

DAYBREAK AT ISSAQUAH RIDGE, A CONDOMINIUM, PHASES I, II & III SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON JURAT SHEET

LEGAL DESCRIPTION

LAND IN CONDOMINIUM PER FIRST AMERICAN TITLE INSURANCE COMPANY (AMENDED SECOND REPORT) ORDER NO. 822225-1, DATED MAY 3, 2001 AT 8:00 A.M., SUPPLEMENTED MAY 17, 2001 AT 8:00 A.M.

PARCEL A:
LOT B, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, RECORDED OCTOBER 14, 1999 UNDER RECORDING NUMBER 19991014900010, IN KING COUNTY, WASHINGTON.

PARCEL B:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, CREATED BY INSTRUMENT RECORDED DECEMBER 9, 1999 UNDER RECORDING NUMBER 19991209001069, IN KING COUNTY, WASHINGTON. (232nd AVE SE., SE. BLACK THUGGET RD.)

DAYBREAK AT ISSAQUAH RIDGE, A CONDOMINIUM, PHASE I

THAT PORTION OF LOT B, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, AS RECORDED UNDER RECORDING NO. 19991014900010, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT B; THENCE S 88°20'34" E ALONG THE NORTH LINE THEREOF 428.20 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'00" W 169.53 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT B AND THE TERMINUS OF THIS DESCRIBED LINE.

SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING AND STATE OF WASHINGTON.

DAYBREAK AT ISSAQUAH RIDGE, A CONDOMINIUM, PHASE II

THAT PORTION OF LOT B, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, AS RECORDED UNDER RECORDING NO. 19991014900010, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT B; THENCE S 88°20'34" E ALONG THE NORTH LINE THEREOF 228.85 FEET TO THE POINT OF BEGINNING; THENCE S 07°51'01" E 178.03 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT B AND THE TERMINUS OF THIS DESCRIBED LINE.

EXCEPT THAT PORTION LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT B; THENCE S 88°20'34" E ALONG THE NORTH LINE THEREOF 428.20 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'00" W 169.53 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT B AND THE TERMINUS OF THIS DESCRIBED LINE.

SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING AND STATE OF WASHINGTON.

DAYBREAK AT ISSAQUAH RIDGE, A CONDOMINIUM, PHASE III

THAT PORTION OF LOT B, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, AS RECORDED UNDER RECORDING NO. 19991014900010, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN EXCEPT THAT PORTION LYING EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT B; THENCE S 88°20'34" E ALONG THE NORTH LINE THEREOF 228.85 FEET TO THE POINT OF BEGINNING; THENCE S 07°51'01" E 178.03 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT B AND THE TERMINUS OF THIS DESCRIBED LINE.

SITUATE IN THE CITY OF ISSAQUAH, COUNTY OF KING AND STATE OF WASHINGTON.

DEDICATION

I, THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, ET. SEQ. AND NOT FOR ANY PUBLIC PURPOSE. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND DECLARATION FOR DAYBREAK AT ISSAQUAH RIDGE, A CONDOMINIUM RECORDED UNDER KING COUNTY RECORDING NO. 20010529000457.

I FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

DECLARANT:

SOUTH RIDGE 90, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: SDuhh MEMBER

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVEN J. MALSAM 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 MEMBER OF SOUTH RIDGE 90, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

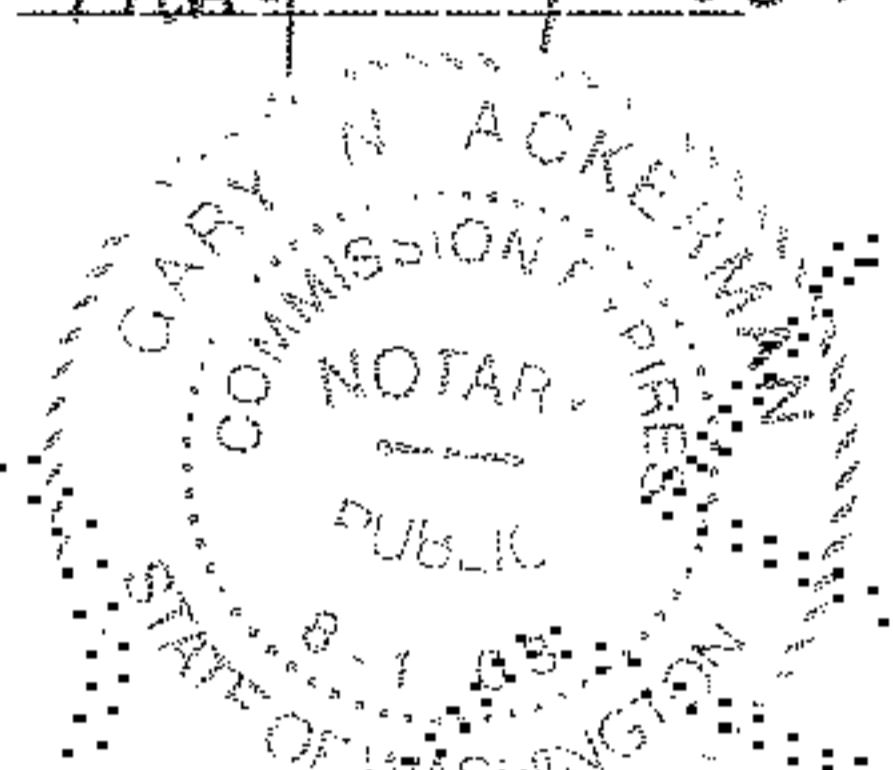
DATED: May 22, 2001

Gary N. Ackerman
(SIGNATURE OF NOTARY)

GARY N. ACKERMAN
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SEATTLE

AUG. 1, 2003
MY APPOINTMENT EXPIRES

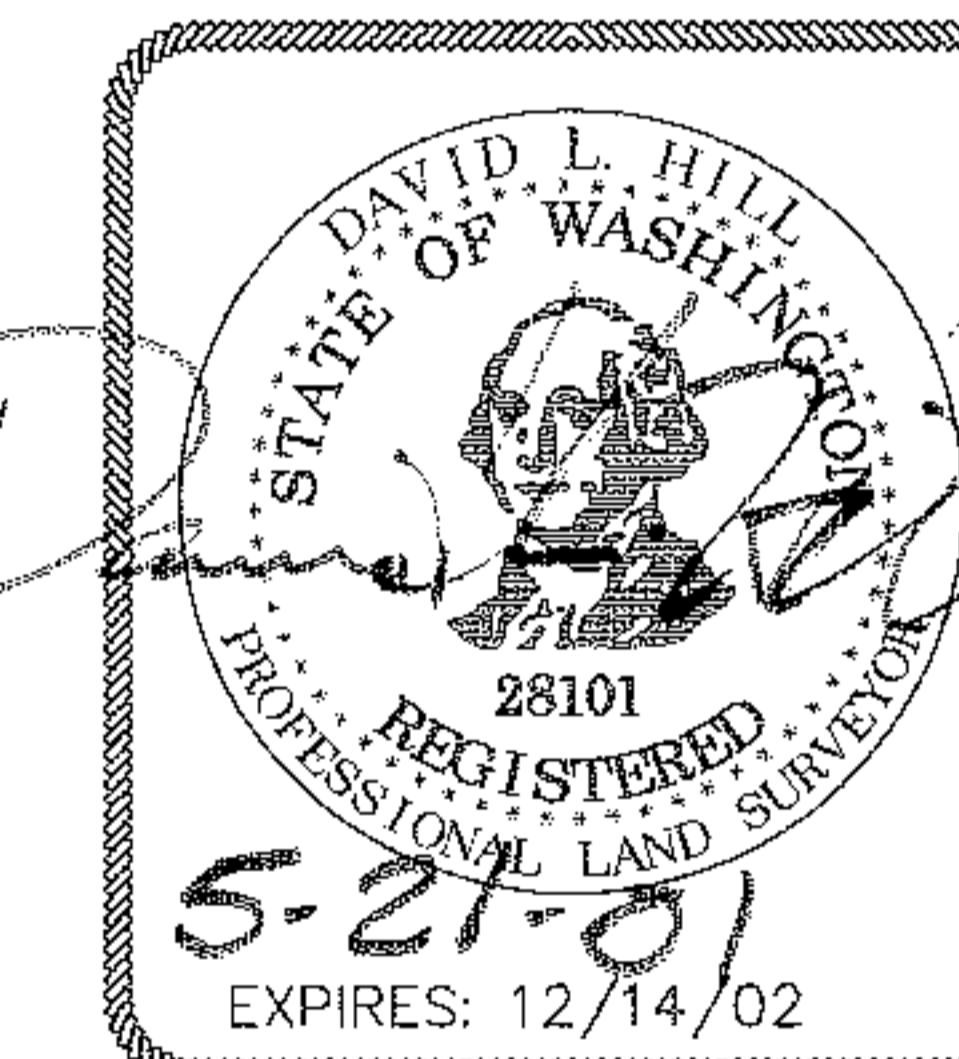


LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR DAYBREAK AT ISSAQUAH RIDGE, A CONDOMINIUM, PHASES I, II & III IS BASED UPON AN ACTUAL SURVEY OF THE HEREIN DESCRIBED PROPERTY AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREIN; THAT INSOFAR AS THE BOUNDARIES OF THE LAND AND UNITS ARE CONCERNED, ACCURATELY DEPICTS THE HORIZONTAL AND VERTICAL BOUNDARIES AND THAT IT FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.

David L. Hill 5-21-01

DAVID L. HILL
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28101



LAND SURVEYOR'S VERIFICATION

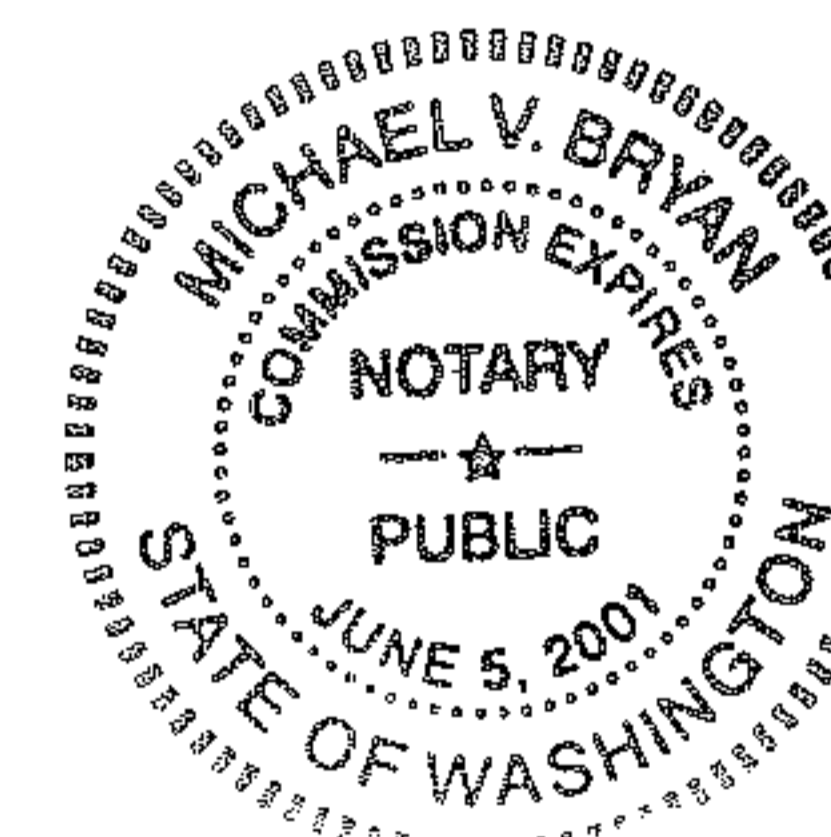
COUNTY OF KING)
) SS.
STATE OF WASHINGTON)

I, DAVID L. HILL, BEING FIRST DULY SWORN UPON OATH, STATE THAT I AM THE REGISTERED LAND SURVEYOR SIGNING THE ABOVE SURVEYOR'S CERTIFICATE; THAT I HAVE EXAMINED THESE PLANS AND MAP AND BELIEVE THE CERTIFICATE TO BE A TRUE STATEMENT.

David L. Hill 5-21-01
DAVID L. HILL

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF May 2001.

Michael V. Bryan
MICHAEL V. BRYAN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: JUNE 5, 2001



RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF 1st AMERICAN THIS 29th DAY OF MAY, 2001 AT 9:16 AM AND RECORDED IN VOLUME 174 OF CONDOMINIUMS, PAGES 83 THROUGH AND INCLUDING 89, RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS

BY: Bob Brice Staff Supervisor
MANAGER/SUPERVISOR

APPROVAL

EXAMINED AND APPROVED THIS 24th DAY OF May 2001; COPY RECEIVED OF THIS DOCUMENT AND OF THE DECLARATION.

DEPARTMENT OF ASSESSMENTS:

BY: s. noble
ASSESSOR

BY: dianne murdock
DEPUTY ASSESSOR

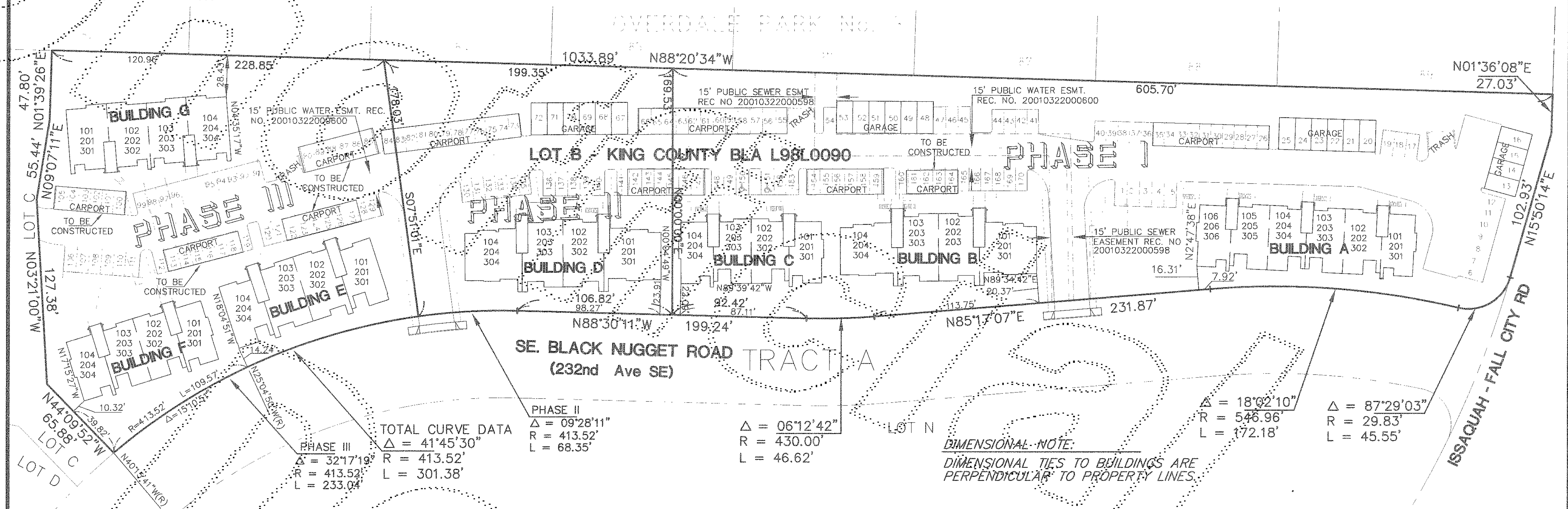
CONCEPT ENGINEERING, INC.
455 RAINIER BOULEVARD NORTH, SUITE 200
ISSAQUAH, WASHINGTON 98027
(425) 392-8055 FAX (425) 392-0198

DATE: 5-18-2001 JOB NO: 21012FC

DAYBREAK AT ISSAQUAH RIDGE, A CONDOMINIUM, PHASES I, II & III

SITUATE IN THE NE 1/4, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M.,
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SITE PLAN



TOTAL CURVE DATA

PHASE II	$\Delta = 09^{\circ}28'11''$	$R = 413.52'$	$L = 68.35'$
PHASE III	$\Delta = 32^{\circ}17'19''$	$R = 413.52'$	$L = 233.04'$
	$\Delta = 41^{\circ}45'30''$	$R = 413.52'$	$L = 301.38'$

	$\Delta = 06^{\circ}12'42''$	$R = 430.00'$	$L = 46.62'$
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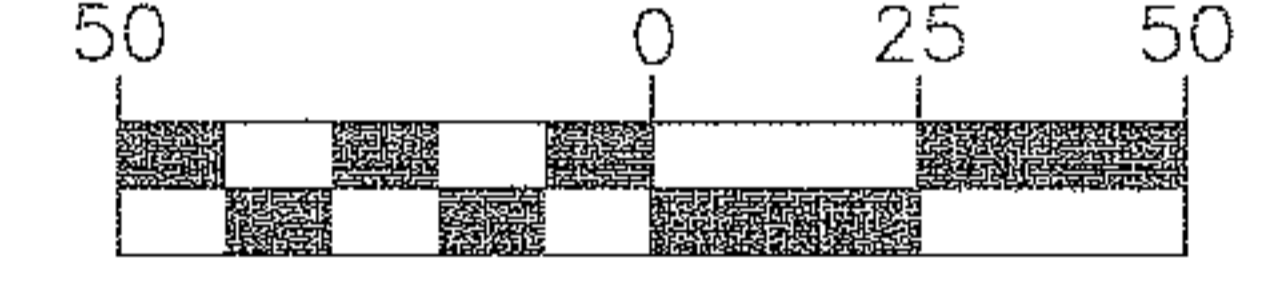
	$\Delta = 18^{\circ}02'10''$	$R = 546.96'$	$L = 172.18'$
	$\Delta = 87^{\circ}29'03''$	$R = 29.83'$	$L = 45.55'$

DIMENSIONAL NOTE:
DIMENSIONAL TIES TO BUILDINGS ARE PERPENDICULAR TO PROPERTY LINES.

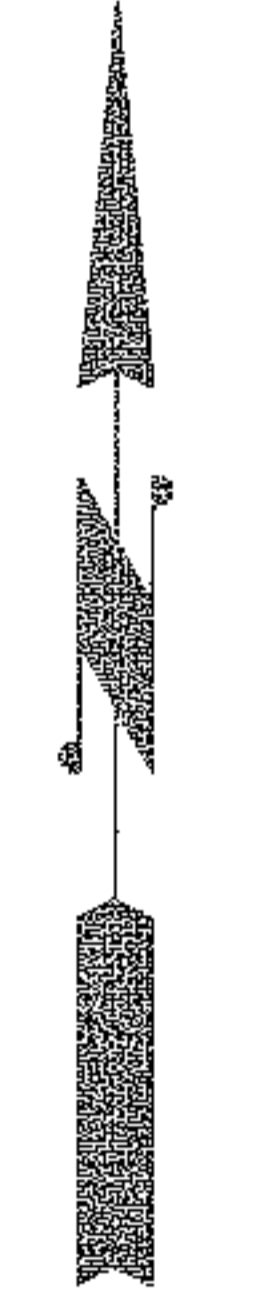
- NOTES:**
- INSTRUMENTATION FOR THIS SURVEY WAS A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-330-090.
 - THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON DECEMBER 2000, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
 - SEE SHEETS 3, 4, 5, 6, 7, 8, 9 & 10 OF 10 FOR HORIZONTAL UNIT BOUNDARIES & COMMON ELEMENTS.
 - FOR LEGAL DESCRIPTION AND TITLE ENCUMBRANCES REFERENCE IS MADE TO AMERICAN TITLE INSURANCE CO. SUBDIVISION GUARANTEE, (SECOND AMENDED REPORT) ORDER NO. 822225-1, DATED MAY 3, 2001, 8:00 AM, SUPPLEMENTED MAY 17, 2001, 8:00AM.
 - BUILDING TIES ARE MEASURED TO OUTSIDE FOUNDATION CORNERS AS SHOWN.
 - FOUNDATION DIMENSIONS ARE MEASURED ON OUTSIDE FACE OF FOUNDATION.
 - ALL LAND DESCRIBED HEREIN SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
 - PARTY WALLS ARE 0.8 FEET THICK, EXTERIOR WALLS ARE 0.55 FOOT THICK
 - DIMENSIONS ON UNIT FLOOR PLANS ARE TO INTERIOR SURFACE OF PERIMETER WALL OF UNIT.
 - REFERENCE FLOOR ELEVATION IS OF FINISH FLOOR. ALL CEILING HEIGHTS IN FLOOR PLANS ARE MEASURED FROM REFERENCE FLOOR ELEVATIONS.
 - THE UNIT BOUNDARIES AND SQUARE FOOTAGES ARE DETERMINED BY ACTUAL CONSTRUCTION AND SUPERCEDES ALL OTHER DATA SHOWN HEREON OR RECORDED.
 - ALL DRIVEWAYS, PATIOS, DECKS, FIREPLACE FLUES, CHIMNEYS AND OTHER APPARATUS ASSOCIATED WITH FIREPLACES AND WHICH ARE NOT WITHIN A UNIT BOUNDARY ARE LIMITED COMMON ELEMENTS.
 - DIMENSIONS ON UNIT FLOOR PLANS HAVE BEEN AVERAGED AND ARE APPROXIMATE WITHIN PLUS OR MINUS 0.2 OF A FOOT.
 - THE ARCHITECTURAL AND CIVIL PLANS WERE APPROVED FOR CONSTRUCTION BY CITY OF ISSAQUAH AND IT IS ASSUMED THAT THE IMPROVEMENTS BUILT ON THE SITE CONFORM TO ALL APPLICABLE ZONING, SENSITIVE AREA AND BUILDING CODES.
 - ALL LAND DESCRIBED HEREIN IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO CREATE LIMITED COMMON ELEMENTS ON THE PROPERTY AND THE RIGHT TO GRANT EASEMENTS OVER THE PROPERTY IN THE CONDOMINIUM FOR WATER LINES AND SANITARY SEWER LINES TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT.

- PHASE I OF THE CONDOMINIUM CONSISTS OF 42 UNITS IN BUILDING A, B AND C. DECLARANT RESERVES THE DEVELOPMENT RIGHT TO CREATE AN ADDITIONAL 48 UNITS ON THE SUBSEQUENT PHASE PROPERTY IN BUILDINGS D, E, F AND G IN TWO SUBSEQUENT PHASES BY AMENDMENT TO THE DECLARATION.
- SUBJECT TO MINERAL RIGHTS EXCEPTIONS AND RESERVATIONS IN DEED UNDER RECORDING NO. 1631869.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS AND NOTES, CONTAINED IN BOUNDARY LINE ADJUSTMENT, AS RECORDED UNDER NO. 19991014900010.
- SUBJECT TO AGREEMENT FOR ADJACENT PROJECTS DEVELOPMENT, UNDER RECORDING NO. 20000526000241.
- SUBJECT TO AGREEMENT, TERMS AND CONDITIONS FOR STORM DRAINAGE EASEMENTS UNDER RECORDING NO. 20000526000242.
- SUBJECT TO AGREEMENT, TERMS AND CONDITIONS FOR ADJACENT PROJECTS STORM DRAINAGE EASEMENTS UNDER RECORDING NO. 200011300001058.
- SUBJECT TO AGREEMENT, TERMS & CONDITIONS FOR INGRESS, EGRESS & UTILITIES EASEMENT UNDER RECORDING NO. 20001130001067.
- SUBJECT TO INGRESS, EGRESS AND UTILITY EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF UNDER RECORDING NO. 19991209001069.
- SUBJECT TO TERMS AND CONDITIONS OF CITY OF ISSAQUAH ORDINANCE NO. 2234, UNDER RECORDING NO. 20000125000186.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS UNDER RECORDING NO. 20000516001468.
- SUBJECT TO CABLEVISION EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED UNDER RECORDING NO. 20010315000126.

GRAPHIC SCALE

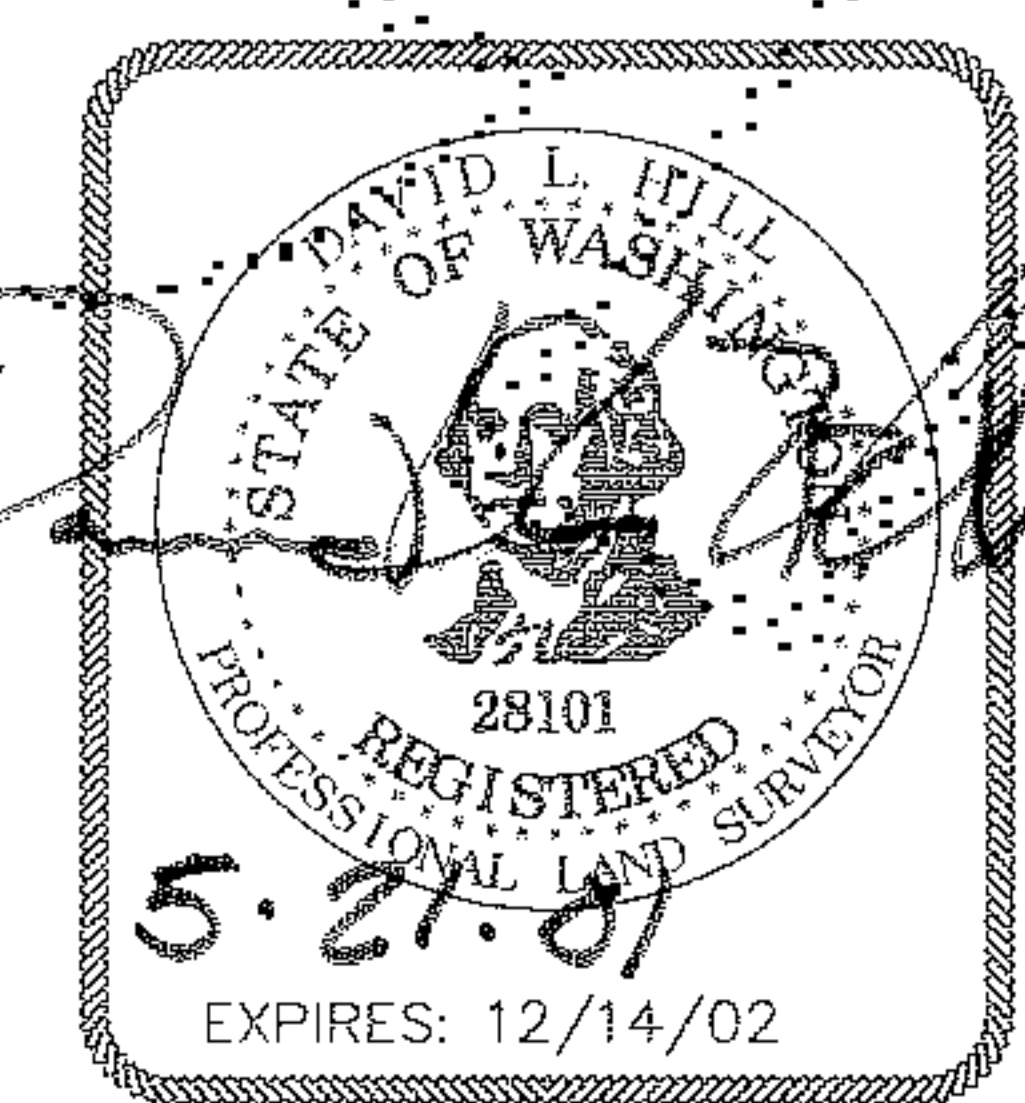


(IN FEET)
1 inch = 50 ft.



BENCH MARK: INVERT OF SANITARY SEWER MANHOLE #41, SOUTH OF UNITS C-1 & C-2, BUILDING C, ELEVATION 351.32.

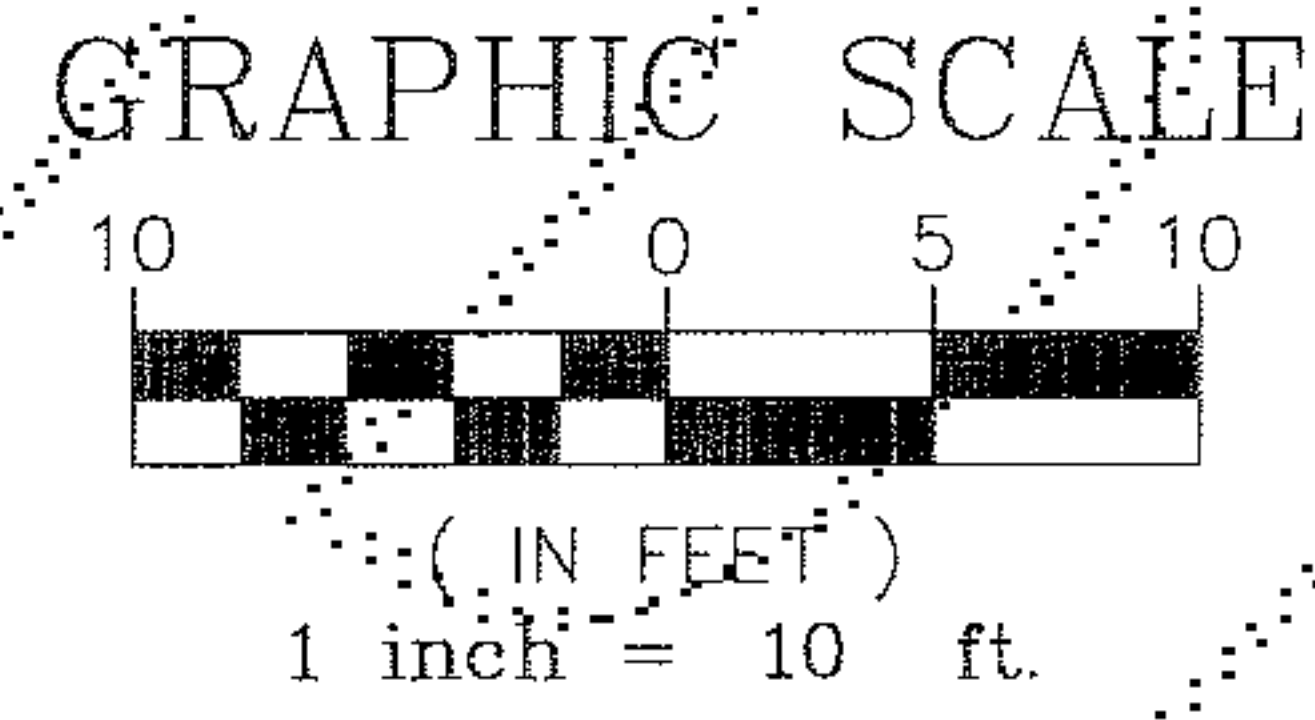
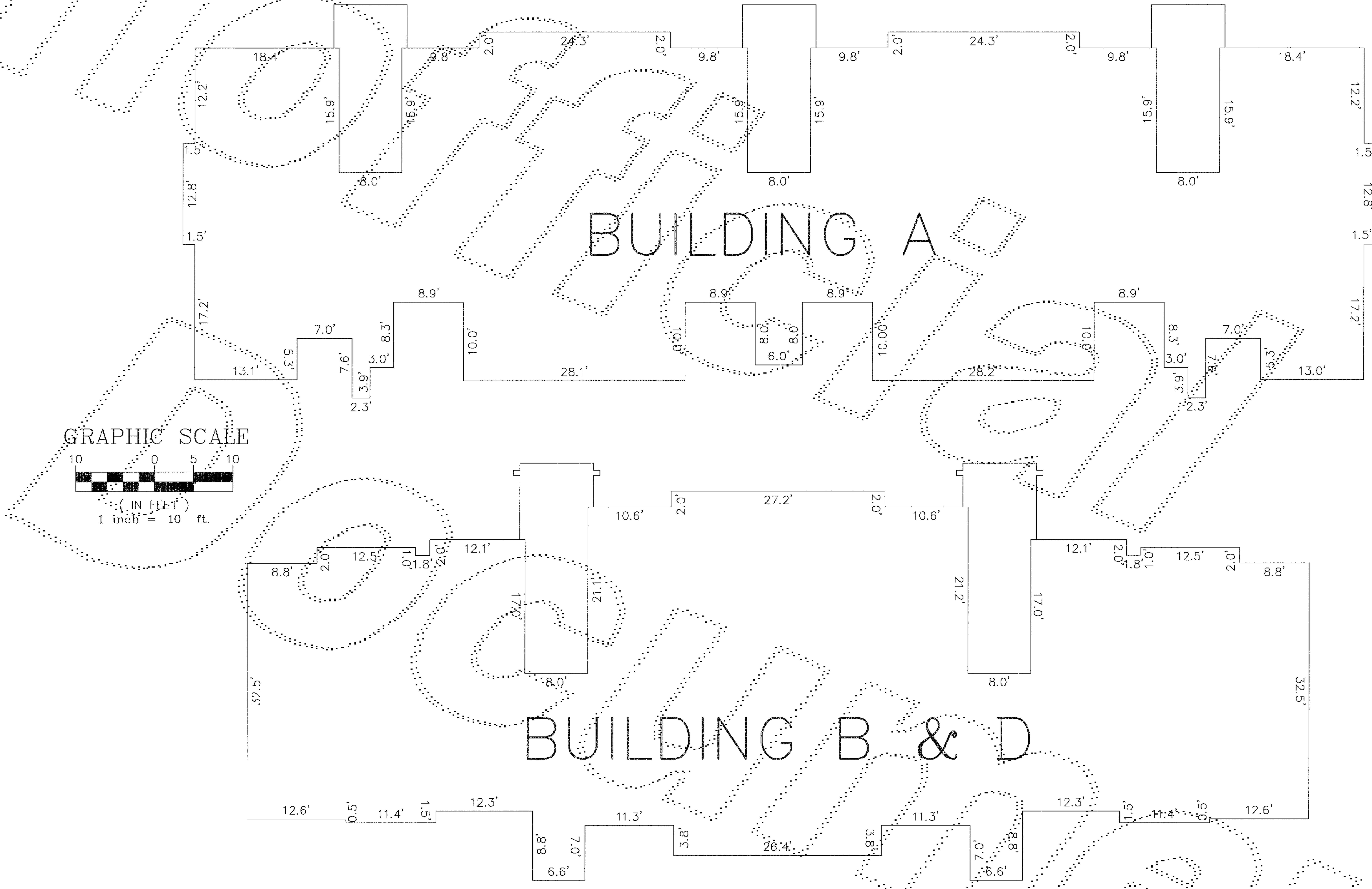
VERTICAL DATUM: N.G.V.D. 1929



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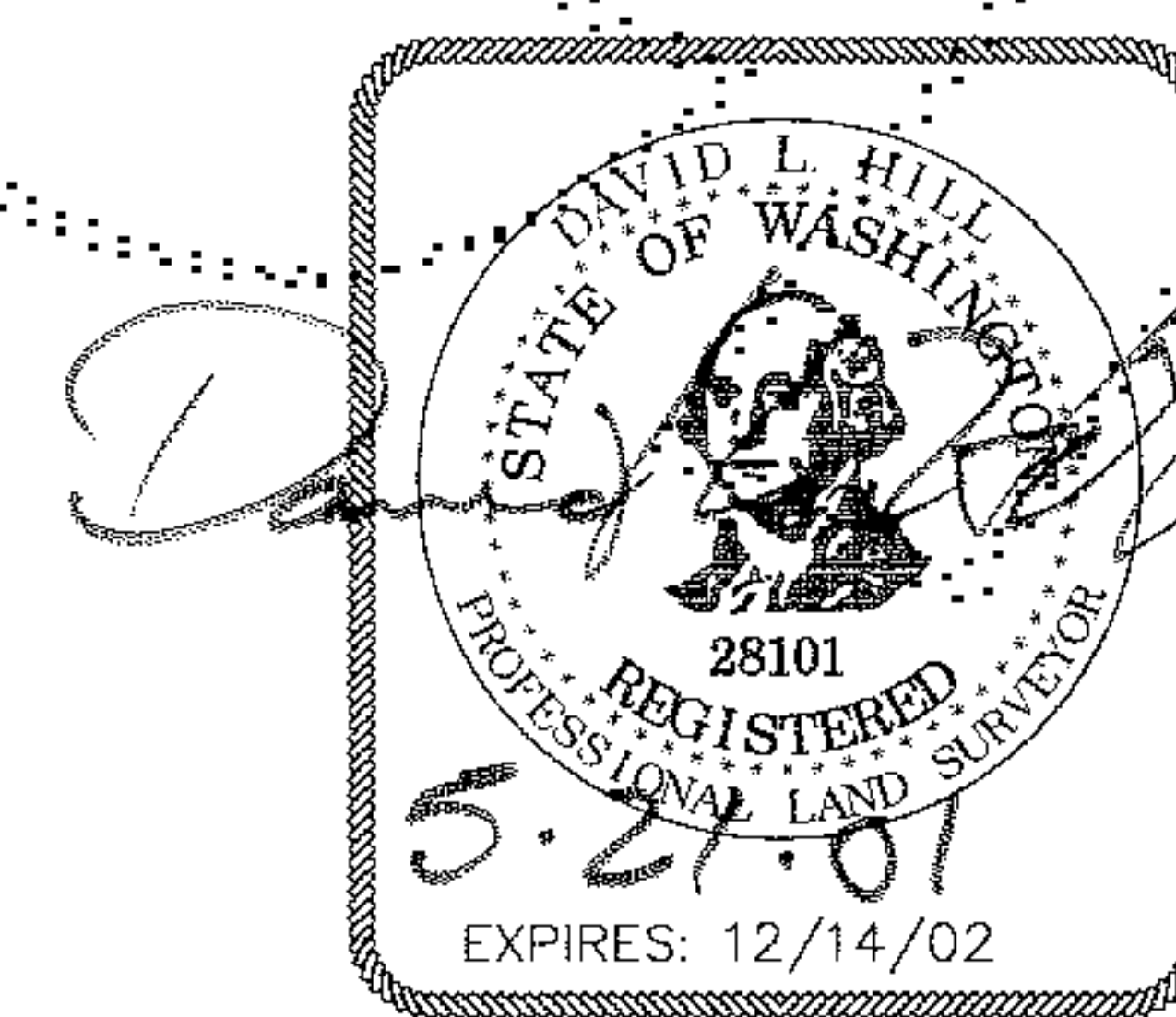
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DAYBREAK AT ISSAQUAH RIDGE, A CONDOMINIUM, PHASES I, II & III SITUATE IN THE NE 1/4, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON BUILDING FOOTPRINT



BUILDING B & D

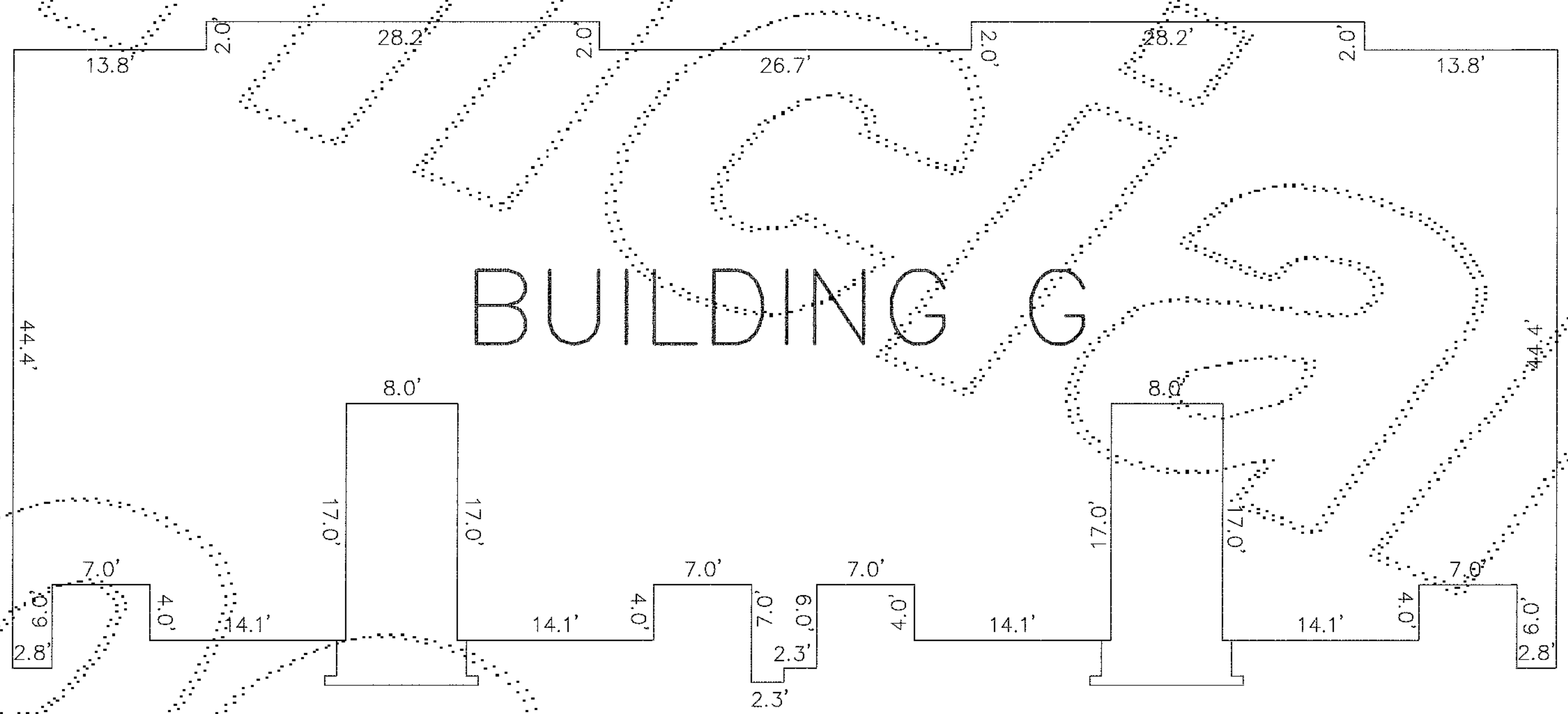
BUILDING A



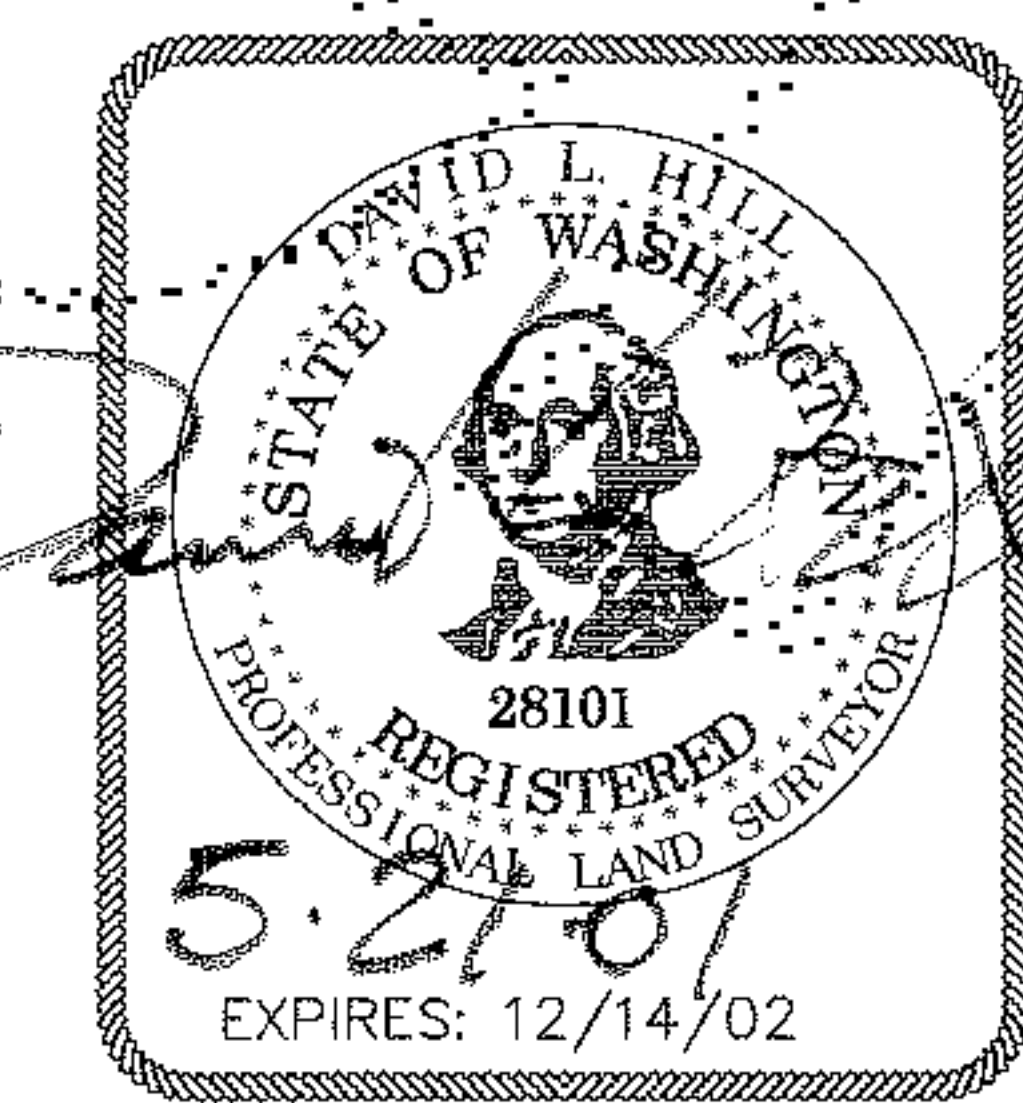
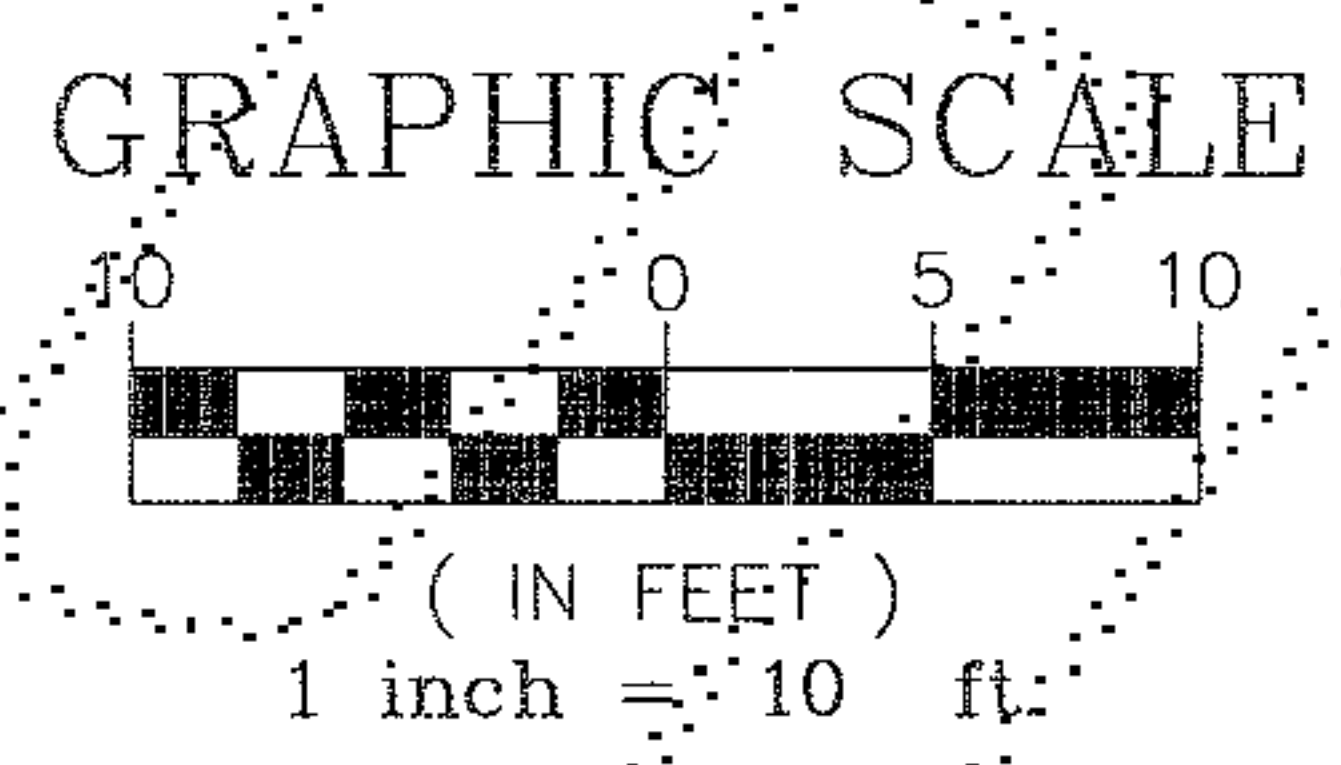
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BUILDING G



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DATE: 5-18-2001 JOB NO: 21012FC