

PEREGRINE POINT TOWNHOMES A CONDOMINIUM

SITUATE IN THE SW 1/4, NW 1/4, SEC. 16, 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 CONDOMINIUM CERTIFICATE, ORDER NO. NCS-206547-WA1 DATED 12-14-05, 7:30AM.

THAT PORTION OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE-MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LOX X OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN03-00051, RECORDED SEPTEMBER 4, 2003 UNDER RECORDING NO. 20030904900002, RECORDS OF KING COUNTY, 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 PEREGRINE POINT TOWNHOMES, A CONDOMINIUM RECORDED UNDER KING COUNTY RECORDING NO. 20060510001961.

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

DECLARANT:

LINEBERRY SAMMAMISH LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: ESSEX FIDELITY I CORPORATION, A CALIFORNIA CORPORATION, ITS SOLE MEMBER

BY: Bryan W Meyer
BRYAN W. MEYER, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRYAN W. MEYER 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 VICE PRESIDENT OF ESSEX FIDELITY I CORPORATION, A CALIFORNIA CORPORATION, SOLE MEMBER OF LINEBERRY SAMMAMISH LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE A FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTION IN THE INSTRUMENT.

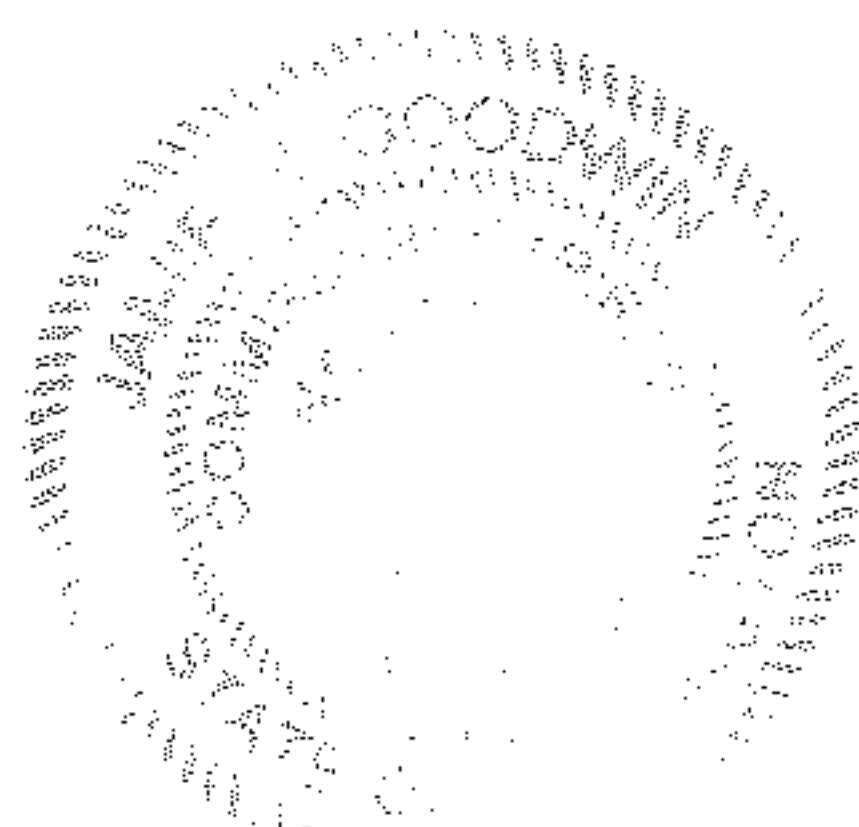
DATED THIS 9th DAY OF MAY, 2006.

Jamie M. Goodwin
(SIGNATURE OF NOTARY)

JAMIE M. GOODWIN
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)

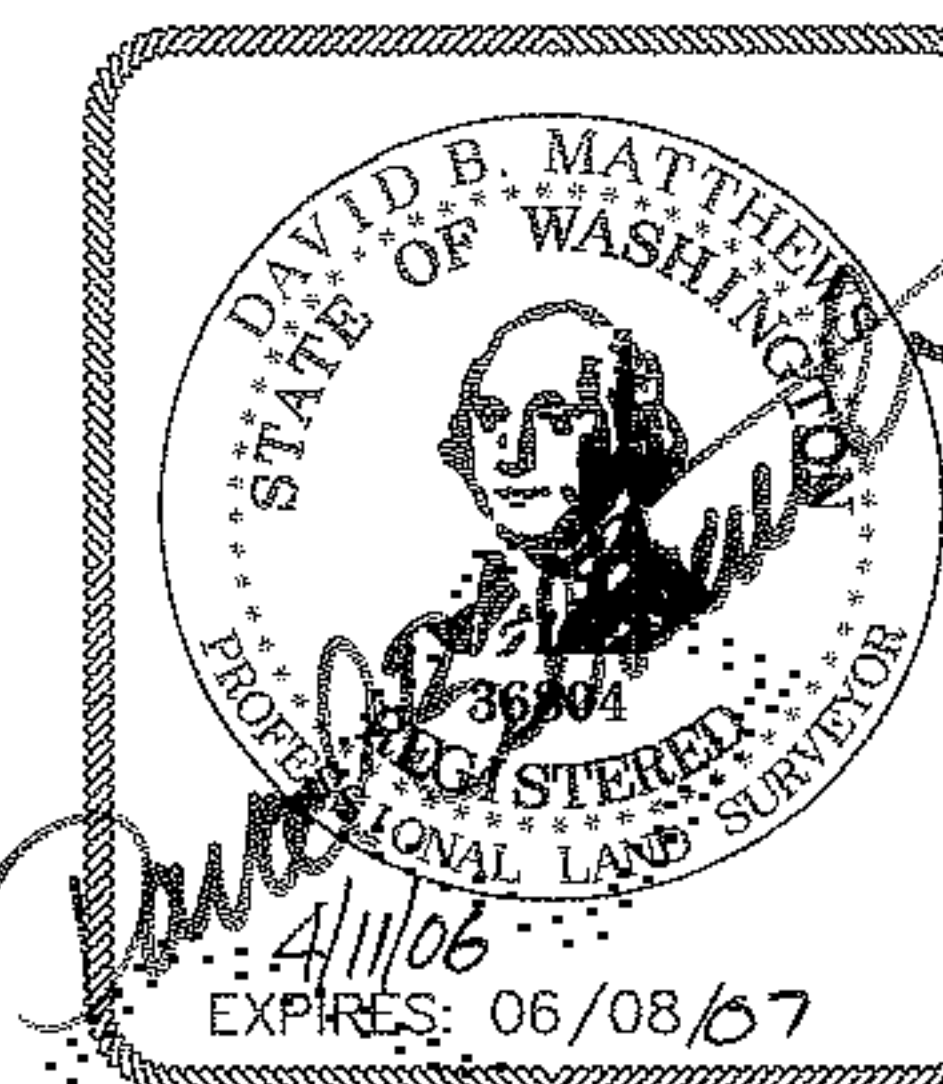
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT SEATTLE WA

8/19/2009
MY APPOINTMENT EXPIRES



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR PEREGRINE POINT TOWNHOMES, A CONDOMINIUM, IS BASED UPON AN ACTUAL SURVEY OF THE HEREIN DESCRIBED PROPERTY 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 I FULLY COMPLIED WITH ALL APPLICABLE STATUTES AND REGULATIONS.



David B. Matthews
DAVID B. MATTHEWS
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 36804

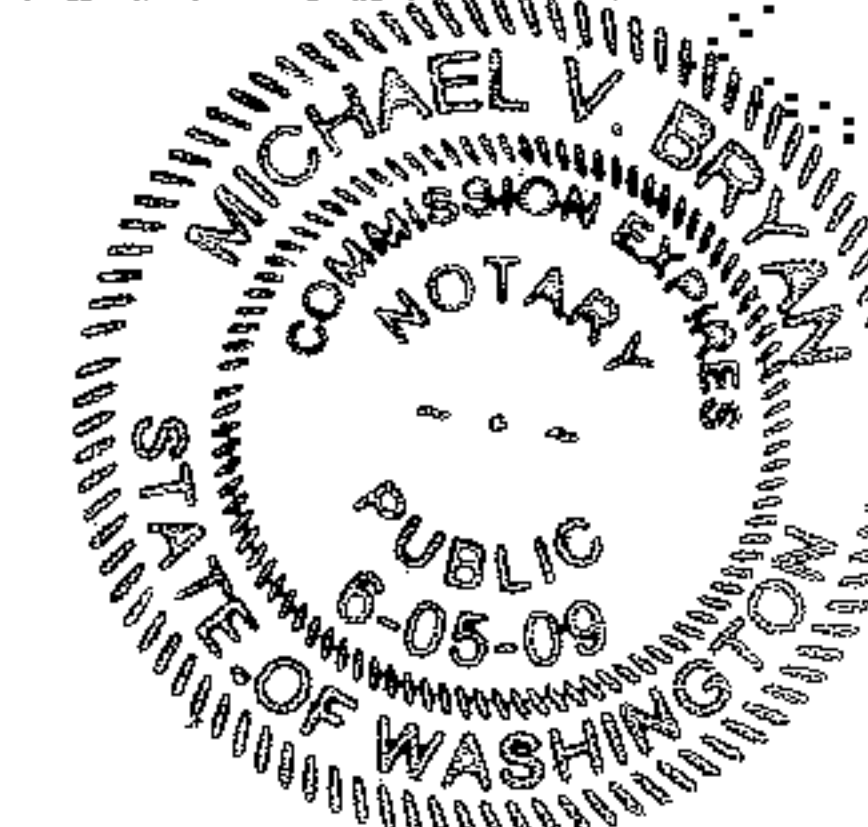
LAND SURVEYOR'S VERIFICATION

COUNTY OF KING)
)SS
STATE OF WASHINGTON)

I, DAVID B. MATTHEWS, BEING FIRST FULLY 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 B. Matthews
DAVID B. MATTHEWS

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF April 2006.



Michael V. Bryan
MICHAEL V. BRYAN
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 6-5-09

APPROVAL

EXAMINED AND APPROVED THIS 10th DAY OF MAY 2006; COPY RECEIVED OF THIS DOCUMENT AND OF THE DECLARATION.

DEPARTMENT OF ASSESSMENTS:

BY: Scott Noble
ASSESSOR

BY: Scott Anderson
DEPUTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____ THIS 10 DAY OF May 2006 AT 3:32 PM AND RECORDED IN VOLUME 217 OF CONDOMINIUMS, PAGES 001 THROUGH AND INCLUDING 015, RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS:

BY: Deanna Dickinson-Mas
MANAGER/SUPERVISOR

CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 FAX (425) 392-0108

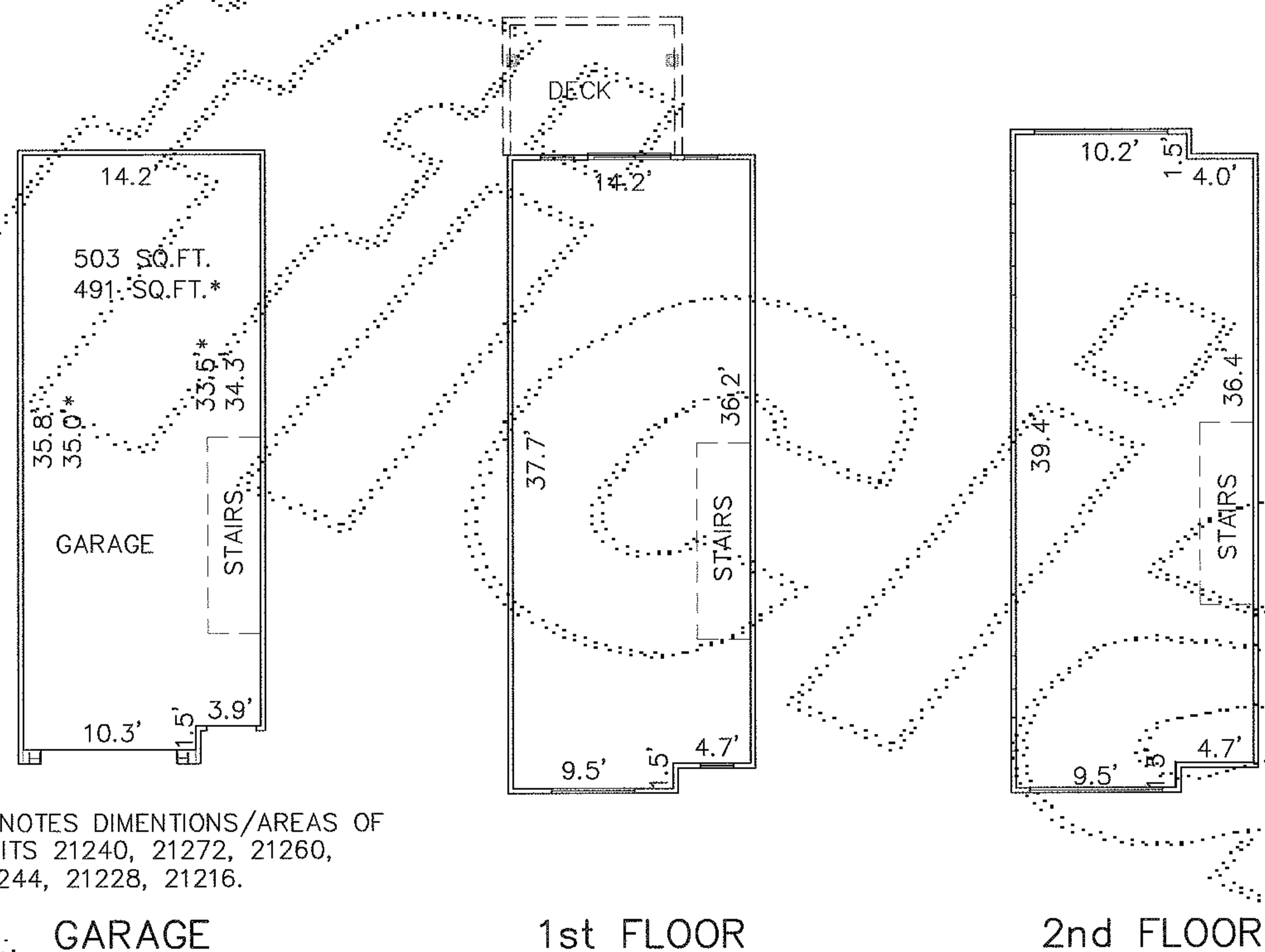
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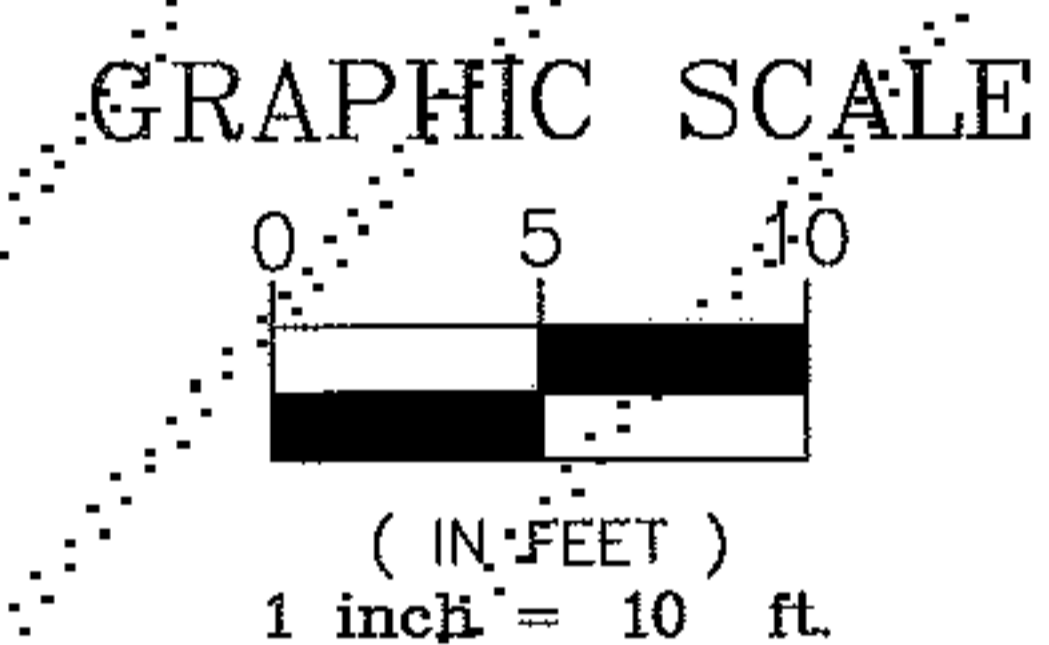
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

UNIT PLAN



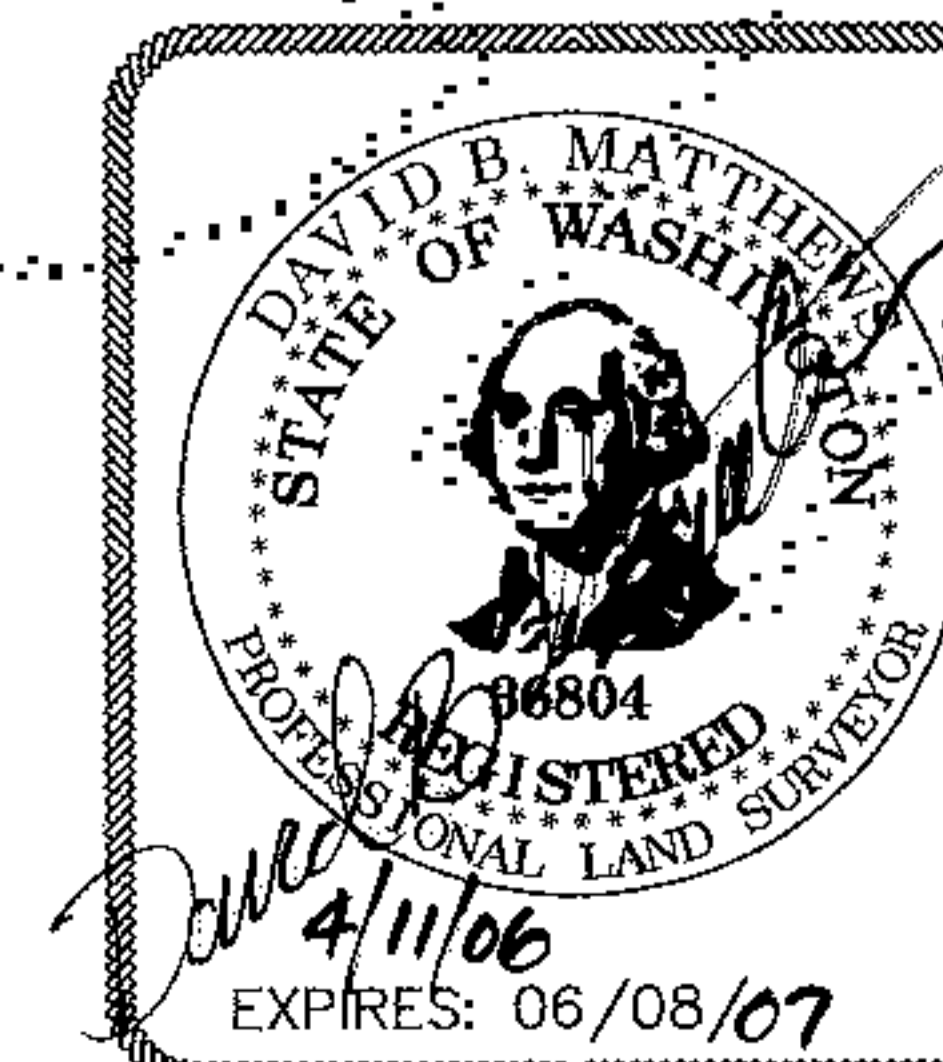
* DENOTES DIMENTIONS/AREAS OF
UNITS 21240, 21272, 21260,
21244, 21228, 21216.



UNIT DATA

BLDG.	UNIT #	LIVING SQ. FT.	GARAGE FLOOR ELEV.	GARAGE CEILING ELEV.	1ST FLOOR ELEV.	1ST FLOOR CEILING ELEV.	2ND FLOOR ELEV.	2ND FLOOR CEILING ELEV.
B	21214	1074	146.82	154.80	155.69	164.69	165.49	174.49
B	21226 R	1074	148.78	156.76	157.64	166.64	167.44	176.44
C	21238	1074	151.77	159.76	160.64	169.63	170.43	179.43
C	21242 R	1074	151.75	159.73	160.61	169.60	179.41	188.41
D	21254	1074	156.02	164.02	164.87	173.87	174.71	183.69
D	21266 R	1074	154.07	162.04	162.92	171.91	172.75	181.75
E	21225	1074	148.75	156.70	157.29	166.25	167.14	176.14
E	21243 R	1074	142.47	150.47	151.32	160.37	161.14	170.12
F	21241	1074	153.62	161.62	162.42	171.41	172.32	181.30
F	21237 R	1074	153.57	161.57	162.44	171.44	172.23	181.23
G	21253	1074	156.13	164.13	164.99	172.97	174.80	183.80
G	21265 R	1074	156.08	164.00	164.93	173.93	174.73	183.76
H	21289	1074	146.04	154.02	154.92	163.92	164.69	173.69
H	21277 R	1074	150.05	158.05	158.91	167.91	168.72	177.70
J	21308	1074	133.58	141.58	142.44	151.46	152.25	161.25
J	21320 R	1074	126.63	134.63	135.50	144.51	145.28	154.28
K	21260	1074	126.12	134.10	135.00	144.00	144.78	153.78
K	21272 R	1074	128.08	136.04	136.95	145.95	146.76	155.76
L	21295	1074	131.51	139.51	140.46	149.45	150.25	159.22
L	21283 R	1074	129.60	137.60	138.43	147.41	148.29	157.30
M	21240	1074	126.05	134.03	134.90	143.90	144.70	153.70
M	21244 R	1074	126.05	134.05	134.91	143.91	144.73	153.73
N	21228 R	1074	125.58	133.58	134.43	143.42	144.24	153.30
N	21216 R	1074	123.56	131.56	132.42	141.39	142.22	151.22

R = REVERSE FLOOR PLAN



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 455 Rainier Boulevard North
 Issaquah, Washington 98027
 (425) 392-8055 FAX (425) 392-0188

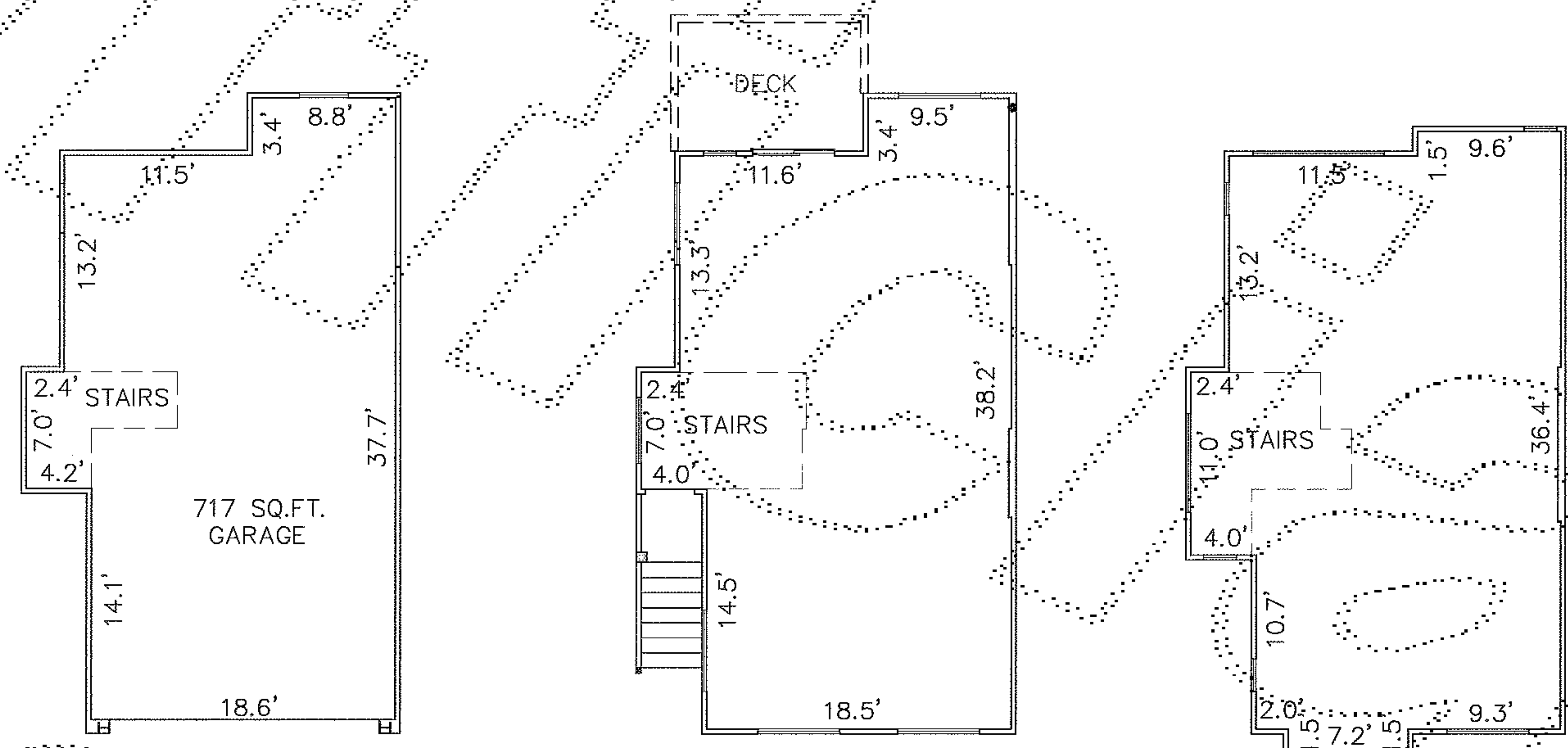
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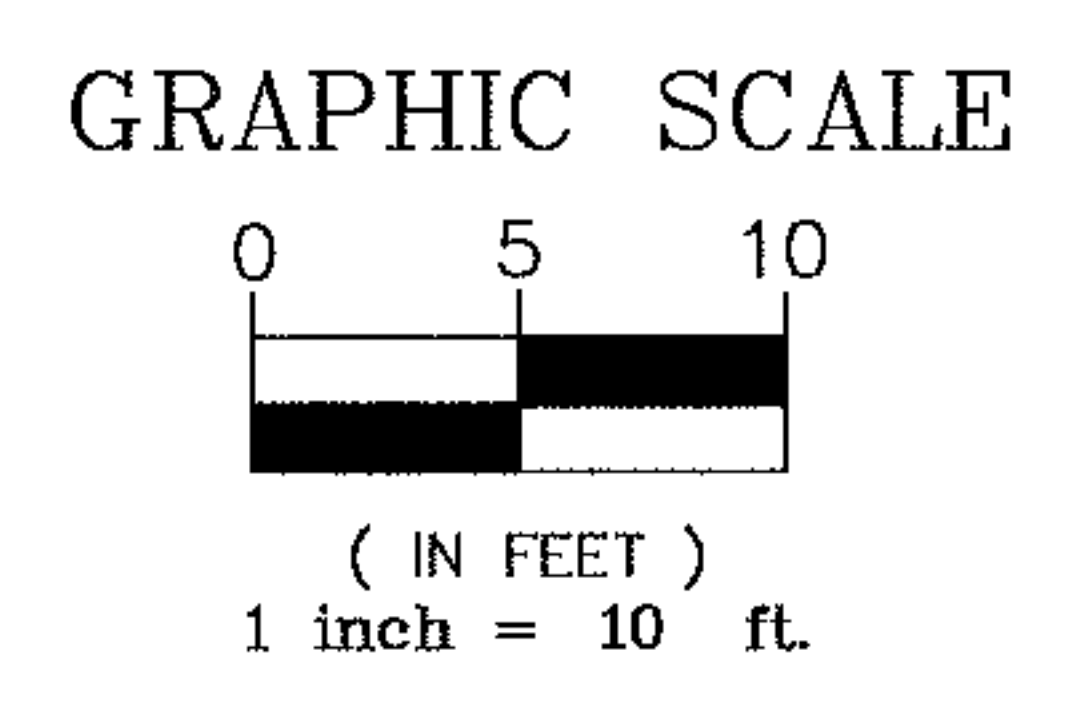
UNIT PLAN



GARAGE

1st FLOOR

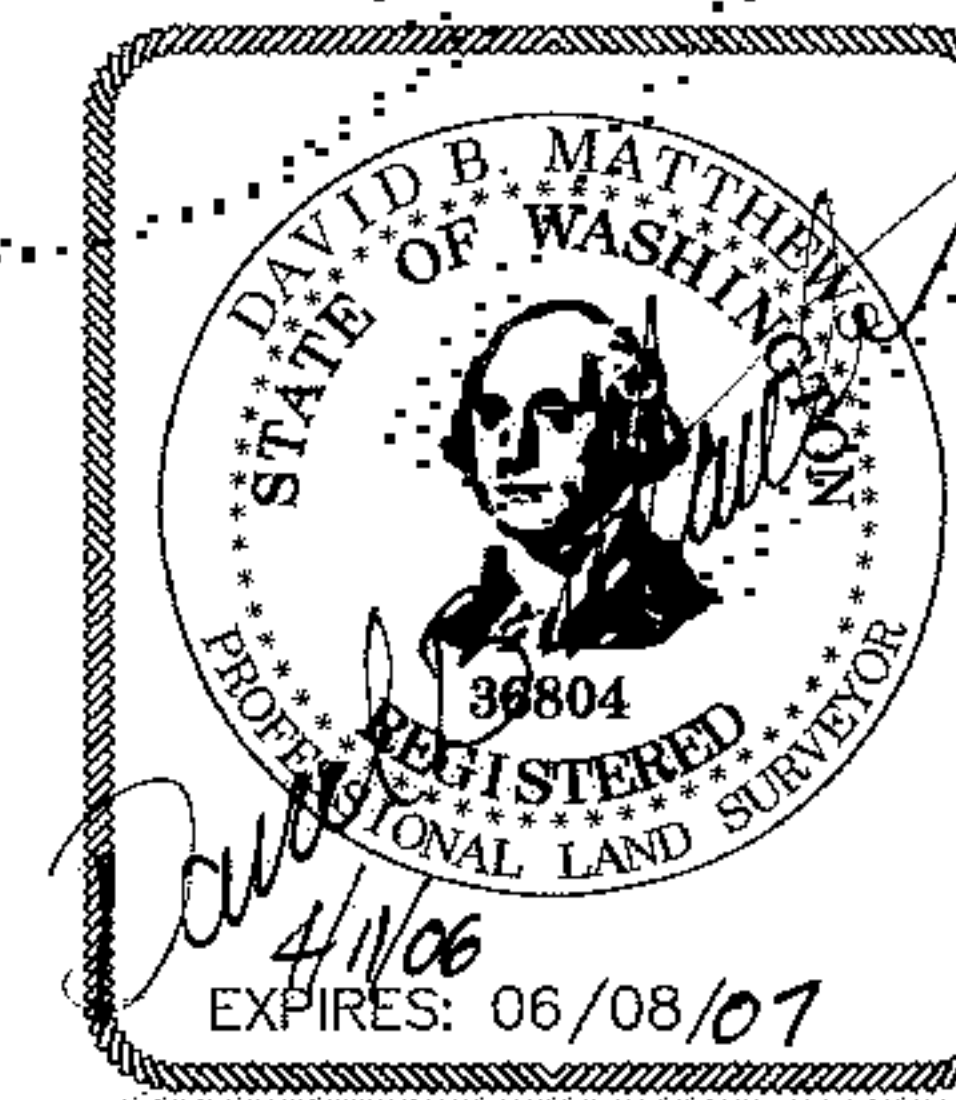
2nd FLOOR



UNIT DATA

BLDG.	UNIT #	LIVING SQ. FT.	GARAGE FLOOR ELEV.	GARAGE CEILING ELEV.	1ST FLOOR ELEV.	1ST FLOOR CEILING ELEV.	2ND FLOOR ELEV.	2ND FLOOR CEILING ELEV.
B	21210	1473	142.30	150.50	151.11	160.11	161.61	170.59
B	21230-R	1473	160.84	159.01	162.70	171.70	169.50	179.50
D	21250	1473	156.47	164.87	165.37	174.37	175.23	184.23
E	21209-R	1473	140.60	148.80	149.48	158.48	159.33	168.33
E	21229	1473	150.59	158.79	159.47	168.47	169.32	178.32
F	21233-R	1473	151.65	159.85	160.55	169.47	170.35	179.35
F	21245	1473	151.64	159.81	164.54	173.54	174.40	183.40
G	21249-R	1473	156.59	164.79	165.49	174.49	175.34	184.34
G	21269	1473	154.62	162.82	163.52	172.52	173.40	182.39
H	21273-R	1473	152.59	160.79	161.42	170.47	171.34	180.34
H	21293	1473	144.59	152.79	153.47	162.46	163.37	172.36
J	21304	1473	133.69	141.89	142.54	151.54	152.39	161.39
J	21324-R	1473	124.65	132.85	133.52	142.52	143.43	152.44
K	21276-R	1473	128.19	136.34	137.08	146.08	147.00	156.01
K	21256	1473	126.18	134.38	135.00	143.95	144.92	153.72
L	21299	1473	131.66	139.82	140.54	149.49	150.44	159.44
M	21248-R	1473	126.11	134.28	134.97	143.91	144.85	153.85
M	21236	1473	126.16	134.29	134.99	143.98	144.90	153.89
N	21232-R	1473	125.65	126.01	134.46	143.46	144.39	153.39
N	21212	1473	121.67	126.87	130.49	139.49	140.42	149.42

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 455 Rainier Boulevard North
 Issaquah, Washington 98027
 (425) 592-8055 FAX (425) 392-0268

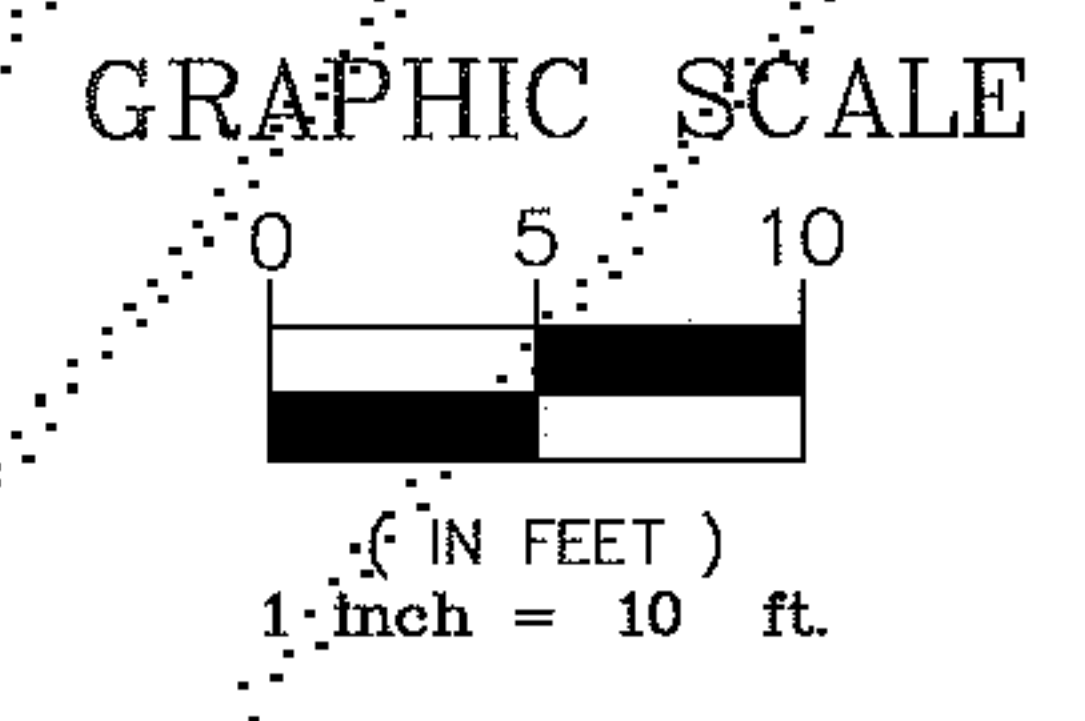
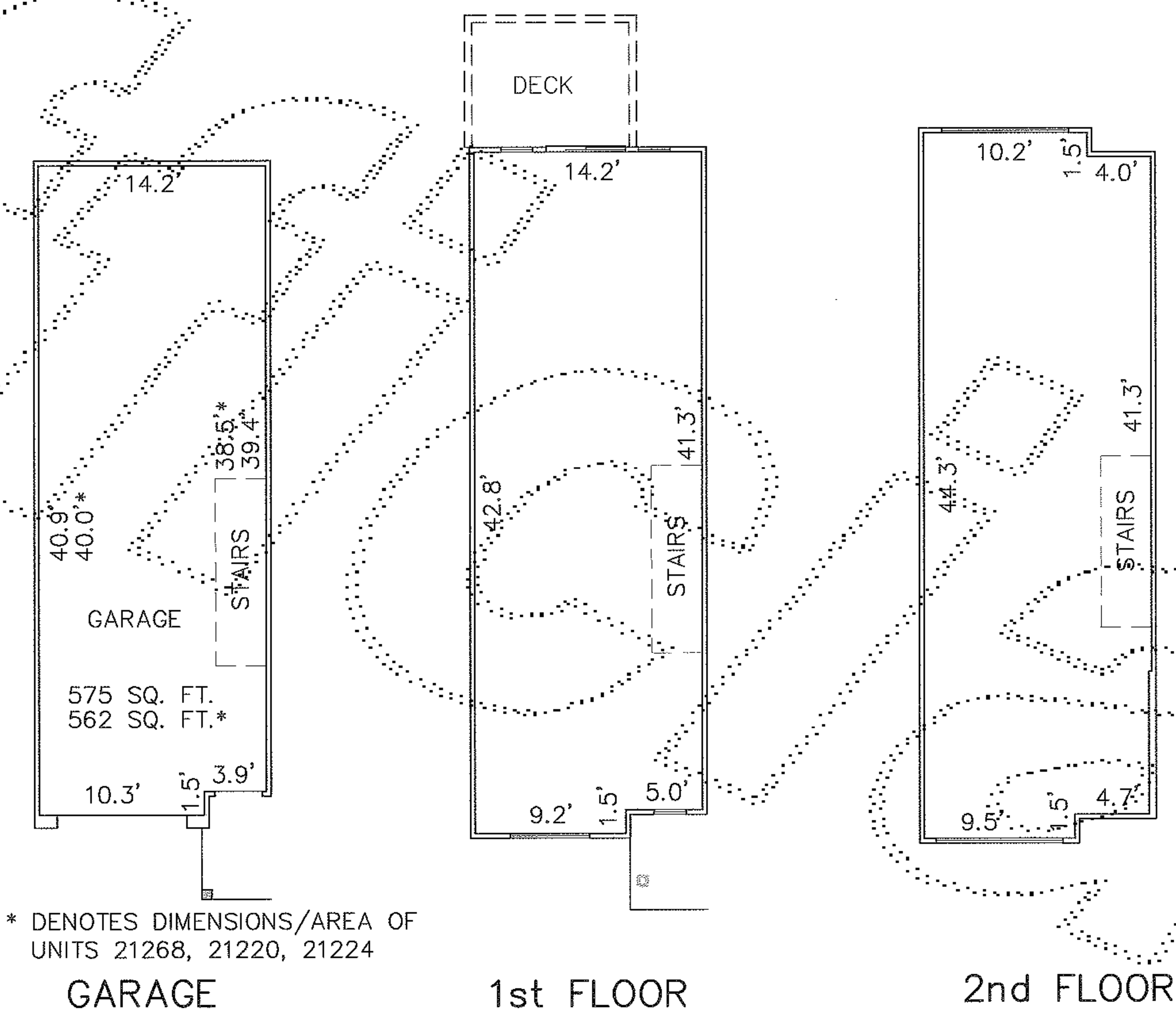
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UNIT PLAN

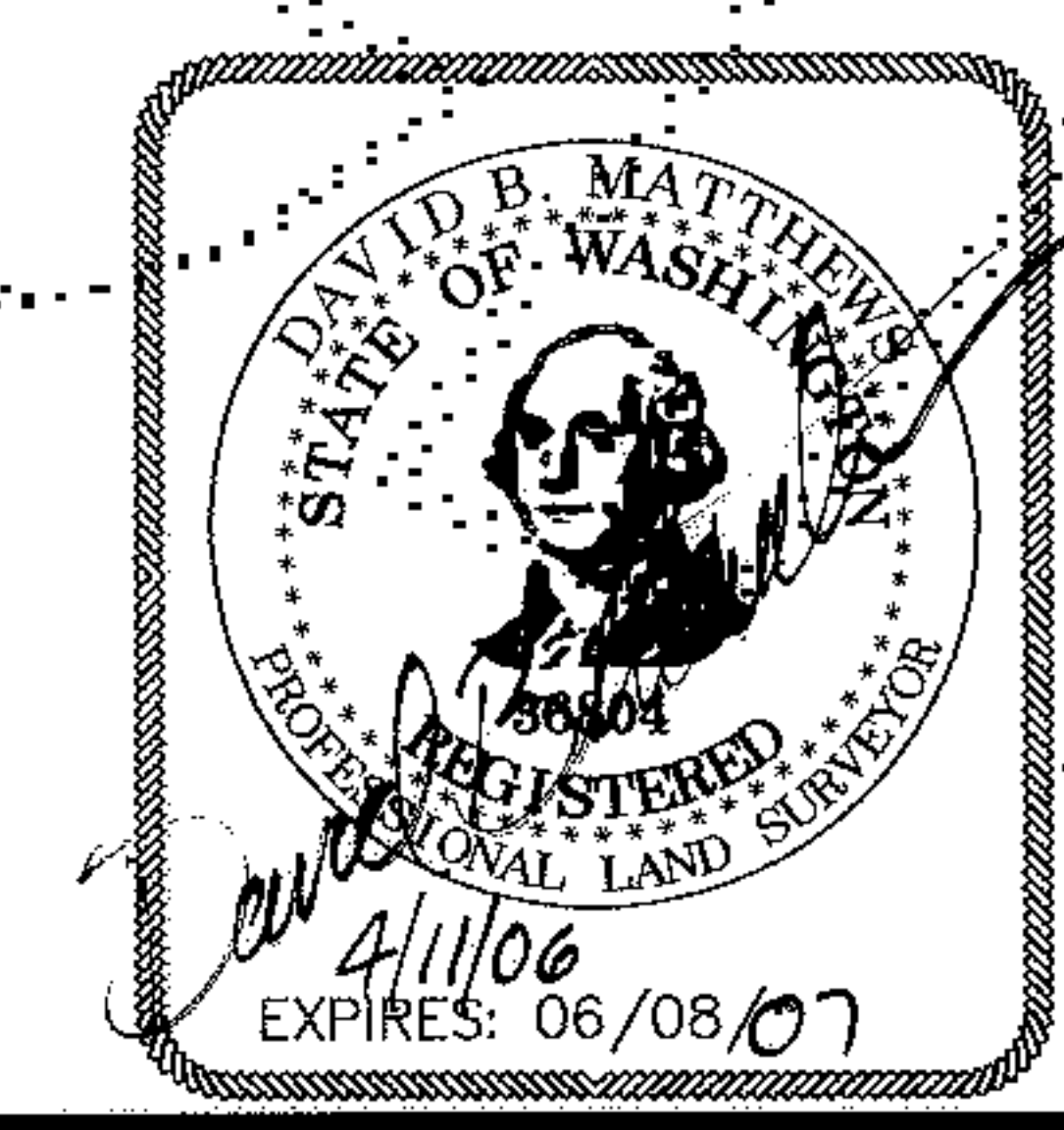


* DENOTES DIMENSIONS/AREA OF UNITS 21268, 21220, 21224

UNIT DATA

BLDG.	UNIT #	LIVING SQ. FT.	GARAGE FLOOR ELEV.	GARAGE CEILING ELEV.	1ST FLOOR ELEV.	1ST FLOOR CEILING ELEV.	2ND FLOOR ELEV.	2ND FLOOR CEILING ELEV.
B	21218	1216	146.76	154.66	155.62	164.62	165.44	174.44
B	21222 R	1216	146.76	154.68	155.63	164.61	165.43	174.42
D	21258	1216	156.01	163.91	164.87	173.87	174.67	183.63
D	21262 R	1216	154.04	161.97	162.91	172.71	181.71	190.71
D	21270 R	1216	154.06	161.98	162.93	171.93	172.74	172.74
E	21217 R	1216	144.46	152.41	153.33	162.31	163.11	172.11
E	21221	1216	156.53	164.45	165.40	174.38	175.21	184.18
G	21257 R	1216	156.08	163.98	164.93	173.91	174.74	183.72
G	21261	1216	156.08	163.98	164.94	173.94	174.72	183.68
H	21281 R	1216	150.20	158.10	159.07	168.07	168.88	177.84
H	21285	1216	146.55	154.50	155.41	164.41	165.22	174.21
J	21312	1216	130.57	138.50	139.44	148.44	149.23	158.22
J	21316 R	1216	128.68	136.58	137.56	145.98	147.34	156.34
K	21264	1216	126.14	134.04	135.00	143.97	144.81	153.81
K	21268 R	1216	126.20	134.11	135.08	144.01	144.86	153.86
L	21291	1216	130.64	138.53	139.57	148.51	149.31	158.30
L	21287 R	1216	130.64	138.54	139.51	148.48	149.30	158.28
N	21220	1216	123.55	131.45	132.40	141.37	142.21	151.21
N	21224 R	1216	125.59	133.49	134.45	143.45	144.26	153.26

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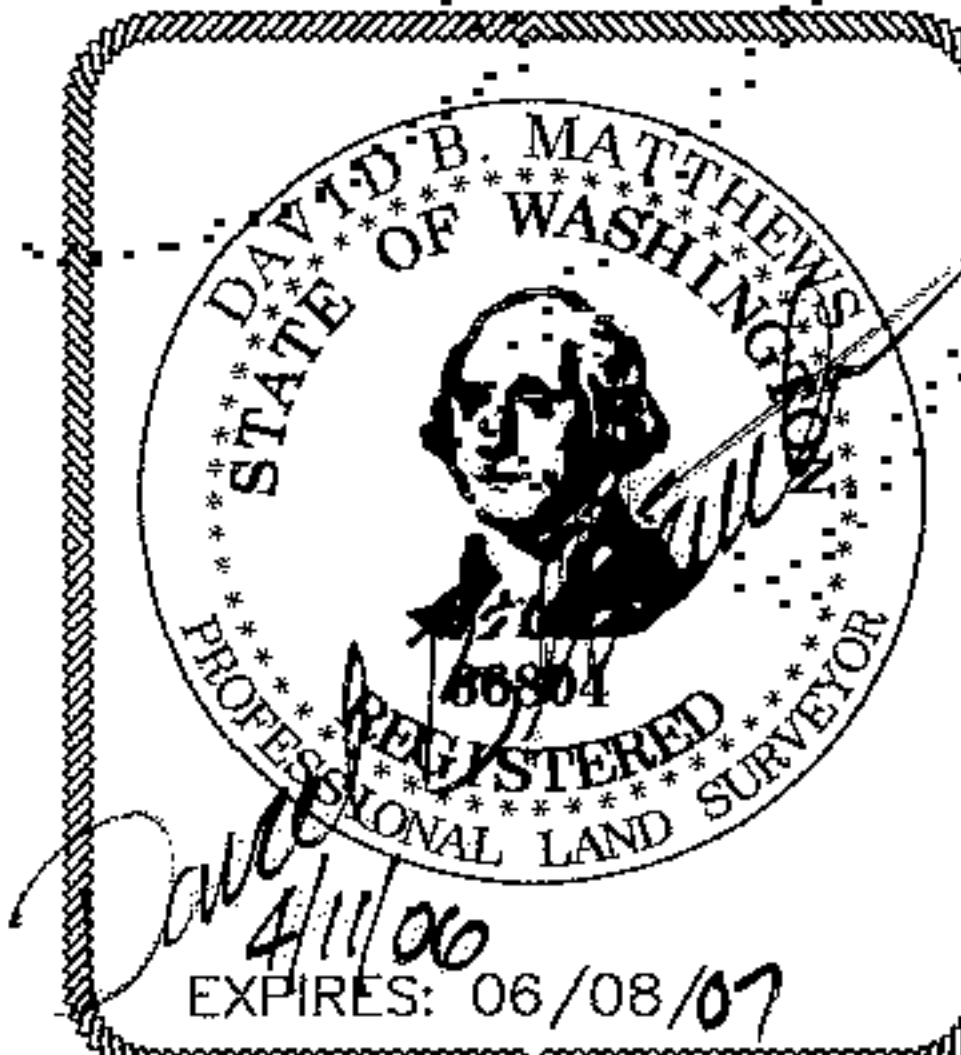
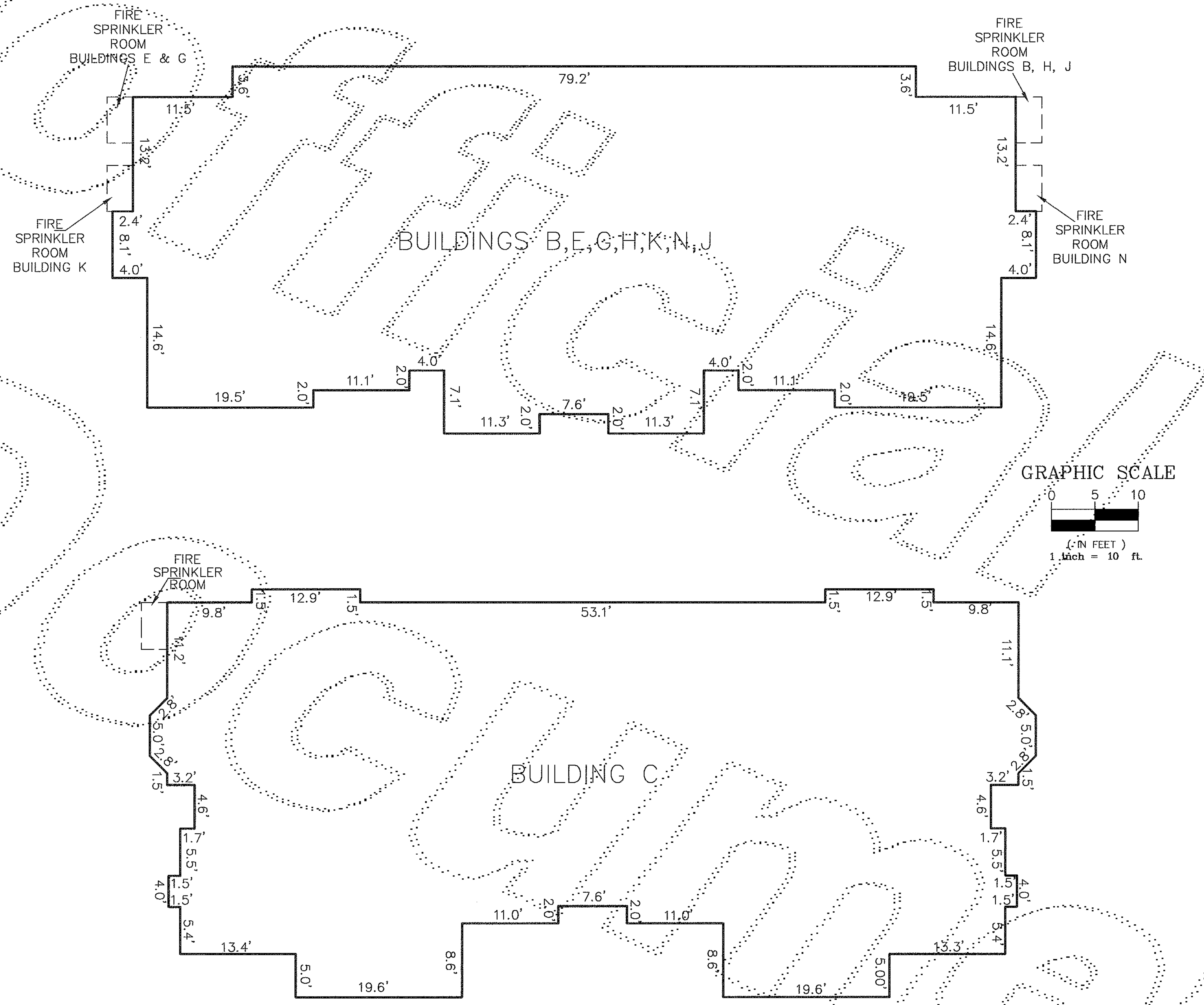
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BUILDING FOUNDATIONS



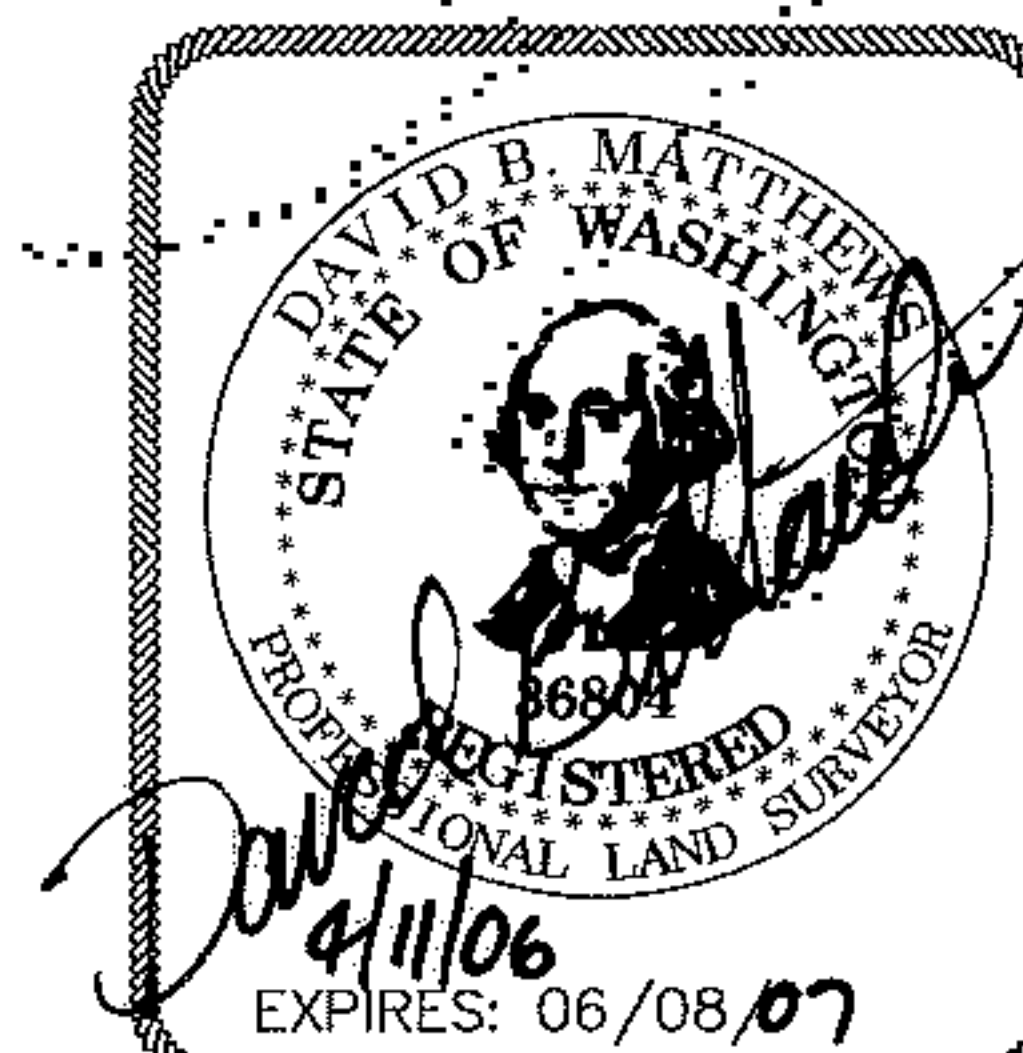
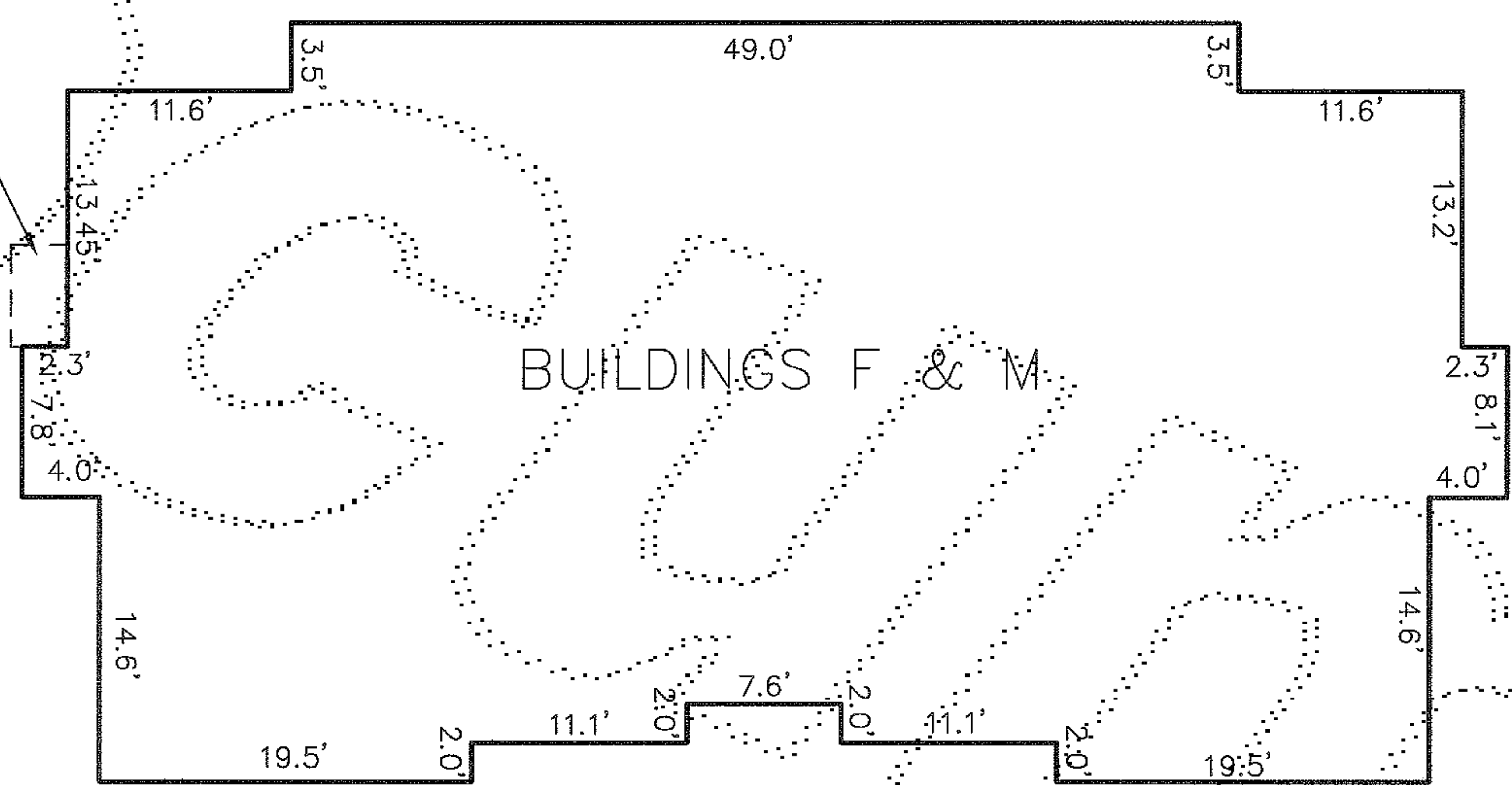
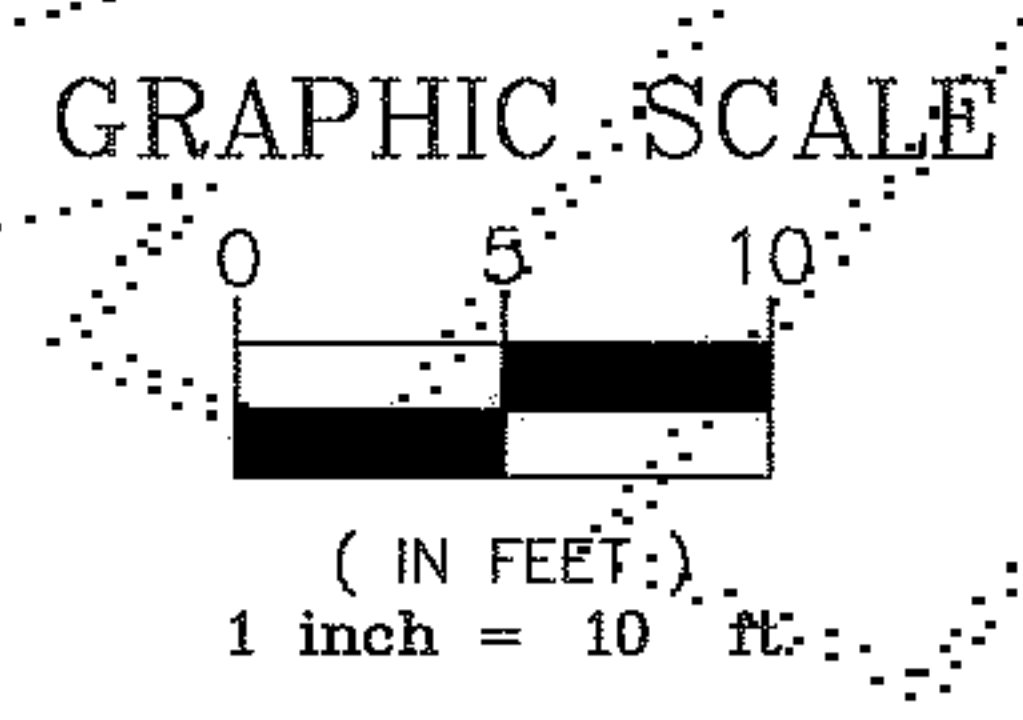
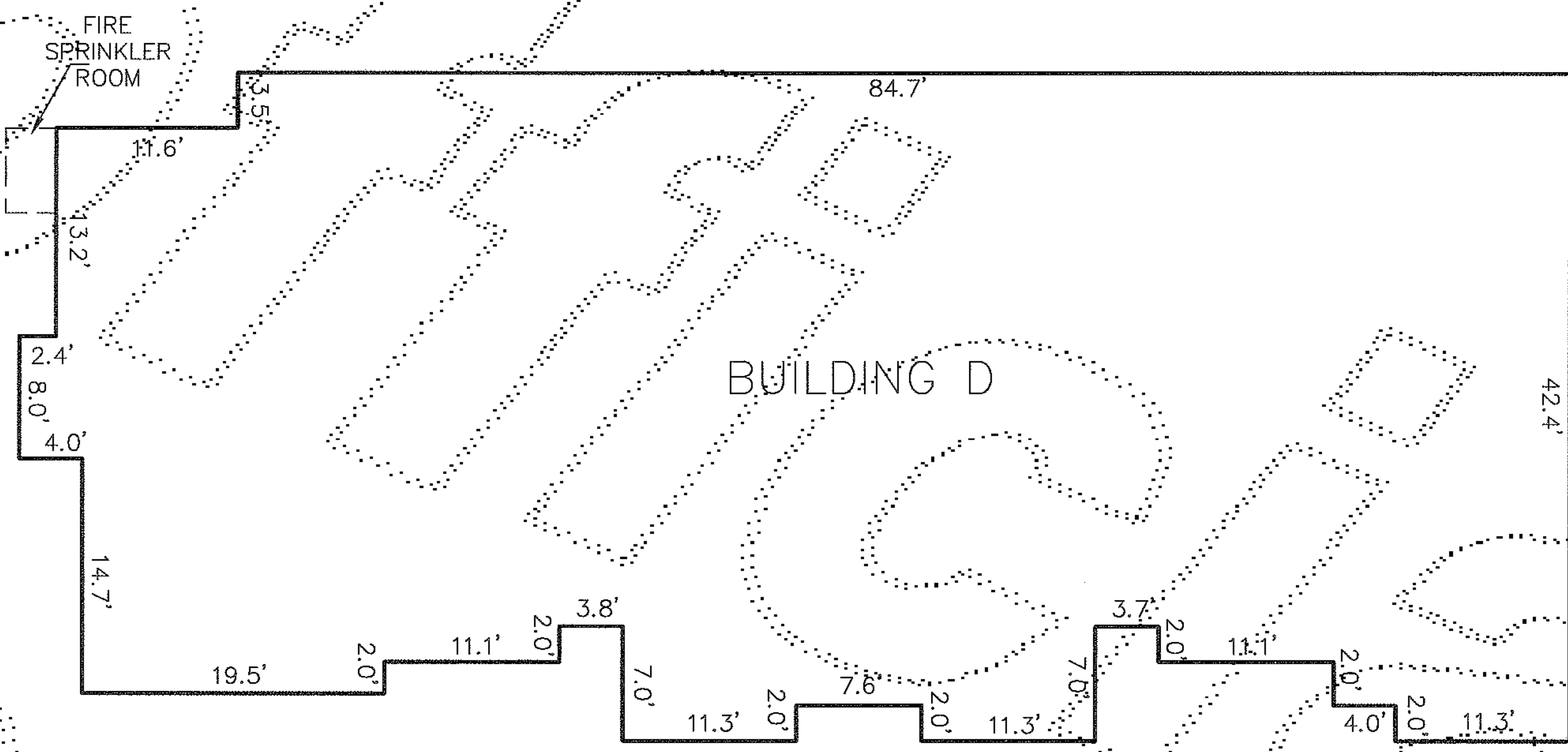
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455 Rainier Boulevard North
Issaquah, Washington 98027
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Issaquah, Washington 98027
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