

RAVENSWOOD

A CONDOMINIUM - PHASE 1

SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH COUNTY OF KING STATE OF WASHINGTON

DEDICATION

WE, 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 FOR A CONDOMINIUM SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, ET SEQ., AND NOT FOR ANY PUBLIC PURPOSES.

WE FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED WITHIN PHASE 1A ARE SUBSTANTIALLY COMPLETED, AND THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS WITH PHASE 1B MUST BE BUILT.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR RAVENSWOOD, A CONDOMINIUM PHASE 1, RECORDED UNDER KING COUNTY RECORDING NO. 1990811001313

RAVENSWOOD CONDOMINIUMS, L.L.C., A
WASHINGTON LIMITED LIABILITY COMPANY

BY: DALLY HOMES, INC., A WASHINGTON
CORPORATION

ITS: MANAGER

BY: Charlie Labadie

ITS: Vice President

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Charlie Labadie IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF DALLY HOMES, INC., A WASHINGTON CORPORATION, MANAGER OF RAVENSWOOD CONDOMINIUMS, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

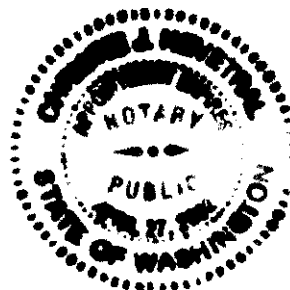
DATED THIS 9th DAY OF August, 1999.

Christie J. Neversal

PRINTED NAME Christie J. Neversal
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON,

RESIDING AT Seattle

EXPIRATION DATE 4-24-02



ASSESSOR'S CERTIFICATE

EXAMINED AND APPROVED THIS _____ DAY OF _____, 1999.

KING COUNTY ASSESSOR

DEPUTY KING COUNTY ASSESSOR

RECORDER'S CERTIFICATE 19990811001313

FILED FOR RECORD AT THE REQUEST OF THE RAVENSWOOD CONDOMINIUMS, L.L.C., THIS 12th DAY OF August, 1999 AT 2:00 P.M. AND RECORDED IN VOLUME 182 OF CONDOMINIUMS, PAGES 27-28 RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

Lacey Hlaughton Walt Washington
MANAGER SUPERINTENDENT OF RECORDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS OF RAVENSWOOD, A CONDOMINIUM, PHASE 1, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREIN; THAT THE COURSES AND BEARINGS ARE SHOWN CORRECTLY HEREIN; THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

Timothy E. Hanson
TIMOTHY E. HANSON
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 18903
DATE 07/29/99

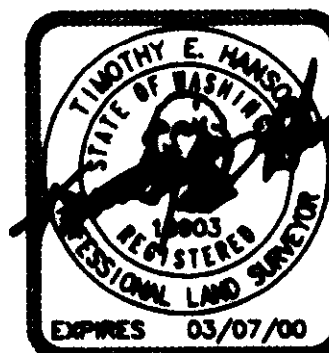


SURVEYOR'S VERIFICATION

STATE OF WASHINGTON
COUNTY OF KING

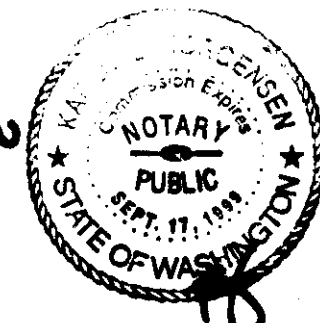
TIMOTHY E. HANSON, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, AND THAT HE BELIEVES THE ABOVE CERTIFICATE TO BE A TRUE STATEMENT.

Timothy E. Hanson
TIMOTHY E. HANSON
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 18903



SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF July, 1999

Kenneth L. Johnson
PRINTED NAME Kenneth L. Johnson
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON,
RESIDING AT Seattle
EXPIRATION DATE 9/17/99



LEGAL DESCRIPTION

TOTAL PARCEL

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID SUBDIVISION 821.04 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;
THENCE EAST 449.31 FEET;
THENCE NORTH 15 FEET;
THENCE EAST TO WEST LINE OF COUNTY ROAD, SOUTHEAST NEWPORT WAY (NEWPORT-ISSAQUAH ROAD NO. 1025);
THENCE NORTHWESTERLY ALONG SAID WEST LINE 182 FEET TO A POINT 184.2 FEET NORTH AND 797.13 FEET EAST OF POINT OF BEGINNING;
THENCE WEST 797.13 FEET;
THENCE SOUTH 184.20 FEET TO POINT OF BEGINNING.

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

SUBSEQUENT PHASE PARCEL

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID SUBDIVISION 821.04 FEET NORTH OF THE SOUTHWEST CORNER THEREOF;
THENCE EAST 449.31 FEET;
THENCE NORTH 15 FEET;
THENCE EAST TO WEST LINE OF COUNTY ROAD, SOUTHEAST NEWPORT WAY (NEWPORT-ISSAQUAH ROAD NO. 1025);
THENCE NORTHWESTERLY ALONG SAID WEST LINE 182 FEET TO A POINT 184.2 FEET NORTH AND 797.13 FEET EAST OF POINT OF BEGINNING;
THENCE WEST 797.13 FEET;
THENCE SOUTH 184.20 FEET TO POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL;
THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL THE FOLLOWING COURSES AND DISTANCES:
SOUTH 88°00'07" EAST 449.41 FEET;
NORTH 01°30'03" EAST 15.00 FEET;
SOUTH 88°00'02" EAST 188.08 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 32°45'24" WEST 77.90 FEET;
THENCE SOUTH 88°00'02" EAST 33.14 FEET;
THENCE NORTH 30°48'38" WEST 101.66 FEET TO THE NORTH LINE OF SAID PARCEL AND THE TERMINUS OF SAID LINE.

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

TIM HANSON AND ASSOCIATES, INC.

6025 - 108th AVENUE N.E. KIRKLAND, WA 98033

(425) 822-7271

RAVENSWOOD

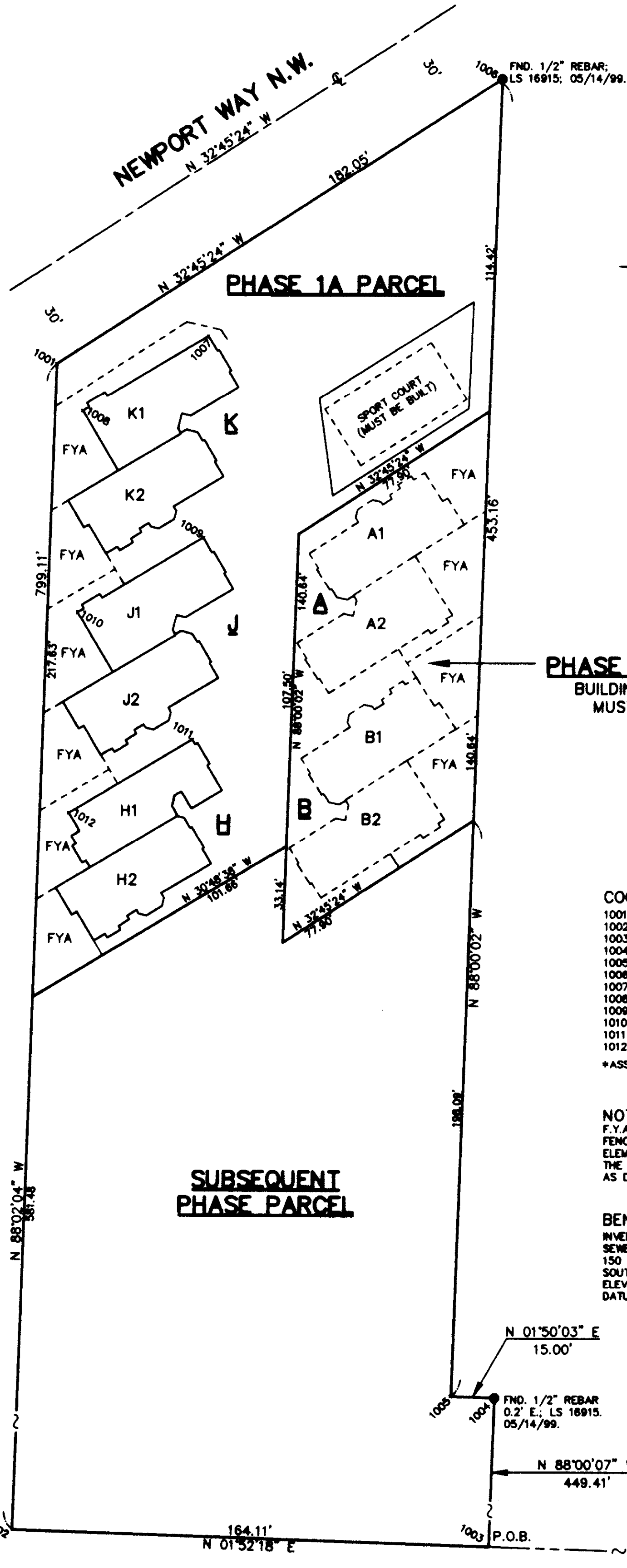
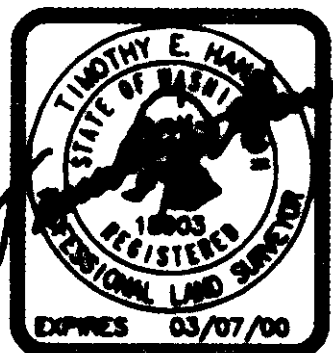
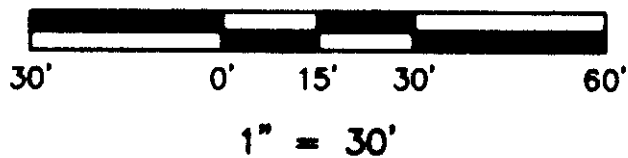
A CONDOMINIUM - PHASE I

SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH COUNTY OF KING STATE OF WASHINGTON

NOTES

1. THE UNITS SHOWN HEREON ARE LIMITED TO THE AREA ENCLOSED BY THE WALLS, CEILINGS AND FLOORS, EXCEPT THOSE PORTIONS WHICH INCLUDE LATH, FURRING, WALLBOARD, PLASTERBOARD, PLASTER, PANELING, TILES, WALLPAPER, PAINT, FINISHED FLOORING, AND ANY OTHER MATERIALS CONSTITUTING ANY PART OF THE FINISHED SURFACES THEREOF.
2. THE APPROXIMATE THICKNESS OF CERTAIN PERIMETER WALLS OF CERTAIN UNITS AS SHOWN ON THE PLANS IS ONLY ILLUSTRATIVE OF THE WALL THICKNESS AT THE LOCATION SHOWN AND IS NOT CERTIFIED AS THE THICKNESS OF ALL PORTIONS OF ALL PERIMETER WALLS OF ALL UNITS.
3. ALL LAND IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
4. THE DIMENSIONS OF THE UNITS SHOWN HEREON ARE IN FEET AND TENTHS OF A FOOT AND ARE IN ACCORDANCE WITH ASBUILT MEASUREMENTS BASED ON MEAN VALUES.
5. ALL DECKS, PATIOS, PARKING STALLS, FENCED YARD AREAS AND STORAGE AREAS ARE LIMITED COMMON ELEMENTS, TO BE ASSIGNED PER THE DECLARATION.
6. THE SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE METHOD THROUGH THE MONUMENTS SHOWN, UTILIZING A 05" TOTAL STATION THEODOLITE (LEICA TCA1105).
7. THE SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS OF WAC 332-130-090.
8. ELEVATIONS ARE BASED ON KING COUNTY VERTICAL DATUM AND ARE SHOWN IN FEET AND TENTHS OF A FOOT.
9. REFERENCE UNRECORDED SURVEY PREPARED BY EASTSIDE CONSULTANTS, INC., ISSAQUAH, WASHINGTON, THEIR JOB NO. 96036, DATED 04/10/96.
10. PHASE I CONSISTS OF THE PHASE 1A PARCEL AND THE PHASE 1B PARCEL. THE IMPROVEMENTS SHOWN ON THE PHASE 1A PARCEL HAVE BEEN CONSTRUCTED. THE IMPROVEMENTS SHOWN ON THE PHASE 1B PARCEL HAVE NOT YET BEEN CONSTRUCTED, BUT ARE INSTEAD SHOWN AS "MUST BE CONSTRUCTED". AT SUCH TIME AS THE IMPROVEMENTS ARE CONSTRUCTED ON THE PHASE 1B PARCEL, AN AMENDMENT WILL BE FILED TO THIS SURVEY MAP AND PLANS TO SHOW SUCH IMPROVEMENTS AS BUILT.

GRAPHIC SCALE IN FEET



BASIS OF BEARINGS:
UNRECORDED SURVEY BY
EASTSIDE CONSULTANTS, INC.
THEIR JOB NO. 96036.

PHASE 1B PARCEL
BUILDINGS A AND B
MUST BE BUILT

COORDINATES TABLE *

| | | |
|------|---------|---------|
| 1001 | 5000.00 | 5000.00 |
| 1002 | 5027.41 | 4201.36 |
| 1003 | 4863.39 | 4196.00 |
| 1004 | 4847.72 | 4845.14 |
| 1005 | 4862.71 | 4845.62 |
| 1006 | 4846.90 | 5098.50 |
| 1007 | 4847.68 | 5098.76 |
| 1008 | 4890.93 | 4884.07 |
| 1009 | 4849.21 | 4940.80 |
| 1010 | 4892.45 | 4914.90 |
| 1011 | 4952.79 | 4871.25 |
| 1012 | 4995.16 | 4845.95 |

*ASSUMED COORDINATE SYSTEM

NOTE:

F.Y.A. DENOTES FENCED YARD AREA. THE FENCED YARD AREAS ARE LIMITED COMMON ELEMENTS, AND ARE FOR THE BENEFIT OF THE UNITS TO WHICH THEY ARE ADJACENT, AS DESCRIBED IN THE DECLARATION.

BENCHMARK

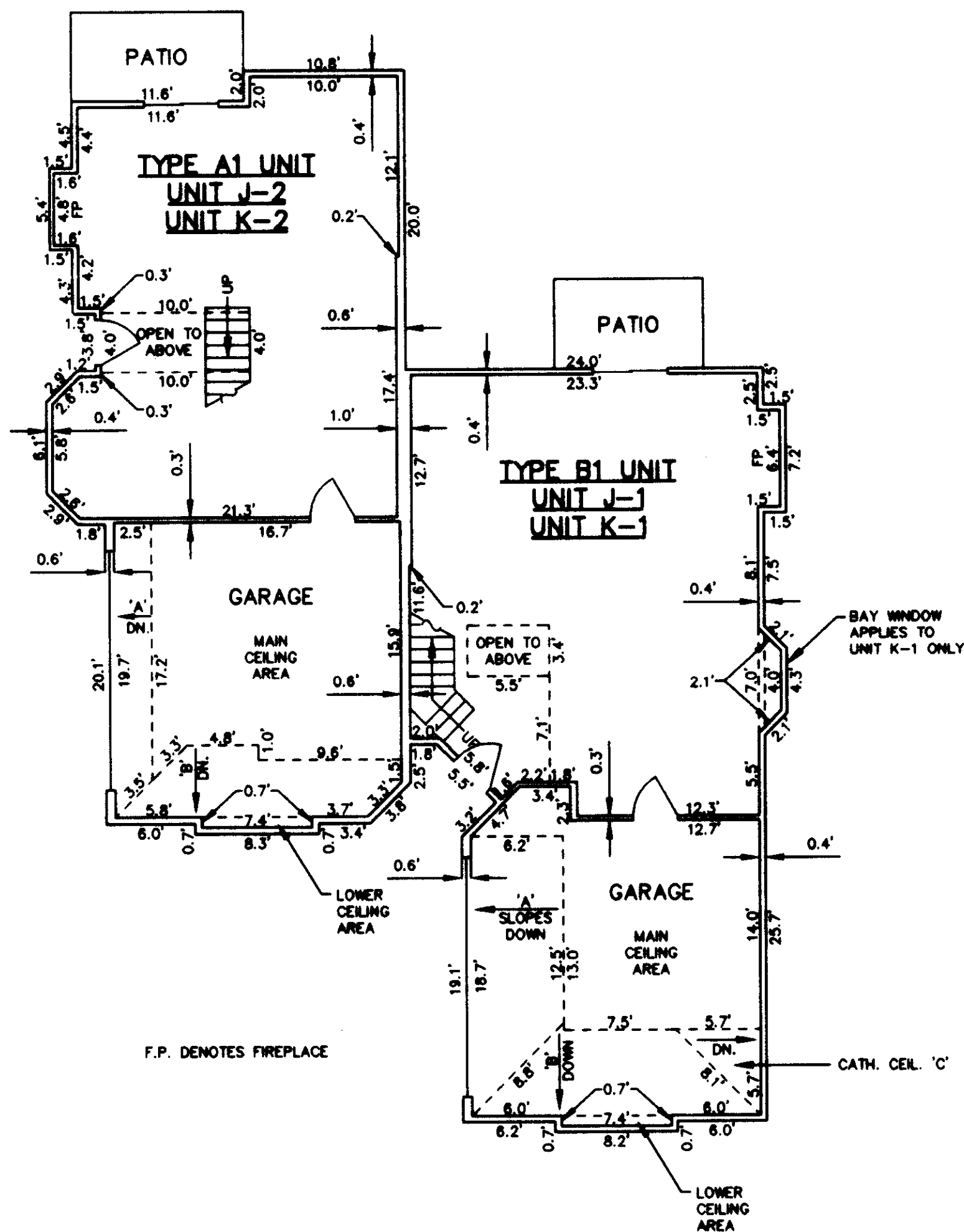
INVERT ELEVATION OF SANITARY SEWER MANHOLE LOCATED APPROX. 150 FEET SOUTHERLY OF THE SOUTHEAST PROPERTY CORNER.
ELEV. = 77.44
DATUM - KING COUNTY VERTICAL DATUM

TIM HANSON AND ASSOCIATES, INC.
6025 - 108th AVENUE N.E. KIRKLAND, WA 98033
(425) 822-7271

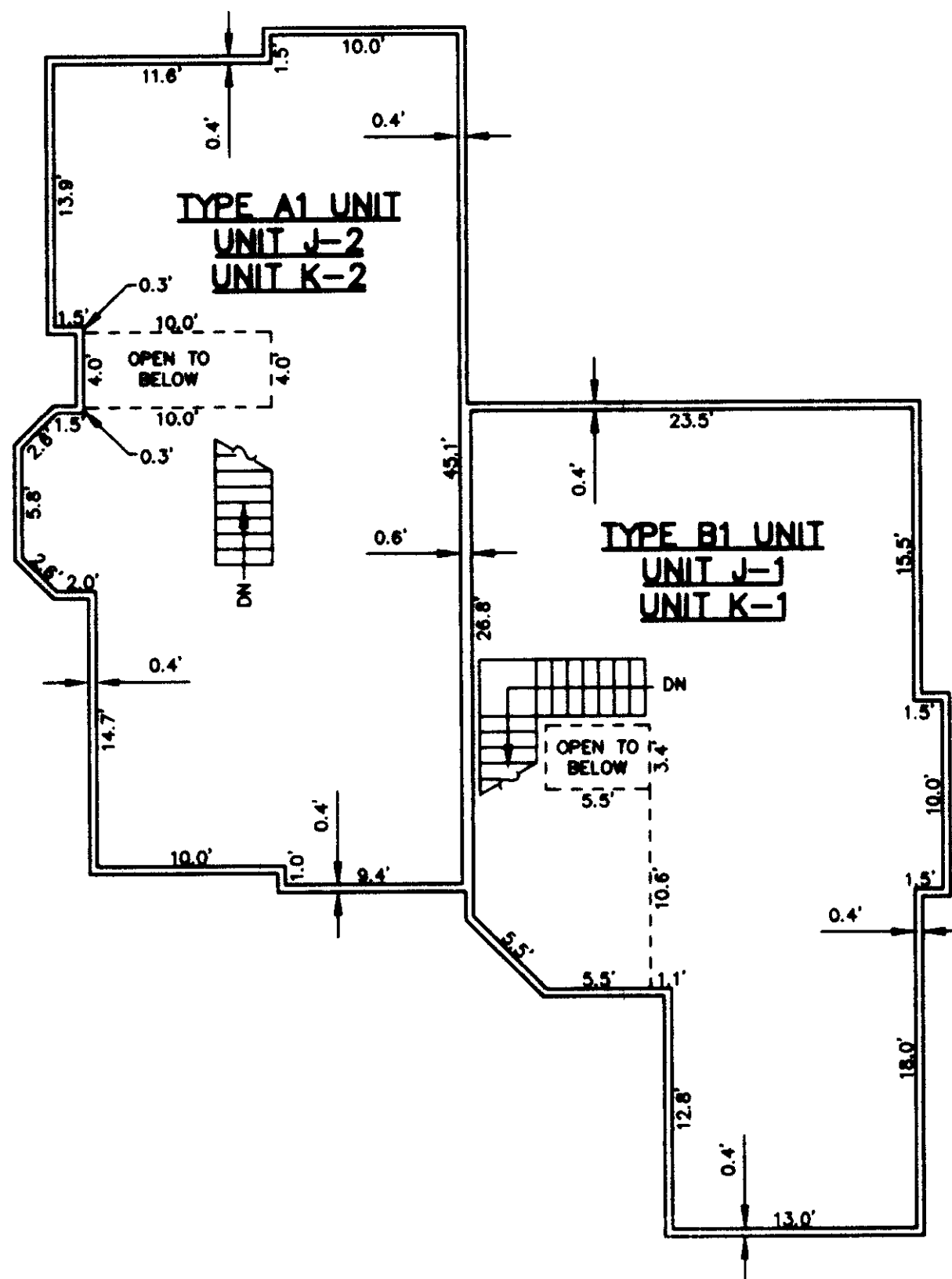
RAVENSWOOD

A CONDOMINIUM - PHASE I

SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH COUNTY OF KING STATE OF WASHINGTON



FIRST FLOOR PLAN



SECOND FLOOR PLAN

BUILDING TYPE 1

APPLIES TO
BUILDINGS J AND K

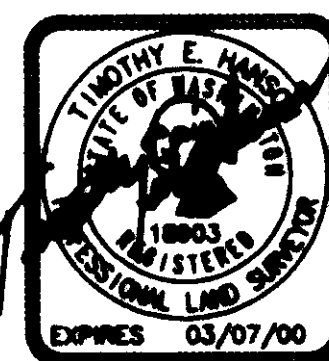
ELEVATION TABLE

| UNIT | FLOOR | FLOOR ELEV. | GARAGE AREA | | | | LIVING AREA | | | |
|------|-------|-------------|--------------|-----------------|-----------------|-----------------|-------------|---------------|--|--|
| | | | CEILING AREA | CATH. CEIL. 'A' | CATH. CEIL. 'B' | CATH. CEIL. 'C' | FLOOR ELEV. | CEILING ELEV. | | |
| | | | MAIN | UPPER | UPPER | UPPER | | | | |
| J-1 | 1ST | 88.1 | 98.2 | 95.8 | 99.9 | 96.9 | 89.4 | 98.4 | | |
| J-1 | 2ND | | | | | | 99.3 | 107.4 | | |
| J-2 | 1ST | 88.1 | 98.7 | 96.0 | 98.7 | 97.2 | 89.4 | 98.4 | | |
| J-2 | 2ND | | | | | | 99.3 | 107.4 | | |
| K-1 | 1ST | 87.6 | 97.9 | 95.3 | 99.4 | 96.4 | 88.8 | 97.8 | | |
| K-1 | 2ND | | | | | | 98.7 | 106.8 | | |
| K-2 | 1ST | 87.6 | 98.2 | 95.5 | 98.2 | 96.7 | 88.8 | 97.8 | | |
| K-2 | 2ND | | | | | | 98.7 | 106.8 | | |

GRAPHIC SCALE IN FEET



1" = 8'



TIM HANSON AND ASSOCIATES, INC.

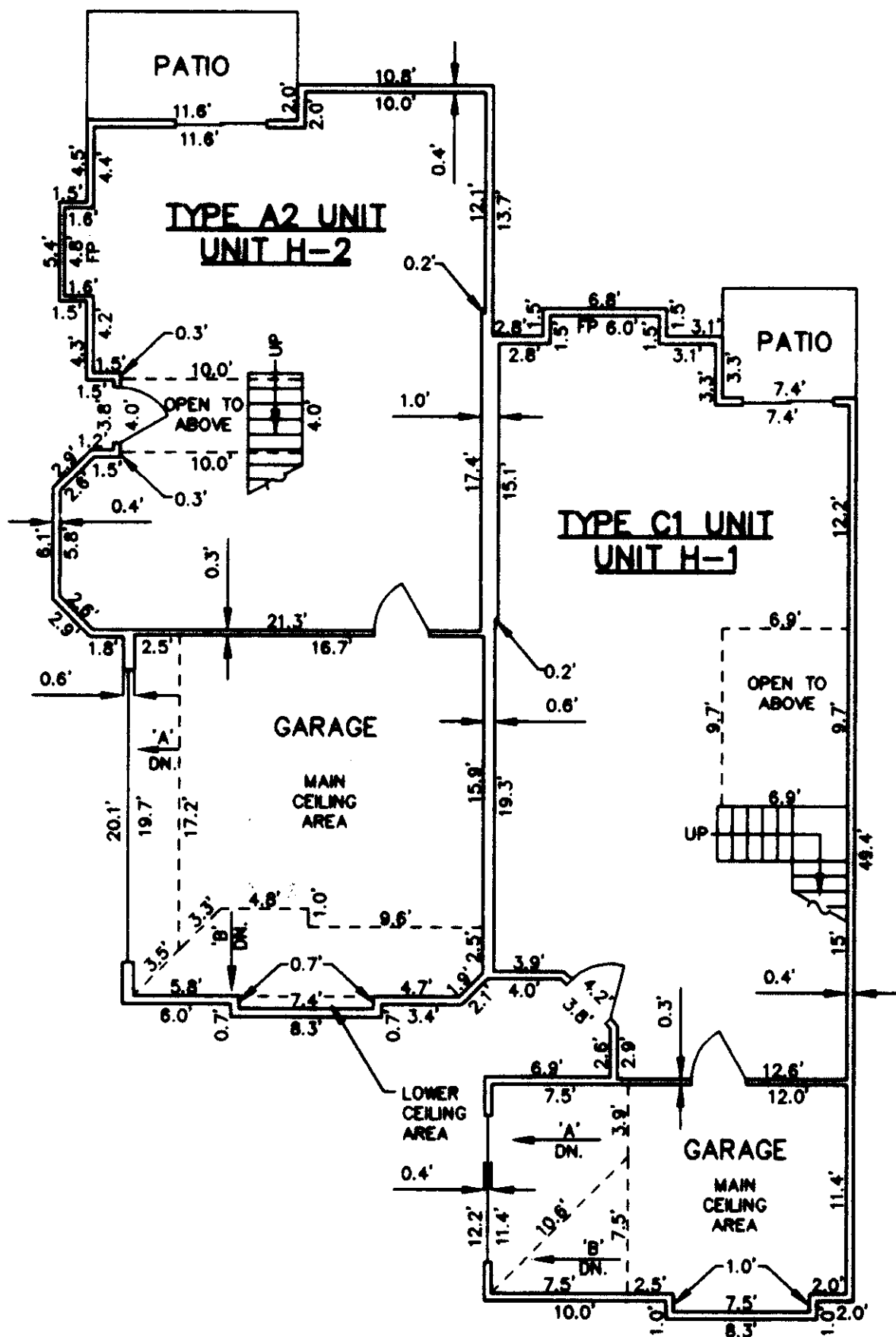
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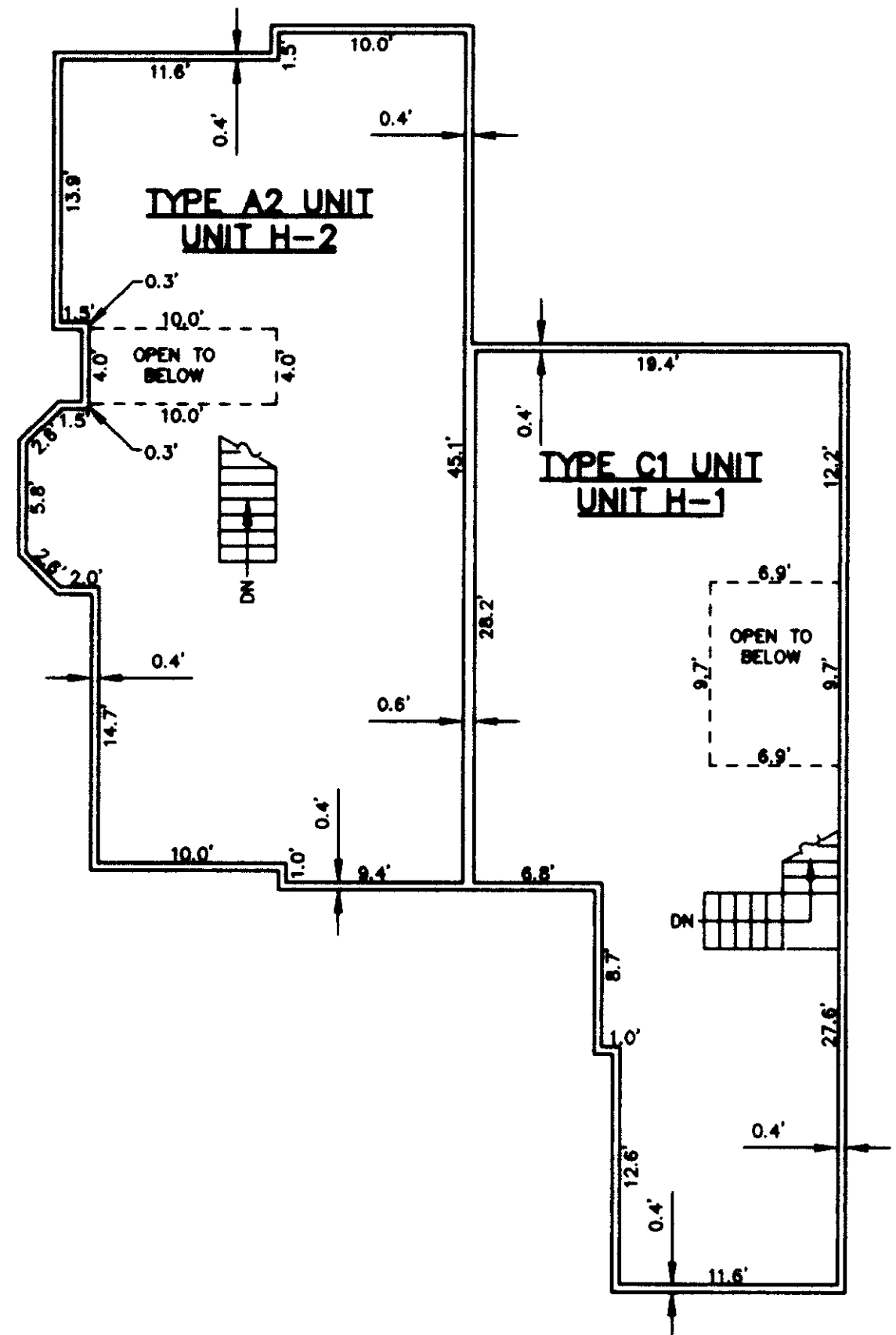
RAVENSWOOD

A CONDOMINIUM - PHASE I

SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH COUNTY OF KING STATE OF WASHINGTON



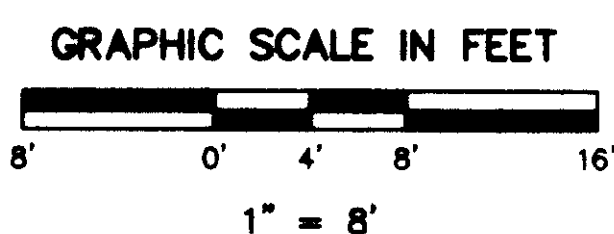
FIRST FLOOR PLAN



SECOND FLOOR PLAN

BUILDING TYPE 2

APPLIES TO
BUILDING H



ELEVATION TABLE

| UNIT | FLOOR | FLOOR ELEV. | GARAGE AREA | | | | LIVING AREA | |
|------|-------|-------------|-------------|-------|-----------------|-----------------|-------------|---------|
| | | | CEILING | AREA | CATH. CEIL. 'A' | CATH. CEIL. 'B' | FLOOR | CEILING |
| | | | MAIN | LOWER | UPPER | LOWER | ELEV. | ELEV. |
| H-1 | 1ST | 87.9 | 98.1 | | 100.5 | 96.7 | 88.1 | 98.1 |
| H-1 | 2ND | | | | | | 99.0 | 107.1 |
| H-2 | 1ST | 87.9 | 98.5 | 95.8 | 98.5 | 97.0 | 88.1 | 98.1 |
| H-2 | 2ND | | | | | | 99.0 | 107.1 |

F.P. DENOTES FIREPLACE



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