penalty that I am the Managing Agent of the Westport By The Sea Phase III Condominium Association. I am authorized to make this Certificate on behalf of the Association. To the best of my knowledge and belief, the foregoing is true and correct.

Westport By The Sea Phase III Condominium Association

Sohoran e. Hashrat
Preparer

I certify under penalty of perjury, to the best of my knowledge and belief, the foregoing is true and correct.

Unit Owner

Note: Buyer understands that the real estate broker(s), if any, has not researched this information and is not qualified to advise on or interpret it. Buyer should seek independent legal, financial, and/or other professional counsel with any questions or concerns.

I acknowledge receipt of the above Resale Certificate, including each of the exhibits listed.

Date: _____ Buyer _____

Date: _____ Buyer _____

Westport By The Sea Phase III Condominium Association
1600 West Ocean Avenue
Westport, WA 98595
(360) 455-4464

Condominium Resale Certificate

Unit Number: 1224
Buyer: c/o James G. Murphy Co.

This form or a statutory equivalent must be prepared by the Condominium Association, its Manager, or its authorized agent. It cannot be prepared by the real estate broker. The preparer must answer each question and attach every exhibit listed. The unit owner must sign this. The buyer should not accept this Certificate if any question is unanswered and/or any exhibit is not attached.

A buyer is not liable for any unpaid assessment or fee against the unit greater than the amount set forth below, unless the buyer had actual knowledge of a greater amount or the amount was assessed after the date of this Certificate.

If there is insufficient space below to fully answer any questions, or there is additional information which would affect any answer, the preparer should include this in the Remarks Section (Item 19).

The information furnished is based on the books and records of the Condominium Association and the actual knowledge of the preparer. Neither the Association nor the preparer guarantee the accuracy of this information, and neither assumes any obligation to supplement or update it.

1. **RIGHT OF FIRST REFUSAL/RESTRAINTS ON ALIENATION**
There are no rights of first refusal or other restraints on sale of the unit.

2. **ASSESSMENT**
The current monthly assessment for the unit is \$333.90, effective 1/1/2010. Past due and unpaid monthly assessments against the unit total \$0.00. There are no unpaid Special Assessments against the unit. In addition to the monthly and special assessments above, there is a monthly utility reimbursement charge on the unit of \$115.00 per month beginning 2/1/10. See the approved 2010 budget and letter to owners for more details (attached).

3. **DELINQUENT ASSESSMENTS RECEIVABLE**
As of 9/27/10, there are monthly assessments and/or special assessments against units in the Condominium Association which are past due over 30 days totaling \$60,367.90.

4. **DELINQUENT ASSOCIATION OBLIGATIONS**
As of 9/27/10, there are no bills or other obligations of the Condominium Association which are past due over 30 days.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

5. FEES AND FINES

The following fees are payable by Unit Owners:

- Fines for violation of rules
- Late payment
- Legal and collection charges
- Resale certificate
- Record copying
- Transfer fee

6. ANTICIPATED REPAIRS AND/OR REPLACEMENT

There are no anticipated repair and/or replacement costs in excess of 5% of the annual budget of the Condominium Association that have been approved by the Board of Directors. The Association has cash reserves for repairs and/or replacements, as follows: \$210,363.92. See the attached Reserve Study for an indication of reserve projects.

7. JUDGMENTS AND SUITS

There are no unsatisfied judgments against the Association.

8. PENDING SUITS

There are no pending suits in which the Association is a defendant.

9. ALTERATIONS OR IMPROVEMENTS TO THE UNIT, WHICH VIOLATE THE DECLARATION

There are no alterations or improvements to the unit, which violate the Association's Declaration.

10. DECLARANT UNITS/OCCUPANCY

- There are 144 units in the condominium of which 12 are owned by the Declarant/Developer. The Declarant owns 12 units and transferred control of the Association to the unit owners after September 2006.
- To the best of our knowledge, of the total number of units, 12 are principal residences of the owners; 30 are second or recreational homes; 80 are rented; and 12 are vacant.
- There is not any one person or entity that owns more than 10% of the total units in the Condominium

11. CODE VIOLATIONS

The units or other parts of the condominium do not violate health or building codes.

12. LEASES

The title of the unit is held in fee simple. There is not any leasehold estate affecting the condominium.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

13. COMPLETION OF CONSTRUCTION

Construction of the condominium is completed. The condominium is not subject to construction of additional phases, or annexation to another condominium.

14. CONVERSION

The condominium was created from buildings, which were new construction.

15. FINANCING APPROVAL

The condominium is not approved for FHA financing. It is not known if the condominium is approved for FHLMC, VA or FNMA financing.

16. NON-CONFORMING USE

The condominium does not constitute a legal non-conforming use under applicable zoning laws.

17. INSURANCE

The insurance agent for the Association's master policy is:
Leisa G. Youngman, Senior Account Manager
HUB International Northwest, LLC
11714 Northcreek Pkwy North, Ste 102
P.O. Box 3018
Bothell, WA 98041-3018
(425) 489-4547
Email: leisa.youngman@hubinternational.com

No insurance coverage is provided for the benefit of unit owners.

18. WARRANTIES AND WARRANTY CLAIMS

The condominium is not covered by a qualified warranty. Claims have not been made under the warranty. The Common Elements are not covered by a qualified warranty. Claims have not been made under the warranty.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

19. EXHIBITS

The following exhibits are required to be attached.

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- b. Condominium Bylaws, and any amendments thereto.
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- e. Current Condominium Financial Statement (including balance sheet, and revenue and expense statement), current to within the last 120 days.
- f. Current Condominium operating budget.
- g. Current Management Contract. The remaining term of the management contract is less than one year. Termination of the contract does not require payment of a penalty or more than 90 days advance notice.
- h. Association Reserve Study. The Association's current reserve study is attached.

20. REMARKS

The exhibits have been forwarded by James G. Murphy Company.

Date: September 27, 2010

I certify under penalty that I am the Managing Agent of the Westport By The Sea Phase III Condominium Association. I am authorized to make this Certificate on behalf of the Association. To the best of my knowledge and belief, the foregoing is true and correct.

Westport By The Sea Phase III Condominium Association

Deborah e. Hasbani
Preparer

I certify under penalty of perjury, to the best of my knowledge and belief, the foregoing is true and correct.

Unit Owner

Note: Buyer understands that the real estate broker(s), if any, has not researched this information and is not qualified to advise on or interpret it. Buyer should seek independent legal, financial, and/or other professional counsel with any questions or concerns.

I acknowledge receipt of the above Resale Certificate, including each of the exhibits listed.

Date: _____ Buyer _____

Date: _____ Buyer _____

Westport By The Sea Phase III Condominium Association
1600 West Ocean Avenue
Westport, WA 98595
(360) 455-4464

Condominium Resale Certificate

Unit Number: 1225
Buyer: c/o James G. Murphy Co.

This form or a statutory equivalent must be prepared by the Condominium Association, its Manager, or its authorized agent. It cannot be prepared by the real estate broker. The preparer must answer each question and attach every exhibit listed. The unit owner must sign this. The buyer should not accept this Certificate if any question is unanswered and/or any exhibit is not attached.

A buyer is not liable for any unpaid assessment or fee against the unit greater than the amount set forth below, unless the buyer had actual knowledge of a greater amount or the amount was assessed after the date of this Certificate.

If there is insufficient space below to fully answer any questions, or there is additional information which would affect any answer, the preparer should include this in the Remarks Section (Item 19).

The information furnished is based on the books and records of the Condominium Association and the actual knowledge of the preparer. Neither the Association nor the preparer guarantee the accuracy of this information, and neither assumes any obligation to supplement or update it.

1. RIGHT OF FIRST REFUSAL/RESTRAINTS ON ALIENATION
There are no rights of first refusal or other restraints on sale of the unit.

2. ASSESSMENT
The current monthly assessment for the unit is \$331.12, effective 1/1/2010. Past due and unpaid monthly assessments against the unit total \$0.00. There are no unpaid Special Assessments against the unit. In addition to the monthly and special assessments above, there is a monthly utility reimbursement charge on the unit of \$115.00 per month beginning 2/1/10. See the approved 2010 budget and letter to owners for more details (attached).

3. DELINQUENT ASSESSMENTS RECEIVABLE
As of 9/27/10, there are monthly assessments and/or special assessments against units in the Condominium Association which are past due over 30 days totaling \$60,367.90.

4. DELINQUENT ASSOCIATION OBLIGATIONS
As of 9/27/10, there are no bills or other obligations of the Condominium Association which are past due over 30 days.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

5. FEES AND FINES

The following fees are payable by Unit Owners:

- Fines for violation of rules
- Late payment
- Legal and collection charges
- Resale certificate
- Record copying
- Transfer fee

6. ANTICIPATED REPAIRS AND/OR REPLACEMENT

There are no anticipated repair and/or replacement costs in excess of 5% of the annual budget of the Condominium Association that have been approved by the Board of Directors. The Association has cash reserves for repairs and/or replacements, as follows: \$210,363.92. See the attached Reserve Study for an indication of reserve projects.

7. JUDGMENTS AND SUITS

There are no unsatisfied judgments against the Association.

8. PENDING SUITS

There are no pending suits in which the Association is a defendant.

9. ALTERATIONS OR IMPROVEMENTS TO THE UNIT, WHICH VIOLATE THE DECLARATION

There are no alterations or improvements to the unit, which violate the Association's Declaration.

10. DECLARANT UNITS/OCCUPANCY

- There are 144 units in the condominium of which 12 are owned by the Declarant/Developer. The Declarant owns 12 units and transferred control of the Association to the unit owners after September 2006.
- To the best of our knowledge, of the total number of units, 12 are principal residences of the owners; 30 are second or recreational homes; 80 are rented; and 12 are vacant.
- There is not any one person or entity that owns more than 10% of the total units in the Condominium

11. CODE VIOLATIONS

The units or other parts of the condominium do not violate health or building codes.

12. LEASES

The title of the unit is held in fee simple. There is not any leasehold estate affecting the condominium.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

13. COMPLETION OF CONSTRUCTION

Construction of the condominium is completed. The condominium is not subject to construction of additional phases, or annexation to another condominium.

14. CONVERSION

The condominium was created from buildings, which were new construction.

15. FINANCING APPROVAL

The condominium is not approved for FHA financing. It is not known if the condominium is approved for FHLMC, VA or FNMA financing.

16. NON-CONFORMING USE

The condominium does not constitute a legal non-conforming use under applicable zoning laws.

17. INSURANCE

The insurance agent for the Association's master policy is:
Leisa G. Youngman, Senior Account Manager
HUB International Northwest, LLC
11714 Northcreek Pkwy North, Ste 102
P.O. Box 3018
Bothell, WA 98041-3018
(425) 489-4547
Email: leisa.youngman@hubinternational.com

No insurance coverage is provided for the benefit of unit owners.

18. WARRANTIES AND WARRANTY CLAIMS

The condominium is not covered by a qualified warranty. Claims have not been made under the warranty. The Common Elements are not covered by a qualified warranty. Claims have not been made under the warranty.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

19. EXHIBITS

The following exhibits are required to be attached.

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- b. Condominium Bylaws, and any amendments thereto.
- c. Condominium Rules and Regulations, and any amendments thereto.
- d. Annual Condominium Financial Statement (including balance sheet and revenue and expense statement) for the year proceeding the current year.
- e. Current Condominium Financial Statement (including balance sheet, and revenue and expense statement), current to within the last 120 days.
- f. Current Condominium operating budget.
- g. Current Management Contract. The remaining term of the management contract is less than one year. Termination of the contract does not require payment of a penalty or more than 90 days advance notice.
- h. Association Reserve Study. The Association's current reserve study is attached.

20. REMARKS

The exhibits have been forwarded by James G. Murphy Company.

Date: September 27, 2010

I certify under penalty that I am the Managing Agent of the Westport By The Sea Phase III Condominium Association. I am authorized to make this Certificate on behalf of the Association. To the best of my knowledge and belief, the foregoing is true and correct.

Westport By The Sea Phase III Condominium Association

Sheridan C. Harvitt
Preparer

I certify under penalty of perjury, to the best of my knowledge and belief, the foregoing is true and correct.

Unit Owner

Note: Buyer understands that the real estate broker(s), if any, has not researched this information and is not qualified to advise on or Interpret it. Buyer should seek independent legal, financial, and/or other professional counsel with any questions or concerns.

I acknowledge receipt of the above Resale Certificate, including each of the exhibits listed.

Date: _____ Buyer _____

Date: _____ Buyer _____

Westport By The Sea Phase III Condominium Association
1600 West Ocean Avenue
Westport, WA 98595
(360) 455-4464

Condominium Resale Certificate

Unit Number: 1226
Buyer: c/o James G. Murphy Co.

This form or a statutory equivalent must be prepared by the Condominium Association, its Manager, or its authorized agent. It cannot be prepared by the real estate broker. The preparer must answer each question and attach every exhibit listed. The unit owner must sign this. The buyer should not accept this Certificate if any question is unanswered and/or any exhibit is not attached.

A buyer is not liable for any unpaid assessment or fee against the unit greater than the amount set forth below, unless the buyer had actual knowledge of a greater amount or the amount was assessed after the date of this Certificate.

If there is insufficient space below to fully answer any questions, or there is additional information which would affect any answer, the preparer should include this in the Remarks Section (Item 19).

The information furnished is based on the books and records of the Condominium Association and the actual knowledge of the preparer. Neither the Association nor the preparer guarantee the accuracy of this information, and neither assumes any obligation to supplement or update it.

1. **RIGHT OF FIRST REFUSAL/RESTRAINTS ON ALIENATION**
There are no rights of first refusal or other restraints on sale of the unit.

2. **ASSESSMENT**
The current monthly assessment for the unit is \$332.97, effective 1/1/2010. Past due and unpaid monthly assessments against the unit total \$0.00. There are no unpaid Special Assessments against the unit. In addition to the monthly and special assessments above, there is a monthly utility reimbursement charge on the unit of \$115.00 per month beginning 2/1/10. See the approved 2010 budget and letter to owners for more details (attached).

3. **DELINQUENT ASSESSMENTS RECEIVABLE**
As of 9/27/10, there are monthly assessments and/or special assessments against units in the Condominium Association which are past due over 30 days totaling \$60,367.90.

4. **DELINQUENT ASSOCIATION OBLIGATIONS**
As of 9/27/10, there are no bills or other obligations of the Condominium Association which are past due over 30 days.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

5. FEES AND FINES

The following fees are payable by Unit Owners:

- Fines for violation of rules
- Late payment
- Legal and collection charges
- Resale certificate
- Record copying
- Transfer fee

6. ANTICIPATED REPAIRS AND/OR REPLACEMENT

There are no anticipated repair and/or replacement costs in excess of 5% of the annual budget of the Condominium Association that have been approved by the Board of Directors. The Association has cash reserves for repairs and/or replacements, as follows: \$210,363.92. See the attached Reserve Study for an indication of reserve projects.

7. JUDGMENTS AND SUITS

There are no unsatisfied judgments against the Association.

8. PENDING SUITS

There are no pending suits in which the Association is a defendant.

9. ALTERATIONS OR IMPROVEMENTS TO THE UNIT, WHICH VIOLATE THE DECLARATION

There are no alterations or improvements to the unit, which violate the Association's Declaration.

10. DECLARANT UNITS/OCCUPANCY

- There are 144 units in the condominium of which 12 are owned by the Declarant/Developer. The Declarant owns 12 units and transferred control of the Association to the unit owners after September 2006.
- To the best of our knowledge, of the total number of units, 12 are principal residences of the owners; 30 are second or recreational homes; 80 are rented; and 12 are vacant.
- There is not any one person or entity that owns more than 10% of the total units in the Condominium

11. CODE VIOLATIONS

The units or other parts of the condominium do not violate health or building codes.

12. LEASES

The title of the unit is held in fee simple. There is not any leasehold estate affecting the condominium.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

13. COMPLETION OF CONSTRUCTION

Construction of the condominium is completed. The condominium is not subject to construction of additional phases, or annexation to another condominium.

14. CONVERSION

The condominium was created from buildings, which were new construction.

15. FINANCING APPROVAL

The condominium is not approved for FHA financing. It is not known if the condominium is approved for FHLMC, VA or FNMA financing.

16. NON-CONFORMING USE

The condominium does not constitute a legal non-conforming use under applicable zoning laws.

17. INSURANCE

The insurance agent for the Association's master policy is:
Leisa G. Youngman, Senior Account Manager
HUB International Northwest, LLC
11714 Northcreek Pkwy North, Ste 102
P.O. Box 3018
Bothell, WA 98041-3018
(425) 489-4547
Email: leisa.youngman@hubinternational.com

No insurance coverage is provided for the benefit of unit owners.

18. WARRANTIES AND WARRANTY CLAIMS

The condominium is not covered by a qualified warranty. Claims have not been made under the warranty. The Common Elements are not covered by a qualified warranty. Claims have not been made under the warranty.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

19. EXHIBITS

The following exhibits are required to be attached.

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- b. Condominium Bylaws, and any amendments thereto.
- c. Condominium Rules and Regulations, and any amendments thereto.
- d. Annual Condominium Financial Statement (including balance sheet and revenue and expense statement) for the year proceeding the current year.
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- f. Current Condominium operating budget.
- g. Current Management Contract. The remaining term of the management contract is less than one year. Termination of the contract does not require payment of a penalty or more than 90 days advance notice.
- h. Association Reserve Study. The Association's current reserve study is attached.

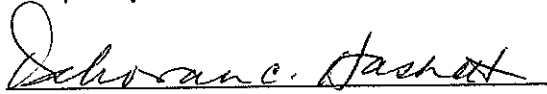
20. REMARKS

The exhibits have been forwarded by James G. Murphy Company.

Date: September 27, 2010

I certify under penalty that I am the Managing Agent of the Westport By The Sea Phase III Condominium Association. I am authorized to make this Certificate on behalf of the Association. To the best of my knowledge and belief, the foregoing is true and correct.

Westport By The Sea Phase III Condominium Association



Preparer

I certify under penalty of perjury, to the best of my knowledge and belief, the foregoing is true and correct.

Unit Owner

Note: Buyer understands that the real estate broker(s), if any, has not researched this information and is not qualified to advise on or interpret it. Buyer should seek independent legal, financial, and/or other professional counsel with any questions or concerns.

I acknowledge receipt of the above Resale Certificate, including each of the exhibits listed.

Date: _____ Buyer _____

Date: _____ Buyer _____

Westport By The Sea Phase III Condominium Association
1600 West Ocean Avenue
Westport, WA 98595
(360) 455-4464

Condominium Resale Certificate

Unit Number: 1227
Buyer: c/o James G. Murphy Co.

This form or a statutory equivalent must be prepared by the Condominium Association, its Manager, or its authorized agent. It cannot be prepared by the real estate broker. The preparer must answer each question and attach every exhibit listed. The unit owner must sign this. The buyer should not accept this Certificate if any question is unanswered and/or any exhibit is not attached.

A buyer is not liable for any unpaid assessment or fee against the unit greater than the amount set forth below, unless the buyer had actual knowledge of a greater amount or the amount was assessed after the date of this Certificate.

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1. **RIGHT OF FIRST REFUSAL/RESTRAINTS ON ALIENATION**
There are no rights of first refusal or other restraints on sale of the unit.

2. **ASSESSMENT**
The current monthly assessment for the unit is \$334.36, effective 1/1/2010. Past due and unpaid monthly assessments against the unit total \$0.00. There are no unpaid Special Assessments against the unit. In addition to the monthly and special assessments above, there is a monthly utility reimbursement charge on the unit of \$115.00 per month beginning 2/1/10. See the approved 2010 budget and letter to owners for more details (attached).

3. **DELINQUENT ASSESSMENTS RECEIVABLE**
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4. **DELINQUENT ASSOCIATION OBLIGATIONS**
As of 9/27/10, there are no bills or other obligations of the Condominium Association which are past due over 30 days.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

5. FEES AND FINES

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- Record copying
- Transfer fee

6. ANTICIPATED REPAIRS AND/OR REPLACEMENT

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- There is not any one person or entity that owns more than 10% of the total units in the Condominium

11. CODE VIOLATIONS

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12. LEASES

The title of the unit is held in fee simple. There is not any leasehold estate affecting the condominium.

Initials: BUYER: _____ DATE: _____ SELLER: _____ DATE: _____
BUYER: _____ DATE: _____ SELLER: _____ DATE: _____

13. COMPLETION OF CONSTRUCTION

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HUB International Northwest, LLC
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Bothell, WA 98041-3018
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- f. Current Condominium operating budget.
- g. Current Management Contract. The remaining term of the management contract is less than one year. Termination of the contract does not require payment of a penalty or more than 90 days advance notice.
- h. Association Reserve Study. The Association's current reserve study is attached.

20. REMARKS

The exhibits have been forwarded by James G. Murphy Company.

Date: September 27, 2010

I certify under penalty that I am the Managing Agent of the Westport By The Sea Phase III Condominium Association. I am authorized to make this Certificate on behalf of the Association. To the best of my knowledge and belief, the foregoing is true and correct.

Westport By The Sea Phase III Condominium Association

Selvan C. Pascoe
Preparer

I certify under penalty of perjury, to the best of my knowledge and belief, the foregoing is true and correct.

Unit Owner

Note: Buyer understands that the real estate broker(s), if any, has not researched this information and is not qualified to advise on or interpret it. Buyer should seek independent legal, financial, and/or other professional counsel with any questions or concerns.

I acknowledge receipt of the above Resale Certificate, including each of the exhibits listed.

Date: _____ Buyer _____

Date: _____ Buyer _____