

JUNIPER VILLAGE A CONDOMINIUM

NE 1/4 SECTION 28, TOWNSHIP 24 NORTH, RANGE ⁶ EAST, W.M.
KING COUNTY, WASHINGTON

LEGAL DESCRIPTIONS

LOTS 9 AND 10, BLOCK 6, H.S. UPPER'S SECOND ADDITION TO ISSAQUAH, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 21 OF PLATS, PAGE 4, IN KING COUNTY, WASHINGTON.

DEDICATION

I, THE UNDERSIGNED, OWNER OF THE PROPERTY HEREBY DECLARE AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES, AND CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

THIS CONDOMINIUM OR ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION FILED UNDER KING COUNTY RECORDING NUMBER 9705151417.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEAL.

DECLARANT

JUNIPER 3 LIMITED PARTNERSHIP
A WASHINGTON LIMITED PARTNERSHIP
BY: DERUS DEVELOPMENT COMPANY, INC.
A WASHINGTON CORPORATION, GENERAL PARTNER

Steven J. Derus
STEVEN J. DERUS, PRESIDENT

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVEN J. DERUS SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED AS THE PRESIDENT OF DERUS DEVELOPMENT COMPANY, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 14, 1997



Sherri L. Higgins
SHERRI L. HIGGINS
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SEATTLE
MY COMMISSION EXPIRES 3-1-2001

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT (SURVEY MAP AND PLANS) FOR JUNIPER VILLAGE, A CONDOMINIUM, IS BASED UPON AN ACTUAL SURVEY OF THE HEREIN DESCRIBED, CORRECTLY SHOWS THE COURSES AND DISTANCES, AND IN SO FAR AS THE BOUNDARIES OF THE LAND AND UNITS ARE CONCERNED, ACCURATELY DEPICTS THE LOCATIONS AND DIMENSIONS OF THE UNITS AS CONSTRUCTED AND THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED.

David L. Hill
DAVID L. HILL
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28101
5.12.97
EXPIRES: 12/14/98

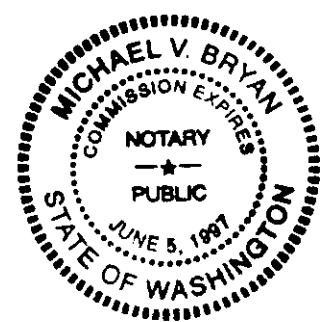
LAND SURVEYOR'S VERIFICATION

COUNTY OF KING)
STATE OF WASHINGTON)SS

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
DAVID L. HILL

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13 DAY OF May, 1997.



Michael V. Bryan
MICHAEL V. BRYAN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: JUNE 5, 1997

APPROVAL

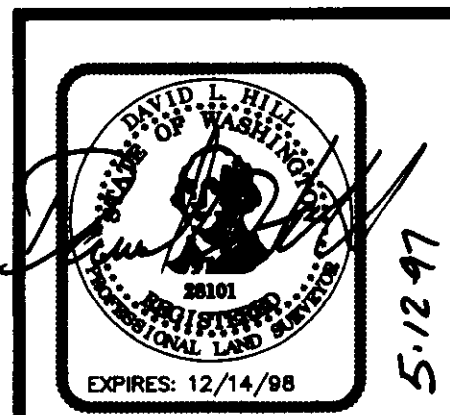
EXAMINED AND APPROVED THIS 15th DAY OF May, 1997 COPY RECEIVED OF THIS DOCUMENT AND OF THE DECLARATION.

DEPARTMENT OF ASSESSMENTS:
BY: Scott Noble ASSESSOR BY: Bonnie C. Clark DEPUTY ASSESSOR
NE 1/4 28-24-06 884390-0550/0555

RECORDING CERTIFICATE 9705151417

FILED FOR RECORD AT THE REQUEST OF GARY ACKERMAN THIS 15th DAY OF MAY, 1997 AT 2:29 AND RECORDED IN VOLUME 139 OF CONDOMINIUMS, PAGES 47 THROUGH AND INCLUDING 50 RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS
BY: *Judith Usual*
MANAGER/SUPERVISOR

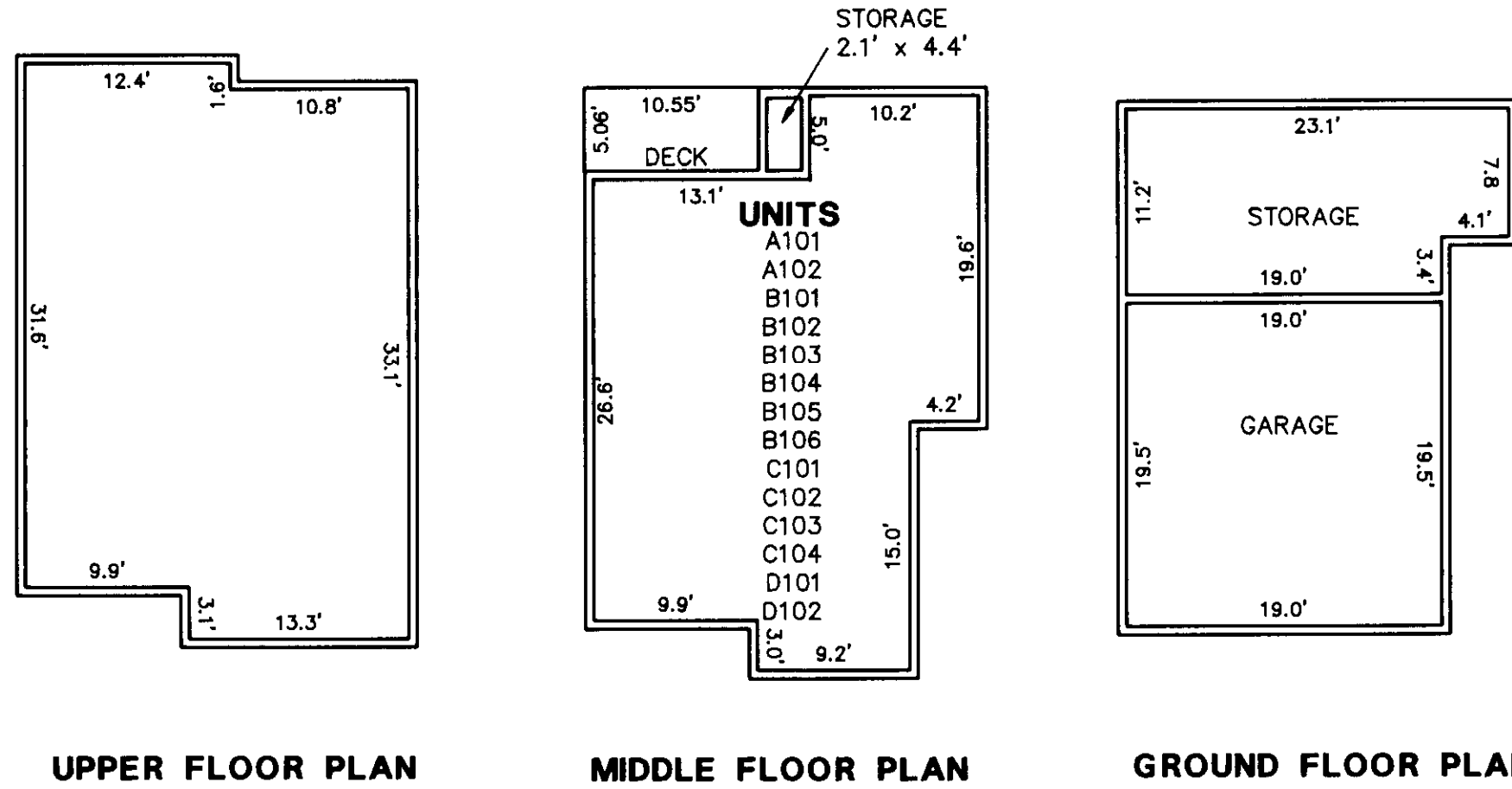


CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North, Suite 200
Issaquah, Washington 98027
(206) 392-8055

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NE 1/4 SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON

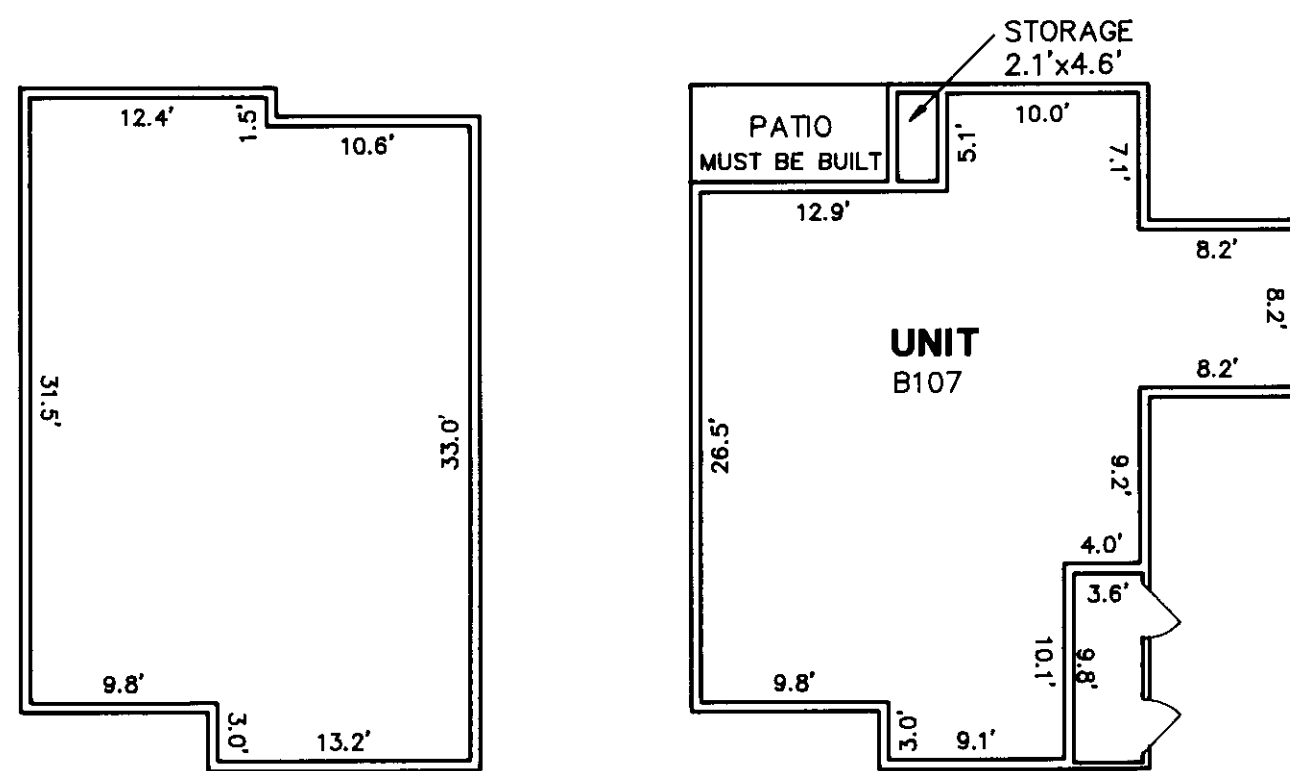
UNIT DIMENSIONS
SCALE: 1" = 10'



UPPER FLOOR PLAN

MIDDLE FLOOR PLAN

GROUND FLOOR PLAN

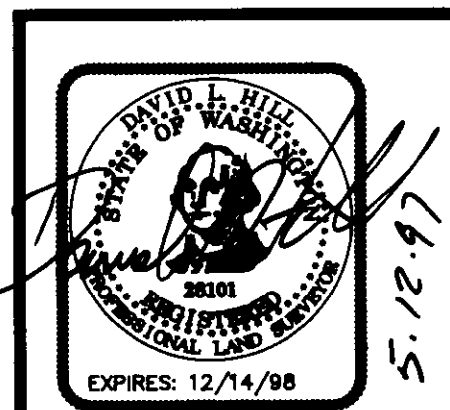


UPPER FLOOR PLAN

MAIN FLOOR PLAN

UNIT DATA

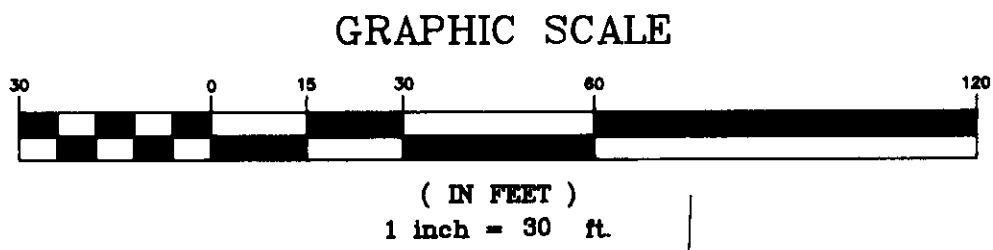
BLDG.	UNIT	LIVING SQ.FT.	GARAGE SQ.FT.	STORAGE SQ.FT.	DECK/PATIO SQ.FT.	GARAGE/STORAGE FLOOR ELEV.	GARAGE/STORAGE CEILING ELEV.	1ST FLOOR ENTRY ELEV.	1ST FLOOR ENTRY CLG.	1ST FLOOR ELEV.	1ST FLOOR CEILING	2ND FLOOR ELEV.	2ND FLOOR CEILING
A	101	1405	371	253	53	65.89	75.21	70.41	79.69	74.91	84.10	85.01	93.05
A	102	1405	371	253	53	65.89	75.23	70.39	79.67	74.96	84.13	85.04	93.11
B	101	1405	371	253	53	65.90	75.23	70.45	79.73	74.99	84.15	85.09	93.08
B	102	1405	371	253	53	65.95	75.29	70.46	79.76	74.94	84.10	85.02	93.06
B	103	1405	371	253	53	65.91	75.23	70.44	79.70	74.91	84.08	85.00	93.04
B	104	1405	371	253	53	65.93	75.27	70.45	79.70	74.94	84.09	85.02	93.05
B	105	1405	371	253	53	65.90	75.27	70.44	76.74	74.95	84.12	85.04	93.11
B	106	1405	371	253	53	65.93	75.27	70.43	79.71	74.93	84.08	85.03	93.09
B	107	1507	-	10	MUST BE BUILT	-	-	-	-	65.40	73.49	74.39	82.52
C	101	1405	371	253	53	65.85	75.19	70.40	79.71	74.87	84.03	85.03	93.12
C	102	1405	371	253	53	65.88	75.28	70.41	79.71	74.87	84.03	85.01	93.13
C	103	1405	371	253	53	65.88	75.18	70.41	79.74	74.87	84.09	85.02	93.13
C	104	1405	371	253	53	65.88	75.23	70.42	79.72	74.87	84.07	85.02	93.10
D	101	1405	371	253	53	66.89	76.22	71.40	80.68	75.98	85.13	86.01	94.01
D	102	1405	371	253	53	66.91	76.21	71.40	80.68	75.99	85.15	85.99	94.00



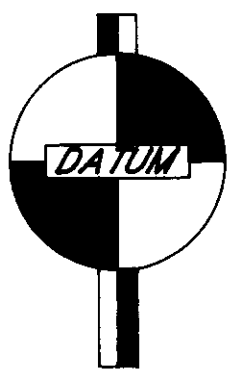
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NE 1/4 SECTION 28, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.
KING COUNTY, WASHINGTON



FOUND REBAR/CAP
LS 16915
0.3' E. & 0.2' N.



VERTICAL DATUM:
CITY OF ISSAQUAH #RM236
CHISELED SQUARE ON THE OUTSIDE
DOWNSTREAM EDGE OF THE BRIDGE
AT DOGWOOD ST. NEAR THE MID POINT,
OPPOSITE SMALL CATCH BASIN IN ROAD.
ELEV=67.52

BASIS OF BEARING:
CENTERLINE OF 5TH PLACE N.W.
ACCORDING TO THE PLAT OF
H. S. UPPER'S SECOND ADDITION
TO ISSAQUAH, RECORDED IN VOL. 21, PG. 4

NOTE:
FOR BOUNDARY SURVEY
REFERENCE R.O.S. IN BOOK 106
OF SURVEYS AT PAGE 289, RECORDS
OF KING COUNTY, WASHINGTON.

H. S. UPPER'S
SECOND ADDITION
TO ISSAQUAH
VOL. 21 PG. 4

FOUND 2 1/4"
ALUMINUM CAP
VISITED 3-28-94

FOUND REBAR/CAP
LS 19582

653.74' (PLAT)

U.S. WEST
COMMUNICATIONS
EASEMENT
REC. #9704030861

5TH PLACE NW

N 02°04'00" E (BASIS OF BEARING)

319.60'

N 02°04'00" E

NATIVE GROWTH
PROTECTION EASEMENT
REC. #9606272060
TO THE CITY OF ISSAQUAH

FOUND REBAR/CAP
LS 11691 0.1' S.

NW JUNIPER STREET

FOUND CITY OF
ISSAQUAH
ALUMINUM
CONTROL CAP
VISITED 3-28-94

FOUND MON. IN CASE
VISITED 3-28-94

1. BUILDING TIES ARE MEASURED TO OUTSIDE FOUNDATION CORNER AND MEASURED AT RIGHT ANGLES TO PROPERTY LINES EXCEPT AS NOTED.

2. FOUNDATION DIMENSIONS ARE MEASURED ON OUTSIDE FACE OF FOUNDATION.

3. ALL LAND DESCRIBED HEREIN SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.

4. PARTY WALLS ARE 0.8 FOOT THICK, EXTERIOR WALLS ARE 0.4 FOOT THICK

5. DIMENSIONS ON UNIT FLOOR PLANS ARE TO INTERIOR SURFACE OF PERIMETER WALL OF UNIT.

6. REFERENCE FLOOR ELEVATION IS OF FINISH FLOOR. ALL CEILING HEIGHTS IN FLOOR PLANS ARE MEASURED FROM REFERENCE FLOOR ELEVATIONS.

7. ALL PATIOS, DECKS, FIREPLACE FLUES, CHIMNEYS AND OTHER APPARATUS ASSOCIATED WITH FIREPLACES AND WHICH ARE NOT WITHIN A UNIT BOUNDARY AND EXTERIOR WALKWAYS ARE LIMITED COMMON ELEMENTS. PLANS ARE MEASURED FROM REFERENCE FLOOR ELEVATIONS.

8. DIMENSIONS ON UNIT FLOOR PLANS HAVE BEEN AVERAGED AND ARE PLUS OR MINUS APPROXIMATELY 0.2 OF A FOOT.

9. THE UNIT BOUNDARIES AND SQUARE FOOTAGES ARE DETERMINED BY ACTUAL CONSTRUCTION AND SUPERCEDES ALL OTHER DATA SHOWN HEREON OR RECORDED.

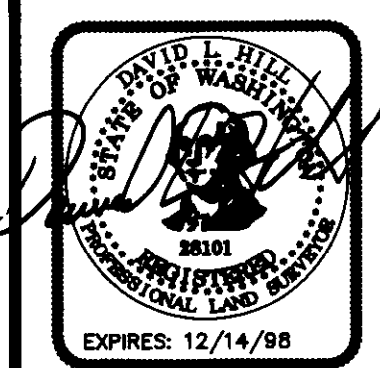
10. SUBJECT PROPERTY SUBJECT TO EXCEPTIONS AND RESERVATIONS CONTAINED DEED FROM HERBERT S. UPPER CONCERNING ALL COAL AND MINERALS AND THE RIGHT TO EXPLORE FOR AND MINE THE SAME, RECORDED UNDER KING COUNTY RECORDING NUMBERS 1265875 AND 1296777.

11. PROPERTY SUBJECT TO THE TERMS AND CONDITIONS OF CITY OF ISSAQUAH ORDINANCE #1302 RECORDED UNDER RECORDING NUMBER 7802270255 RELATING TO CONSTRUCTION COST FOR WATER MAIN.

12. PROPERTY SUBJECT TO WASHINGTON NATURAL GAS COMPANY EASEMENT RECORDED UNDER KING COUNTY RECORDING NO. 9703130250.

13. U.S. WEST COMMUNICATIONS, INC. EASEMENT RECORDED UNDER KING COUNTY RECORDING NO. 9704030861.

14. PROPERTY SUBJECT TO NATIVE GROWTH PROTECTION EASEMENT GRANTED TO THE CITY OF ISSAQUAH RECORDED UNDER KING COUNTY RECORDING NO. 9606272060.

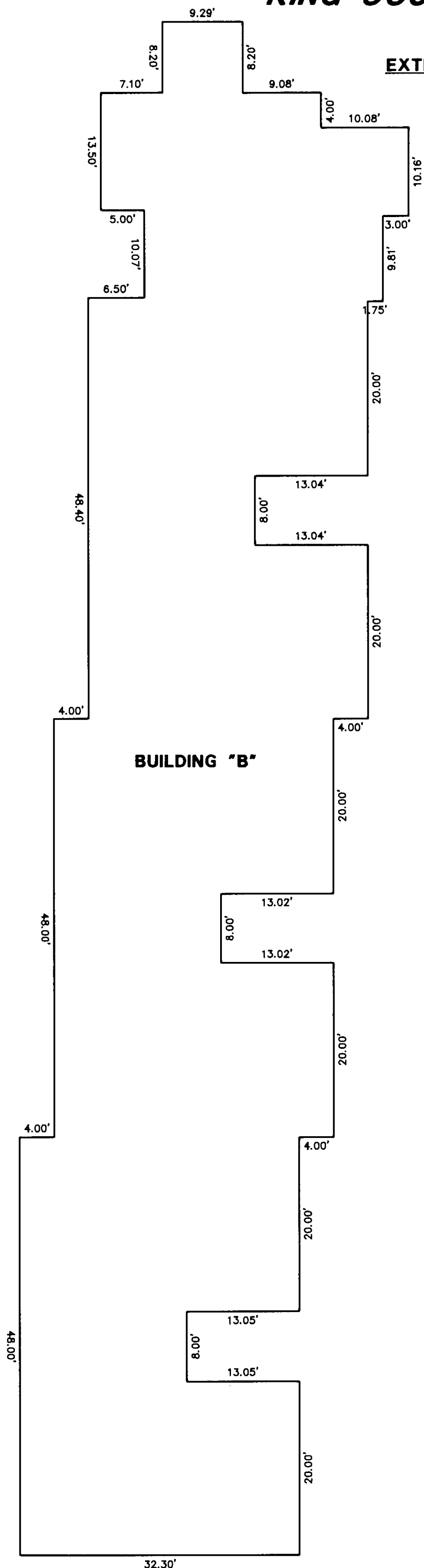


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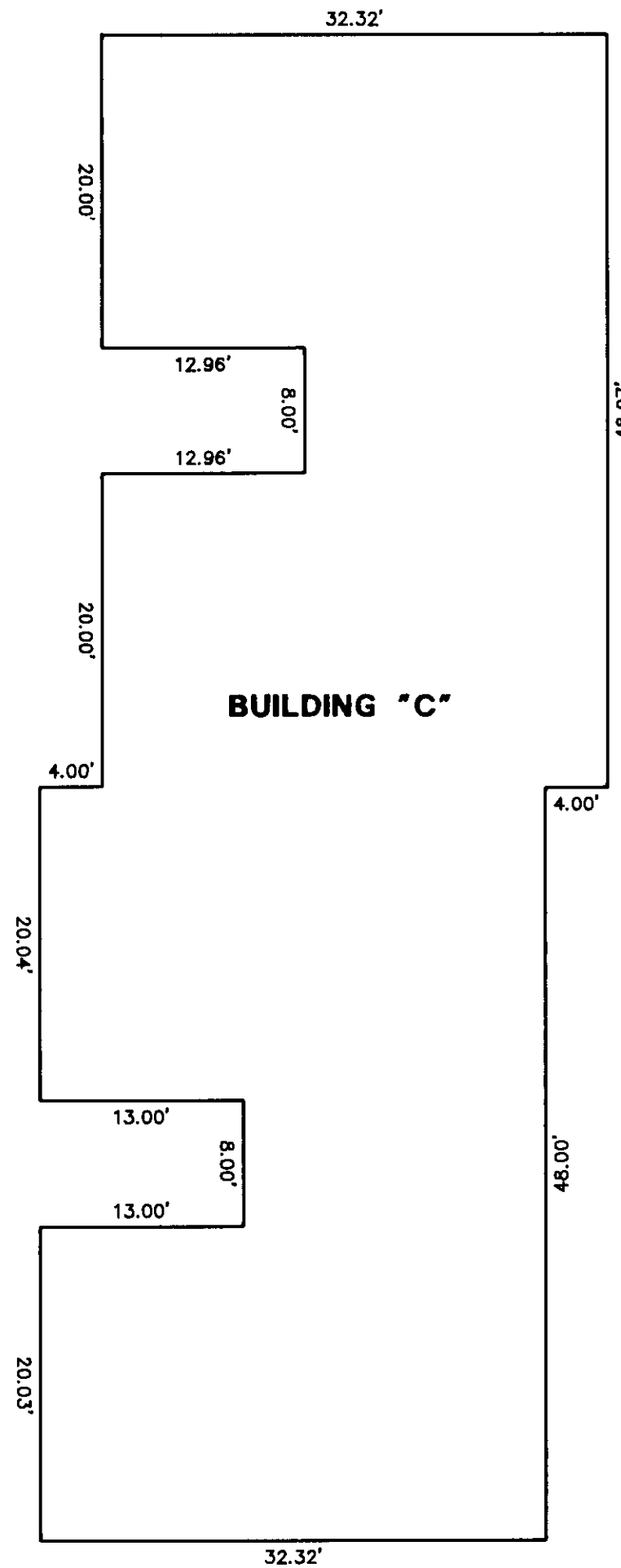
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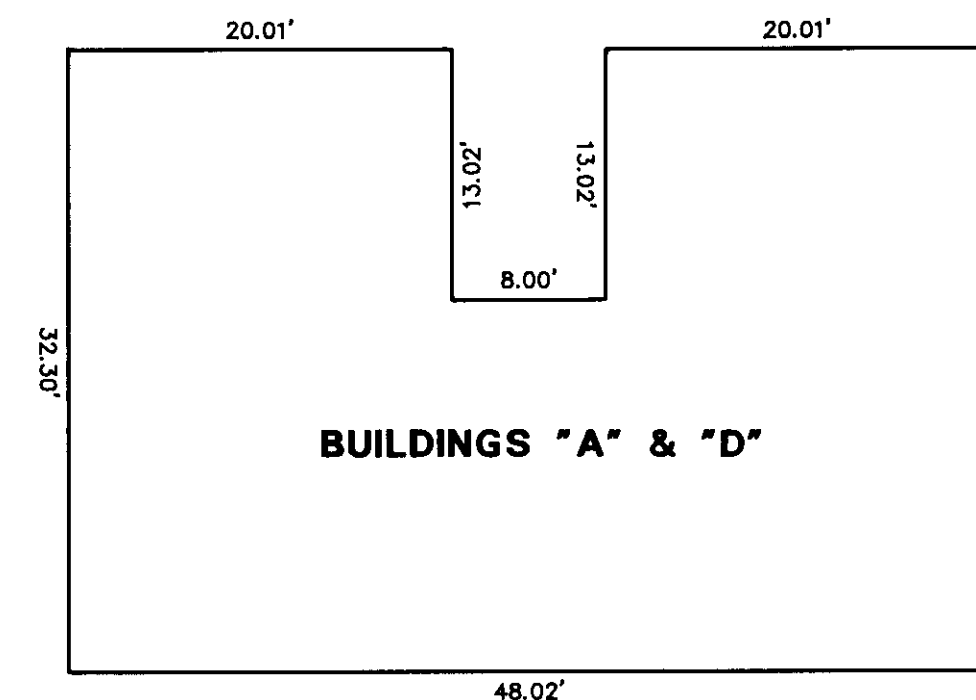
EXTERIOR BUILDING DIMENSIONS
SCALE: 1" = 10'



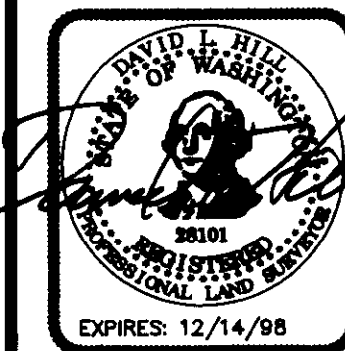
BUILDING "B"



BUILDING "C"



BUILDINGS "A" & "D"



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