

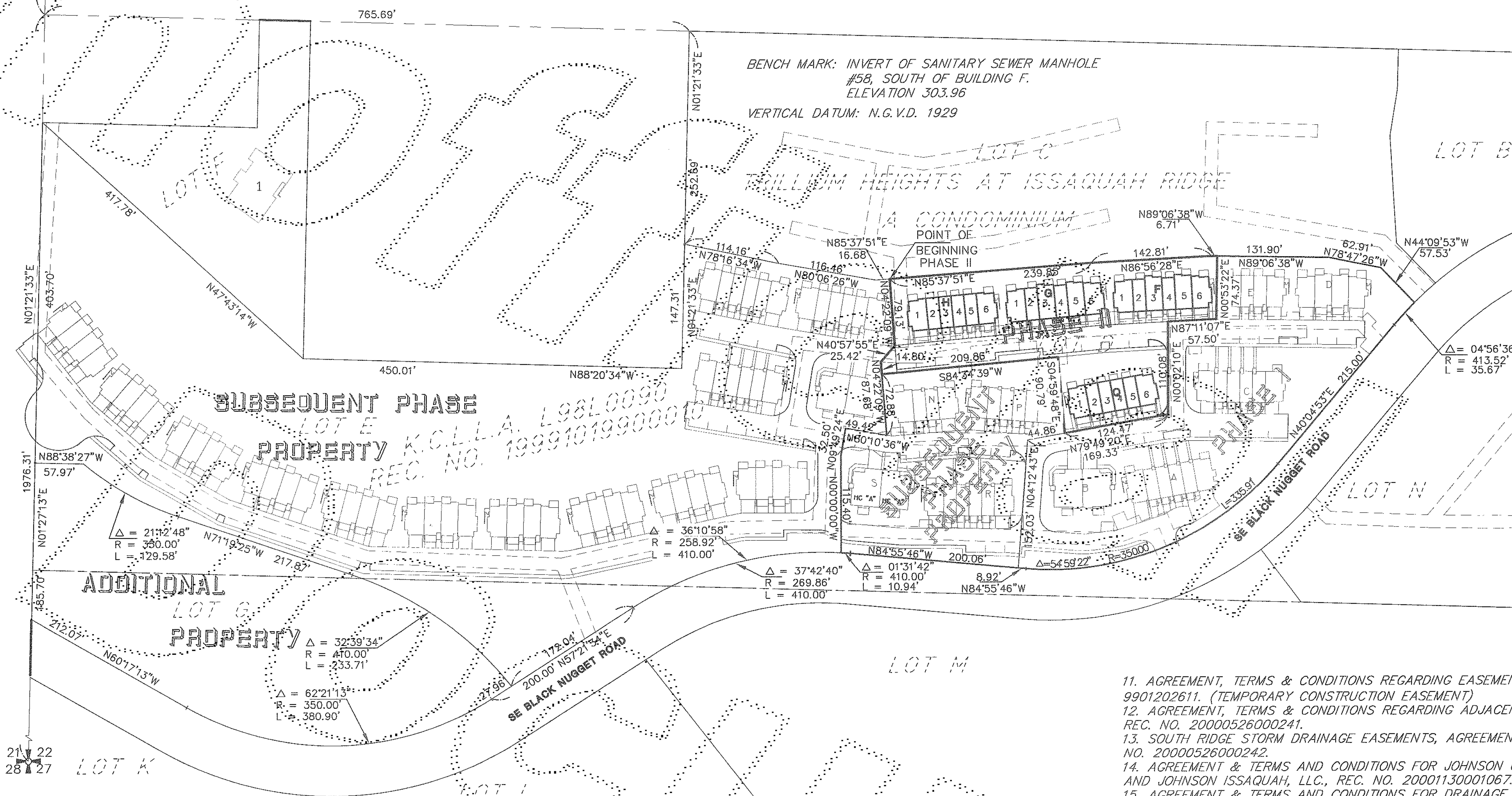


# THE HAMPTONS ON ISSAQUAH RIDGE

## A CONDOMINIUM, PHASE II

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

**SITE PLAN 1"= 100'**



**NOTES:**

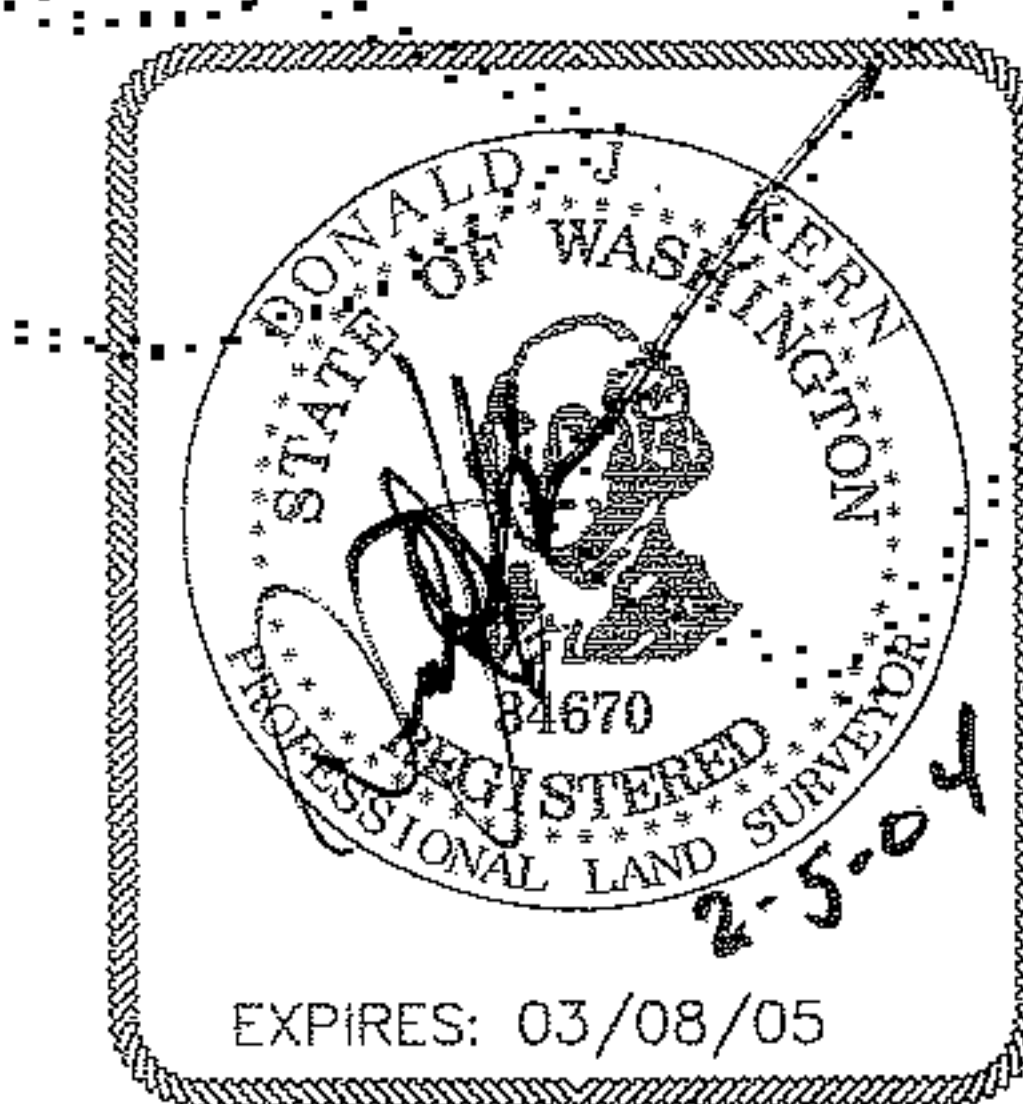
1. INSTRUMENTATION FOR THIS SURVEY WAS A TOPCON 5 SECOND TOTAL STATION. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON JAN. 2004, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
3. SEE SHEETS 3, THROUGH 6, FOR HORIZONTAL UNIT BOUNDARIES & COMMON ELEMENTS.
4. FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND DETAILS REFERENCE THE CONDOMINIUM DECLARATION UNDER KING COUNTY RECORDING NO. 20010327001766 AND AMENDMENTS THERETO.
5. FOR LEGAL DESCRIPTION AND TITLE ENCUMBRANCES REFERENCE CHICAGO TITLE INSURANCE COMPANY CONDOMINIUM CERTIFICATION, ORDER NO. 1096148, DATED MAY 22, 2003, AT 8:00 A.M., AND 1ST SUPPLEMENTAL DATED JANUARY 27, 2004.
6. BUILDING TIES ARE MEASURED TO OUTSIDE FOUNDATION CORNERS AS SHOWN.
7. FOUNDATION DIMENSIONS ARE MEASURED ON OUTSIDE FACE OF FOUNDATION.
8. ALL LAND DESCRIBED HEREIN SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
9. PARTY WALLS ARE 0.8 FEET THICK, EXTERIOR WALLS ARE 0.55 FOOT THICK
10. DIMENSIONS ON UNIT FLOOR PLANS ARE TO INTERIOR SURFACE OF PERIMETER STUD WALL OF UNIT.
11. REFERENCE FLOOR ELEVATION IS FINISH FLOOR. ALL CEILING HEIGHTS IN UNITS ARE MEASURED FROM REFERENCE FLOOR ELEVATIONS.
12. THE UNIT BOUNDARIES AND SQUARE FOOTAGES ARE DETERMINED BY ACTUAL CONSTRUCTION AND SUPERCEDES ALL OTHER DATA SHOWN HEREON OR RECORDED.
13. ALL PATIOS, DRIVEWAYS, 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.

14. DIMENSIONS ON UNIT FLOOR PLANS HAVE BEEN AVERAGED AND ARE PLUS OR MINUS APPROXIMATELY 0.2 OF A FOOT.
15. THE ARCHITECTURAL AND CIVIL PLANS WERE APPROVED FOR CONSTRUCTION BY KING COUNTY AND IT IS ASSUMED THAT THE IMPROVEMENTS BUILT ON THE SITE CONFORM TO ALL APPLICABLE ZONING, SENSITIVE AREA AND BUILDING CODES.
16. PHASE II OF THE CONDOMINIUM CONSISTS ONLY OF THE BUILDING G, H, Q, CHICAGO TITLE INS. CO CONDOMINIUM CERT. ORDER NO. 1096148 SCHEDULE B NOTES, AND SUPPLEMENTAL DATED 1-27-04.
1. EASEMENT TO KING COUNTY FOR DRAINAGE; DESCRIPTION NOT SUFFICIENT TO DETERMINE LOCATION, REC. NO. 20000518000482.
2. MEMORANDUM OF EASEMENT FOR CABLE TV, REC. NO. 20010327000653.
3. WATER LINE EASEMENT TO SAMMAMISH PLATEAU WATER & SEWER DIST., REC. NO. 20010807001390. (AFFECTS SUBSEQUENT PHASES)
4. SEWER MAIN EASEMENT TO SAMMAMISH PLATEAU WATER & SEWER DIST., REC. NO. 20010807001391. (AFFECTS SUBSEQUENT PHASES)
5. INGRESS EGRESS & UTILITY EASEMENT ON LOT N & TRACT A, REC. NO. 19991209001070.
6. MINERAL RIGHTS, REC. NO. 1631869.
7. COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS, MAINTENANCE PROVISIONS & NOTES PER BLA L9890090, REC. NO. 1999101490010.
8. SENSITIVE AREAS RESTRICTIONS, COVENANTS, CONDITIONS, REC. NO. 9905042181. (AFFECTS SUBSEQUENT PHASES)
9. BARGAIN & SALE DEED OF TRACT A OF BLA L98L0090 REC. NO. 19991014900010 TO THE CITY OF ISSAQUAH, REC. NO. 20010508002125.
10. RELEASE OF KING COUNTY FROM FUTURE CLAIMS OF DAMAGES FROM NATURAL SURFACE WATER FLOW. REC. NO. 4952031.

11. AGREEMENT, TERMS & CONDITIONS REGARDING EASEMENTS, RECORDING NO. 9901202611. (TEMPORARY CONSTRUCTION EASEMENT)
12. AGREEMENT, TERMS & CONDITIONS REGARDING ADJACENT PROJECT DEVELOPMENT, REC. NO. 20000526000241.
13. SOUTH RIDGE STORM DRAINAGE EASEMENTS, AGREEMENTS AND COVENANTS, REC. NO. 20000526000242.
14. AGREEMENT & TERMS AND CONDITIONS FOR JOHNSON UNDERWOOD PROPERTIES, AND JOHNSON ISSAQUAH, LLC, REC. NO. 20001130001067.
15. AGREEMENT & TERMS AND CONDITIONS FOR DRAINAGE EASEMENTS JOHNSON UNDERWOOD AND HOME DEPOT, REC. NO. 20001130001068.
16. AGREEMENTS & TERMS AND CONDITIONS FOR SUMMIT CABLEVISION, REC. NO. 20010315000127.
17. AGREEMENT & TERMS NO-PROTEST FOR ANNEXATION TO SAMMAMISH PLATEAU WATER & SEWER DIST., REC. NO. 20010807001384.
18. NOTICE OF ADOPTION OF CONNECTION CHARGES, SAMMAMISH PLATEAU WATER & SEWER DIST., REC. NO. 9307301617.
19. TAXES
20. DEED OF TRUST AND ASSIGNMENT OF RENTS AND/OR LEASES, AND THE TERMS & CONDITIONS, REC. NO. 20021017000633.

1ST SUPPLEMENTAL COMMITMENT DATED JANUARY 27, 2004.

1. TAXES
2. SEWER EASEMENT TO SAMMAMISH PLATEAU WATER & SEWER DIST., REC. NO. 20030807000839. (WILL AFFECT SUBSEQUENT PHASES)
3. WATER EASEMENT TO SAMMAMISH PLATEAU WATER & SEWER DIST., REC. NO. 20030807000840. (WILL AFFECT SUBSEQUENT PHASES)



**CONCEPT ENGINEERING, INC.**  
 455 Rainier Boulevard North  
 Issaquah, Washington 98027  
 (425) 392-8055 FAX (425) 392-0106

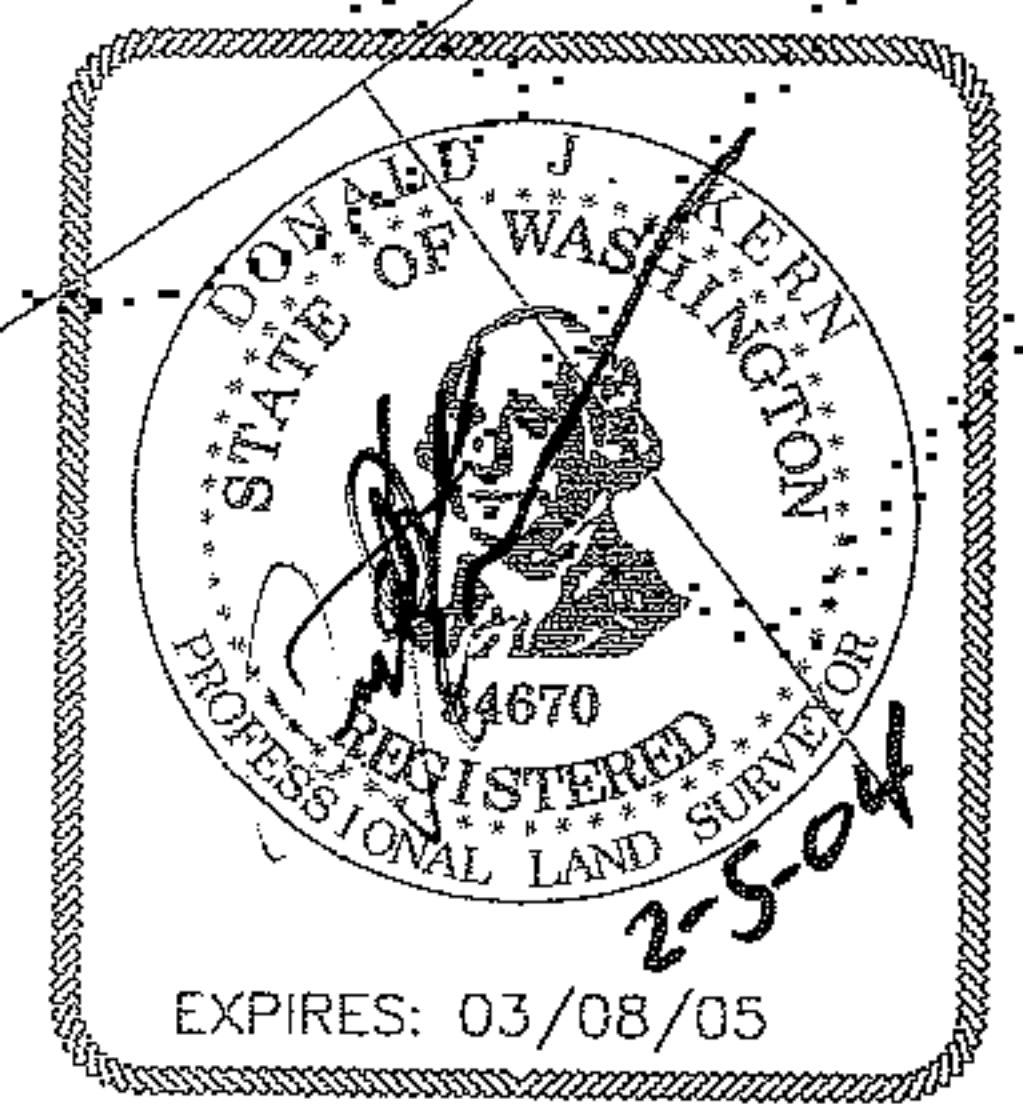
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DATE: 2-5-2004 JOB NO. 22097PC

# THE HAMPTONS ON ISSAQUAH RIDGE A CONDOMINIUM, PHASE II

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

SITE PLAN 1"=30'



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 455 Rainier Boulevard North  
 Issaquah, Washington 98027  
 (425) 392-8055 Fax (425) 392-0108

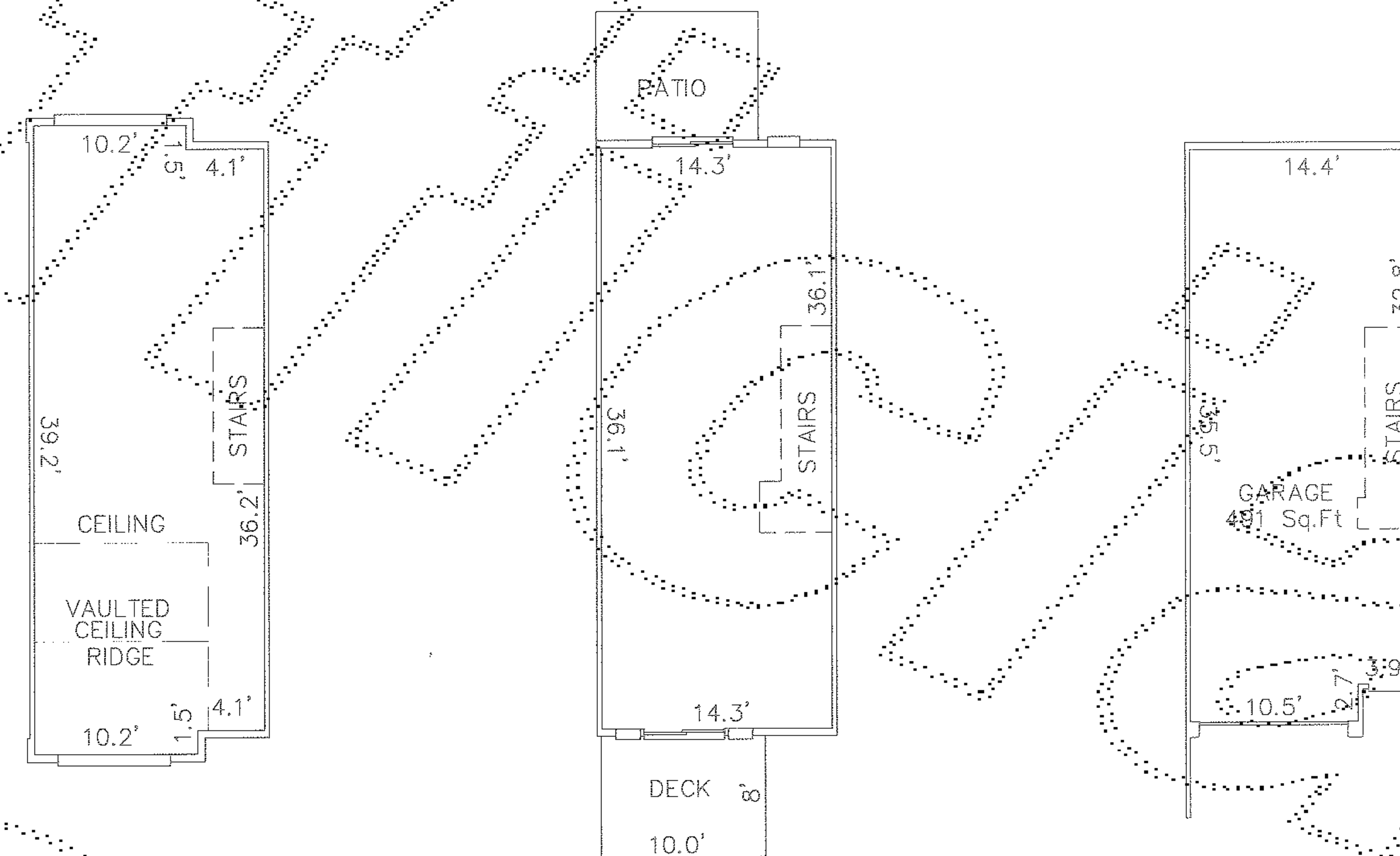
DATE: 2-5-2004 JOB NO. 22097PC

# THE HAMPTONS ON ISSAQUAH RIDGE

## A CONDOMINIUM, PHASE II

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

### UNIT PLAN



**SECOND FLOOR**

**FIRST FLOOR**

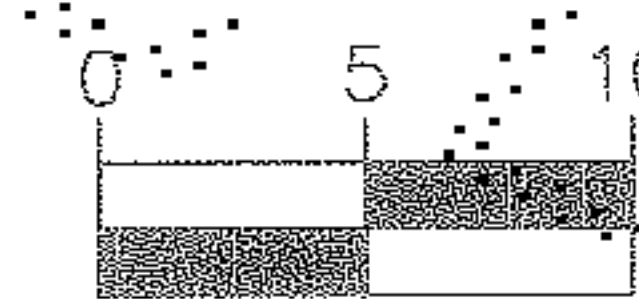
**GARAGE FLOOR**

**UNIT DATA**

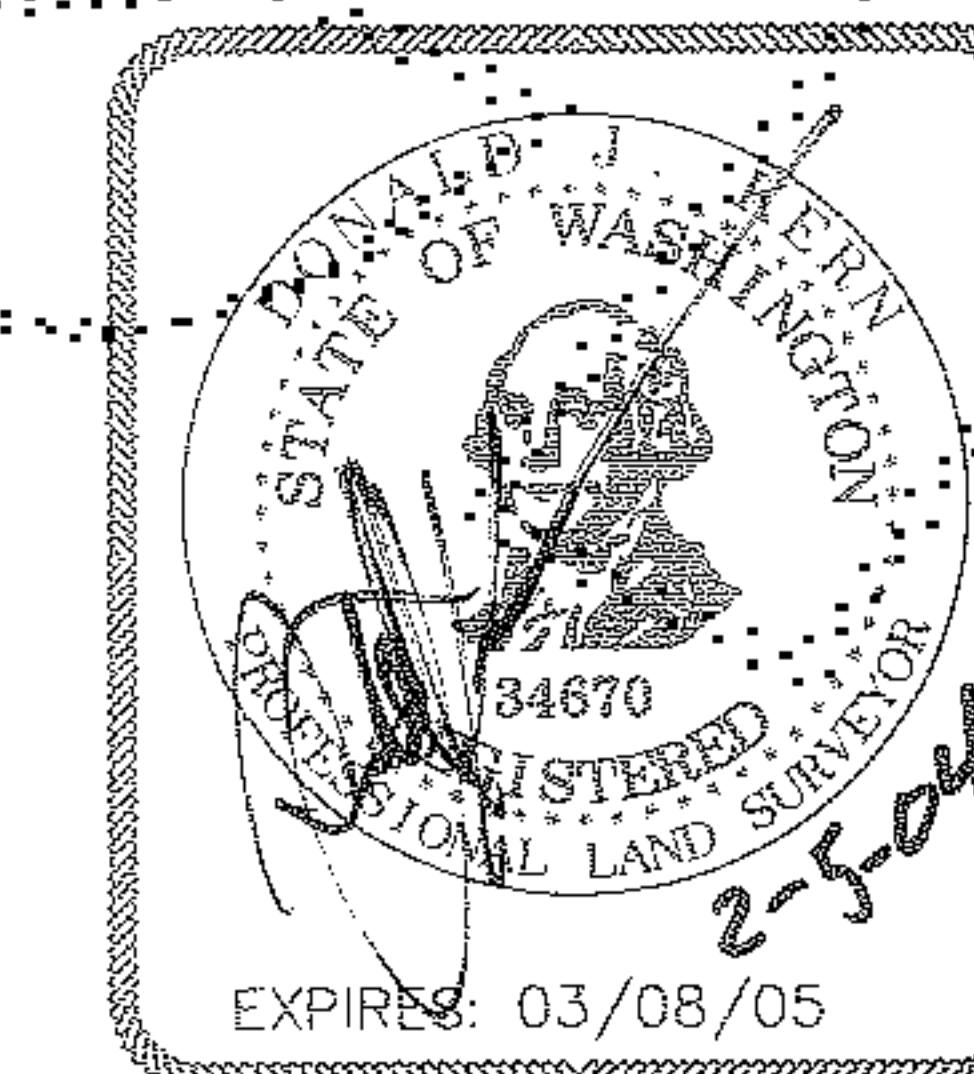
BLDG.	UNIT #	LIVING SQ.FT.	GARAGE FLOOR ELEV.	GARAGE CEILING ELEV.	1ST FLOOR ELEV.	1ST FLOOR CEILING ELEV.	2ND FLOOR ELEV.	2ND FLOOR CEILING ELEV.	VAULTED CEILING RIDGE ELEV.
F	F2-R	1065	313.60	324.90	325.70	334.70	335.55	343.70	344.65
F	F4-R	1065	313.55	322.85	323.75	332.75	333.55	341.70	342.65
G	G2-R	1065	315.75	326.05	325.85	334.85	335.70	343.85	344.80
G	G4-R	1065	317.70	327.00	327.80	336.80	337.80	345.95	346.90
H	H2	1065	312.70	322.00	322.80	331.80	332.70	340.85	341.80
H	H3	1065	312.65	321.95	322.80	331.80	332.65	340.80	341.75
H	H4	1065	314.70	324.00	324.80	333.80	334.65	342.80	343.75
H	H5	1065	314.65	323.95	324.80	333.80	334.65	342.80	343.75
Q	Q2	1065	295.80	305.10	305.95	314.95	315.75	323.90	324.85
Q	Q3	1065	297.80	307.10	307.90	316.90	317.70	325.85	326.80
Q	Q4	1065	297.75	307.05	307.90	316.90	317.70	325.85	326.80
Q	Q5	1065	297.80	307.10	307.90	316.90	317.75	325.90	326.85

R = REVERSE FLOOR PLAN

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 10 ft.



**CONCEPT ENGINEERING, INC.**  
 455 Rainier Boulevard North  
 Issaquah, Washington 98027  
 (425) 392-8055 FAX (425) 392-0100

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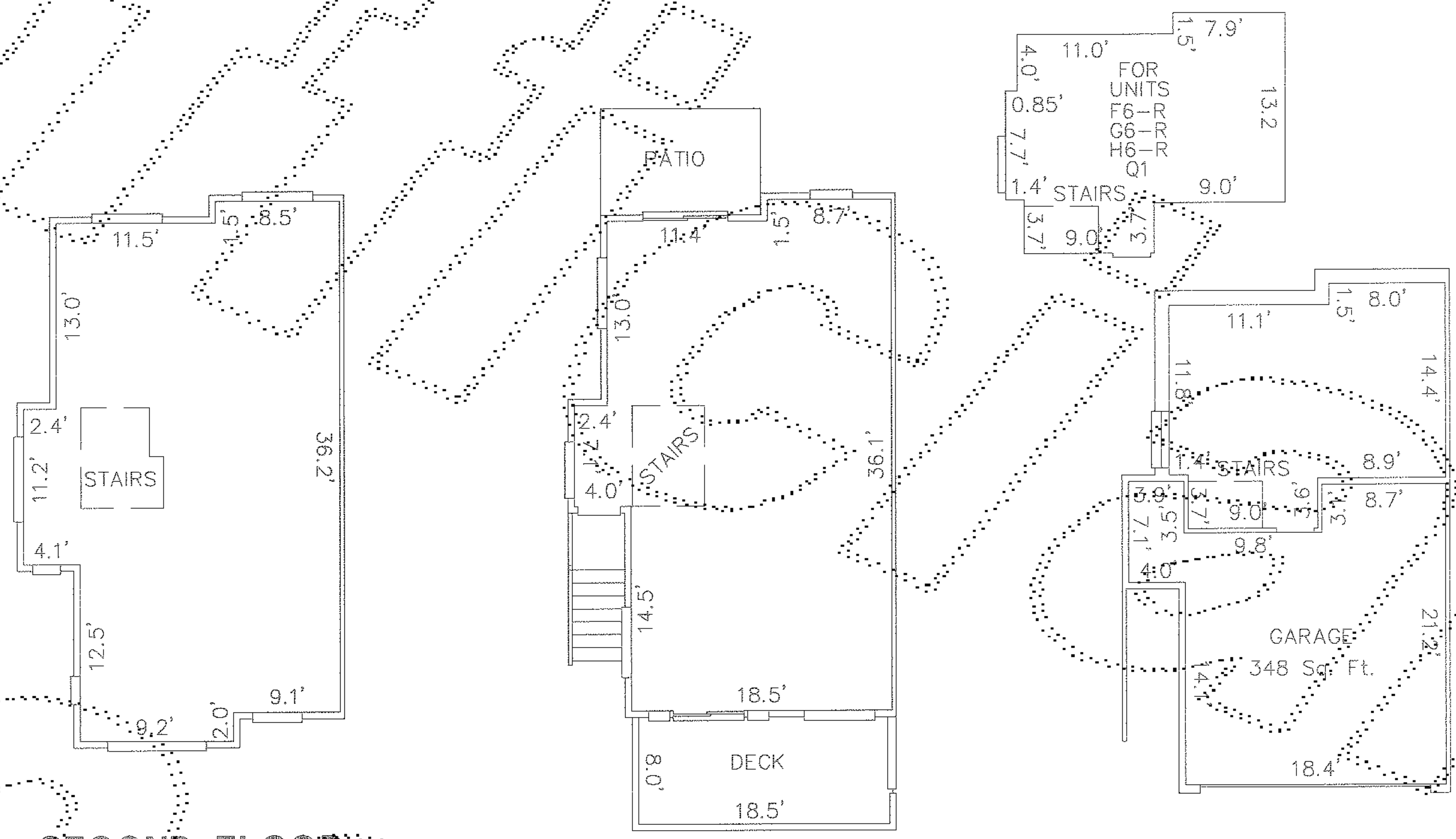
DATE: 2-5-2004 JOB NO. 22097PC

# THE HAMPTONS ON ISSAQUAH RIDGE

## A CONDOMINIUM, PHASE II

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

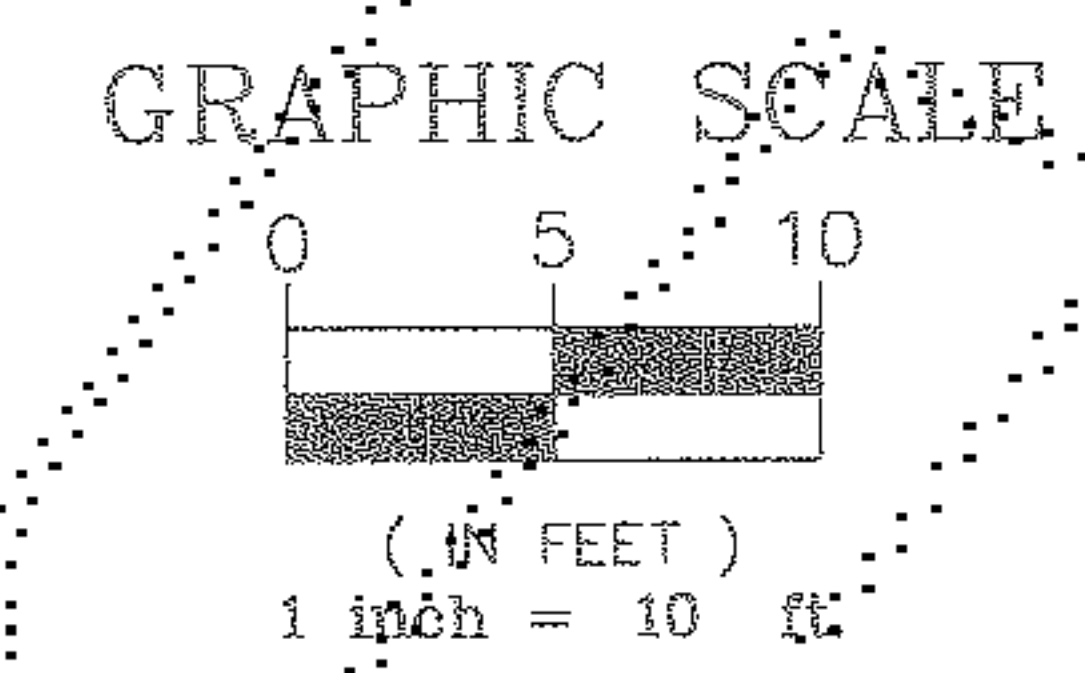
### UNIT PLAN



SECOND FLOOR

FIRST FLOOR

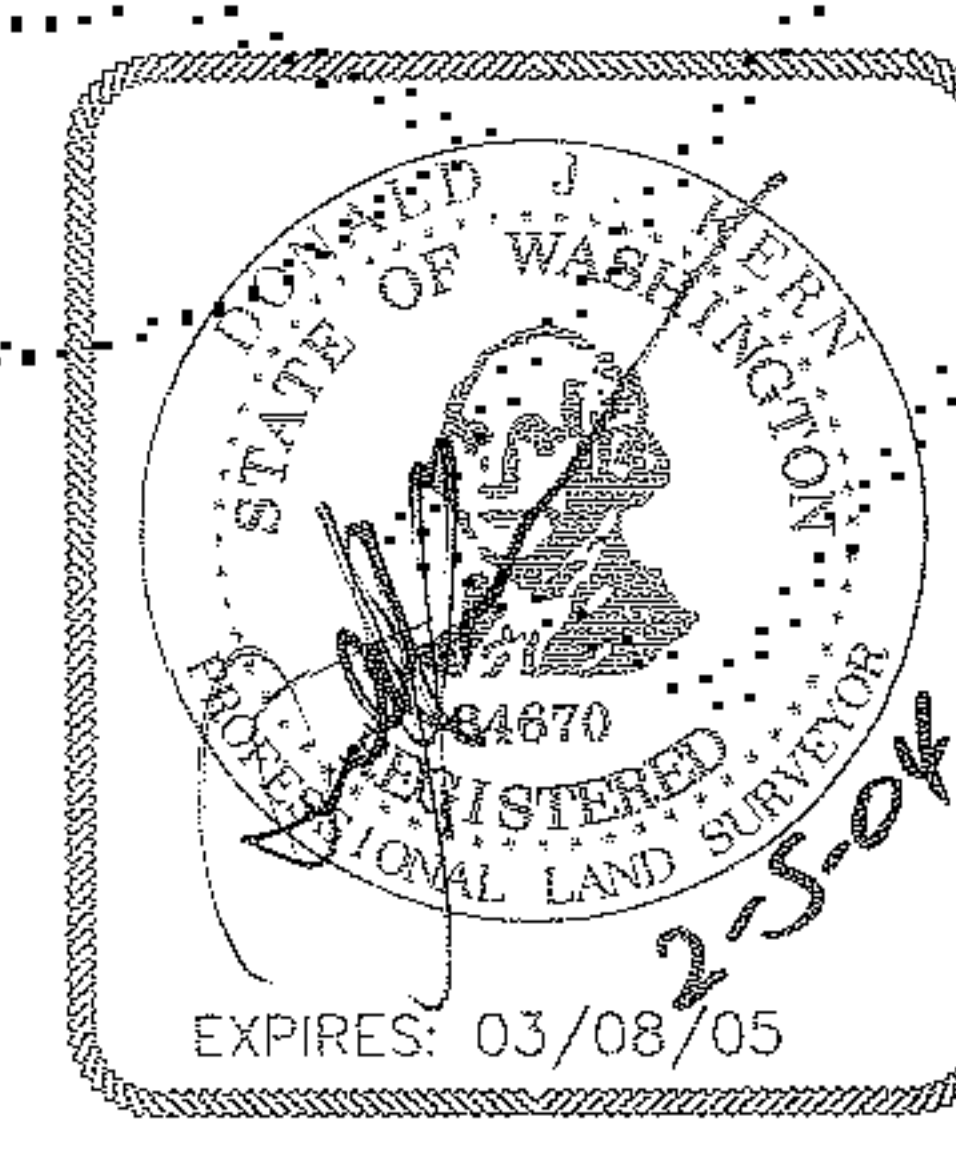
GARAGE FLOOR



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.
F	F1	1730	315.60	324.80	325.60	334.60	355.55	341.70
F	F6-R	1726	313.60	322.80	323.70	332.70	333.55	341.70
G	G1	1730	315.75	324.95	325.80	334.80	335.70	343.85
G	G6-R	1726	317.75	326.95	327.80	336.80	337.65	345.80
H	H1	1730	312.65	321.85	322.80	331.80	332.65	340.80
H	H6-R	1726	314.65	323.85	324.80	333.80	334.70	342.85
Q	Q1	1726	295.75	304.95	305.90	314.90	315.75	323.90
Q	Q6-R	1730	297.80	307.00	307.90	316.90	317.70	325.85

R = REVERSE FLOOR PLAN

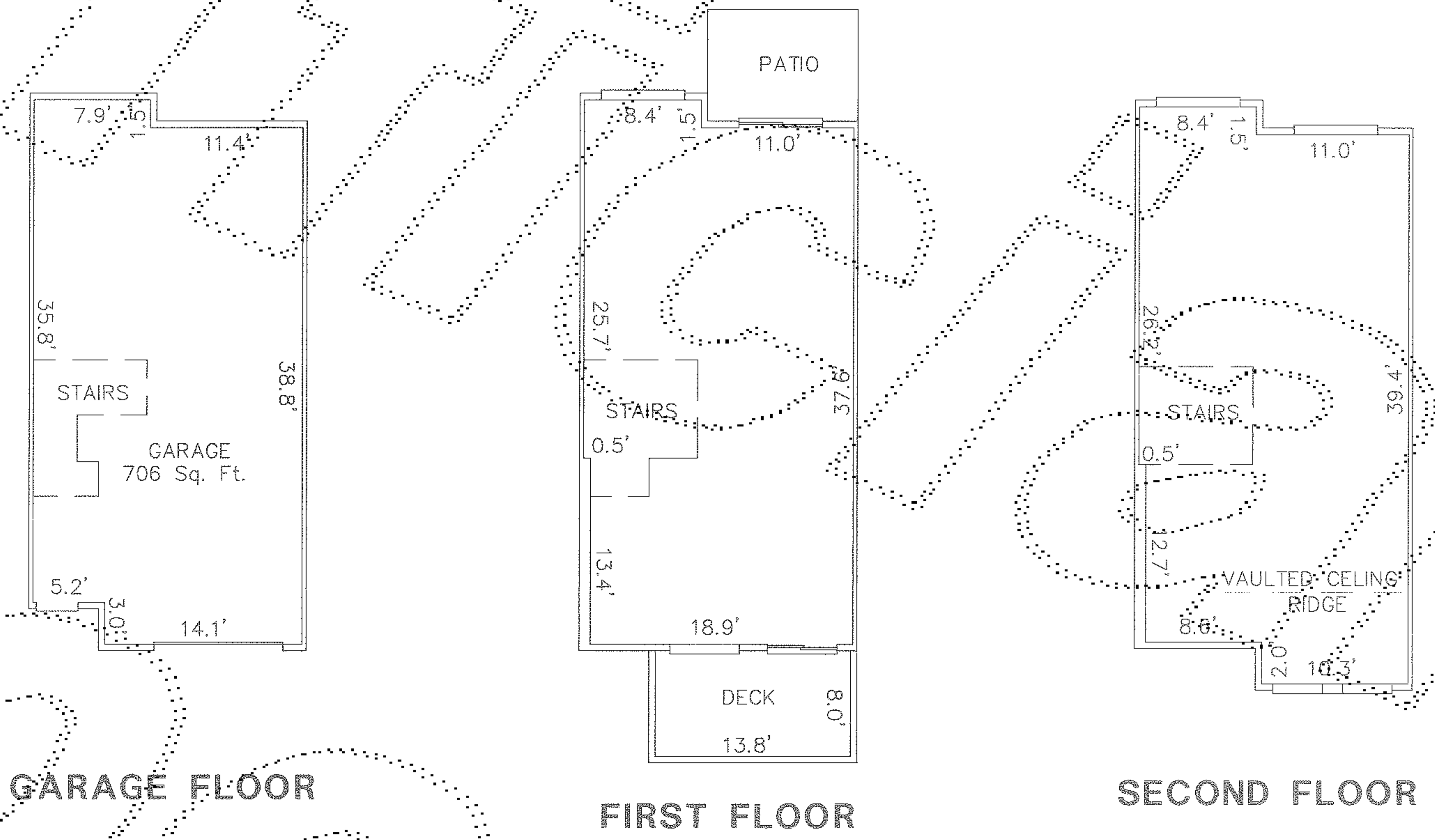


**CONCEPT ENGINEERING, INC.**  
 455 Rainier Boulevard North  
 Issaquah, Washington 98027  
 (425) 392-8055 FAX (425) 392-0105

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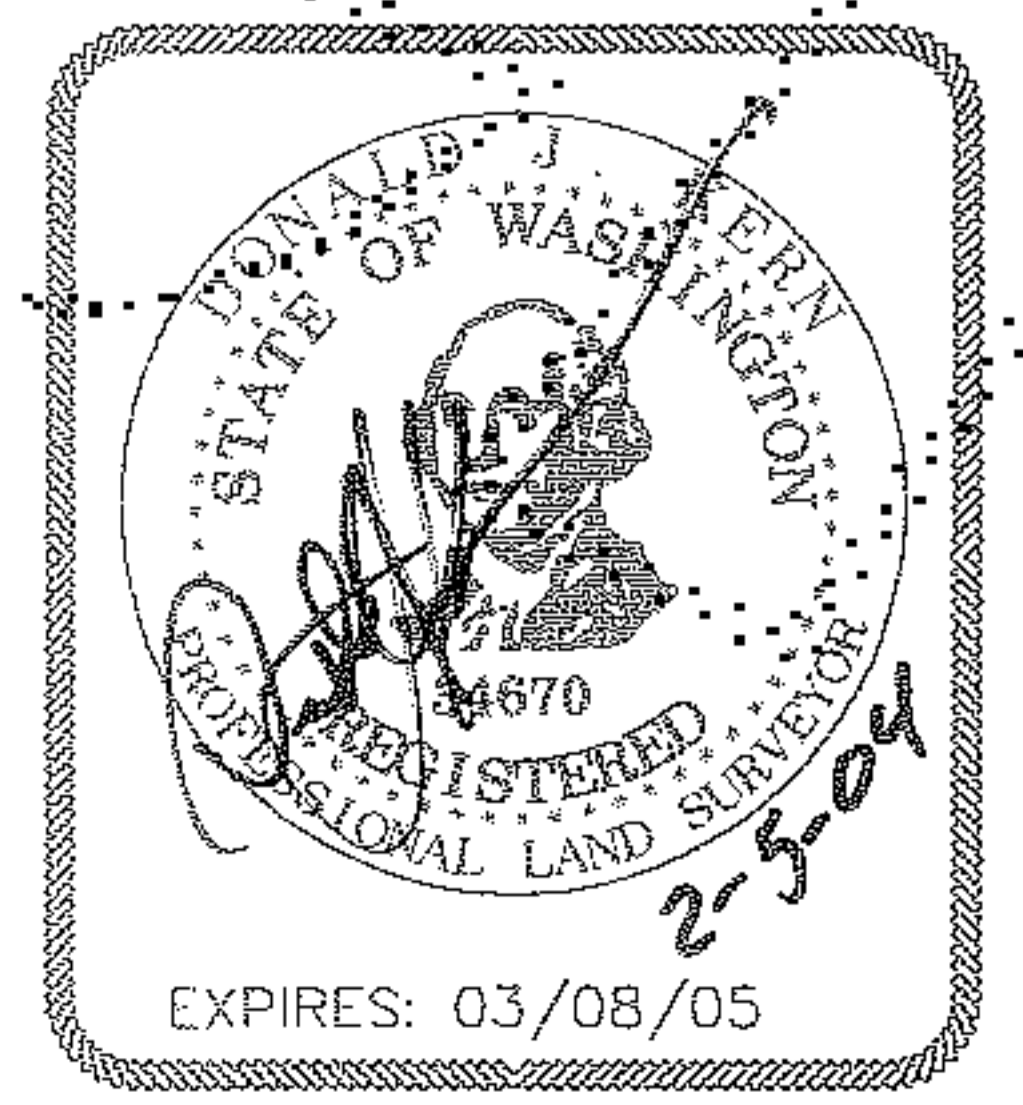
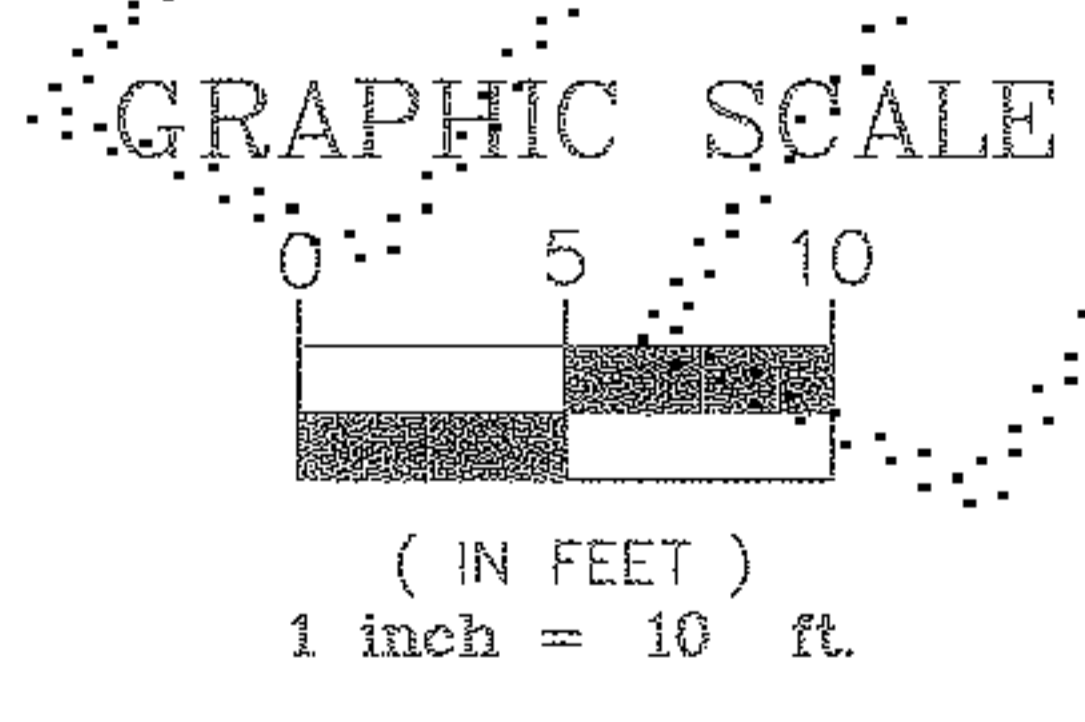
DATE: 2-5-2004 JOB NO.: 22097PC

**THE HAMPTONS ON ISSAQUAH RIDGE**  
**A CONDOMINIUM, PHASE II**  
 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  
**UNIT PLAN**



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.	VAULTED CEILING RIDGE ELEV.
F	F3	1471	313.60	322.85	323.75	332.75	333.55	341.70	350.75
F	F5	1471	313.60	322.85	323.75	332.75	333.55	341.70	350.75
G	G3	1471	317.70	326.95	327.80	336.80	337.65	345.80	346.85
G	G5	1471	317.70	326.95	327.85	336.85	337.65	345.80	346.85

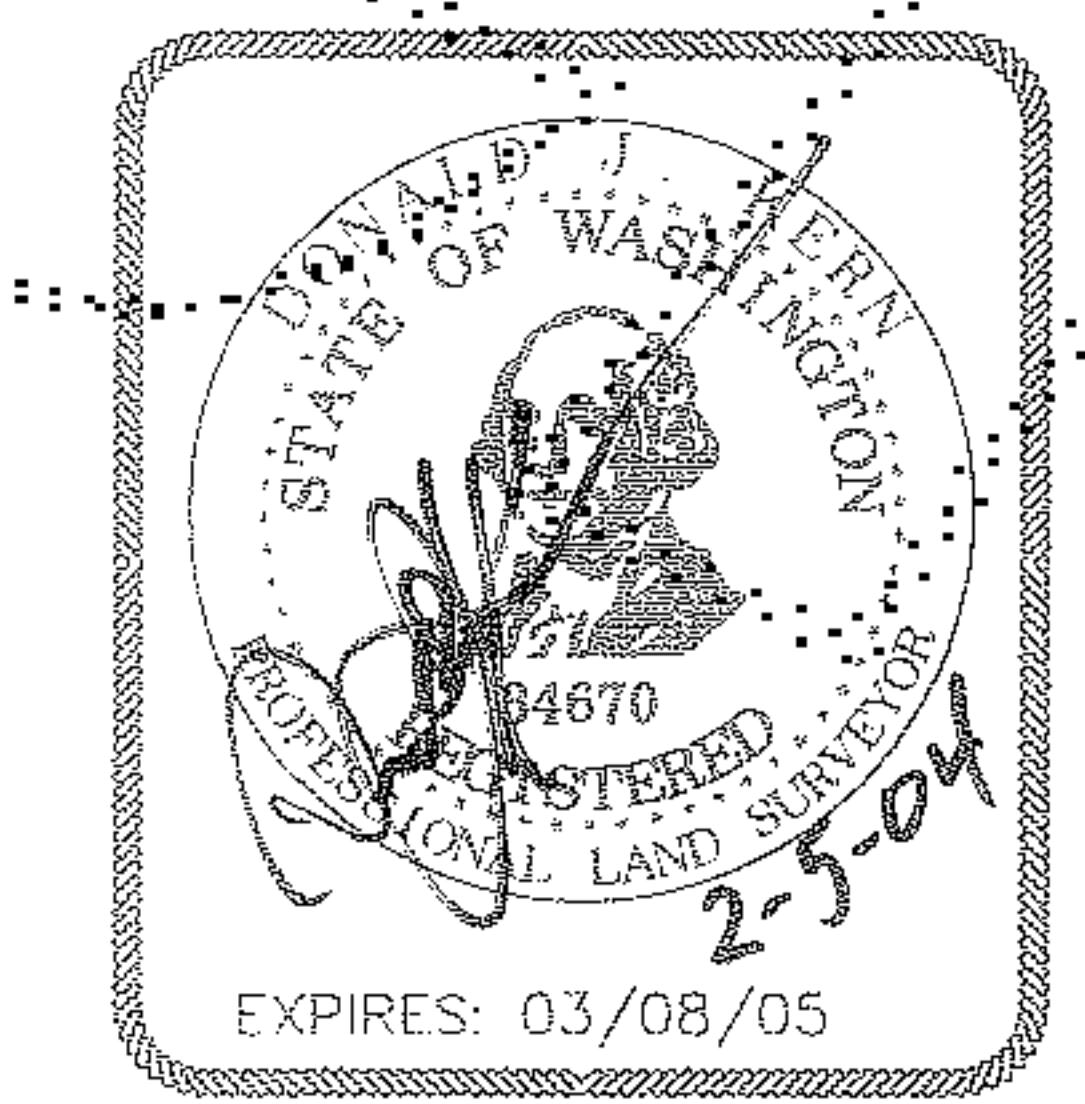
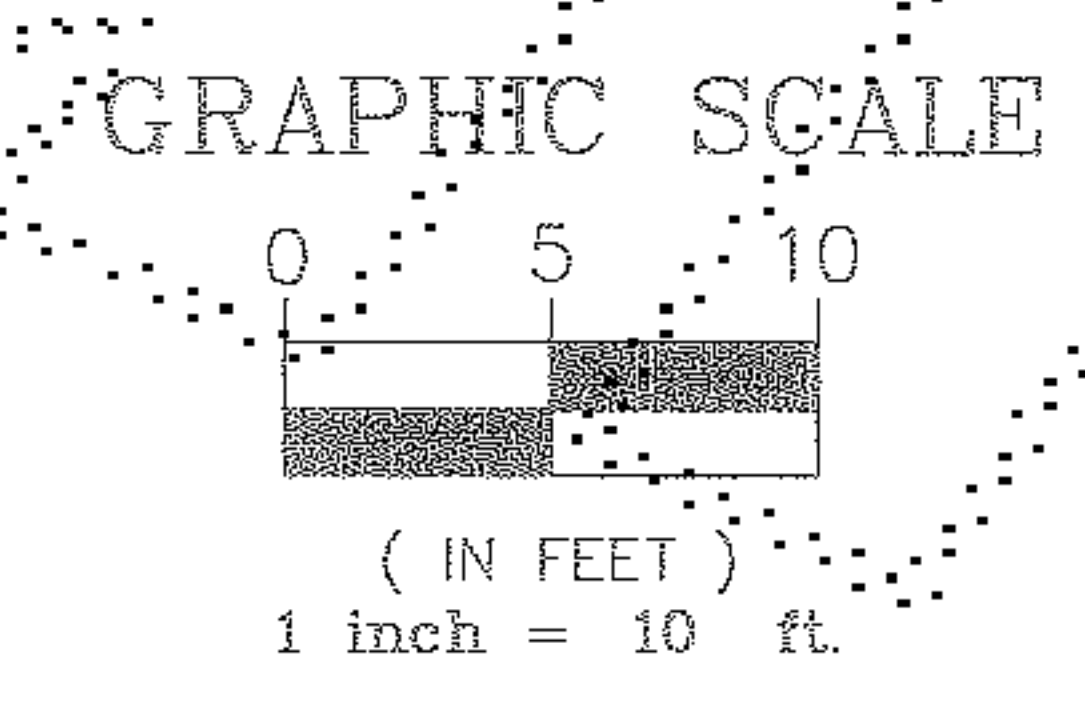
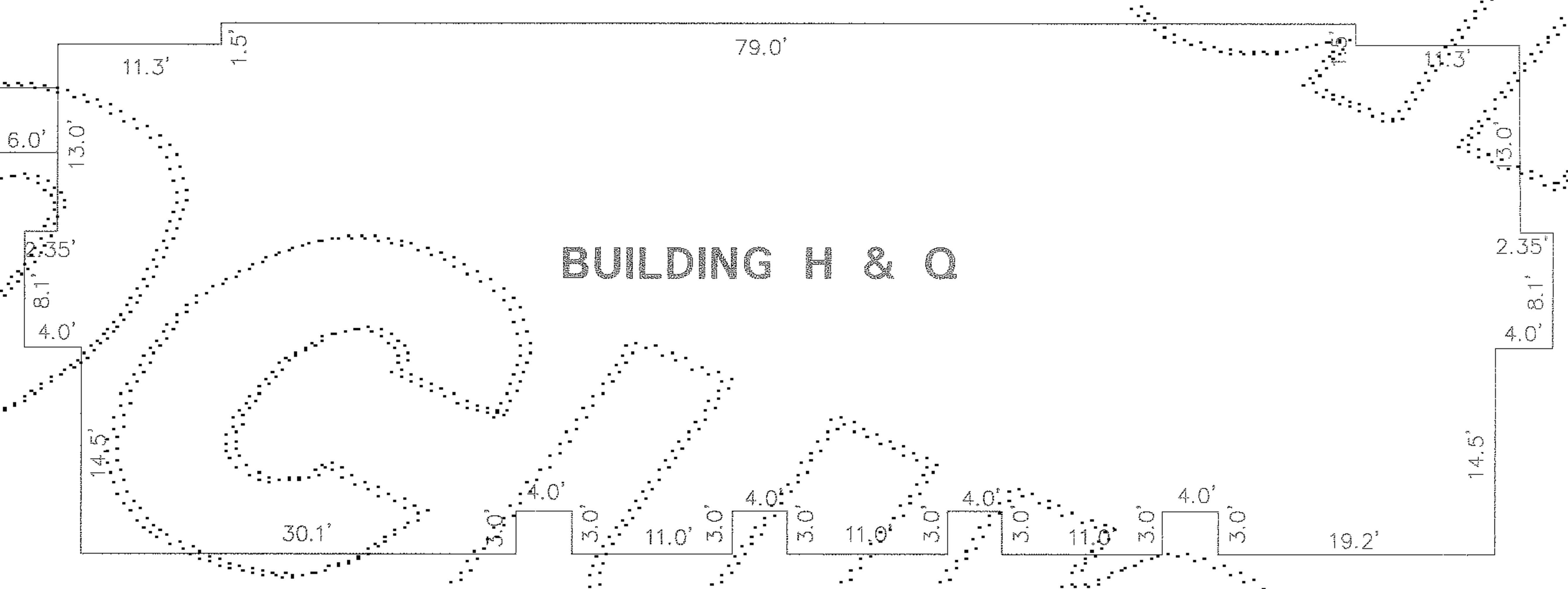
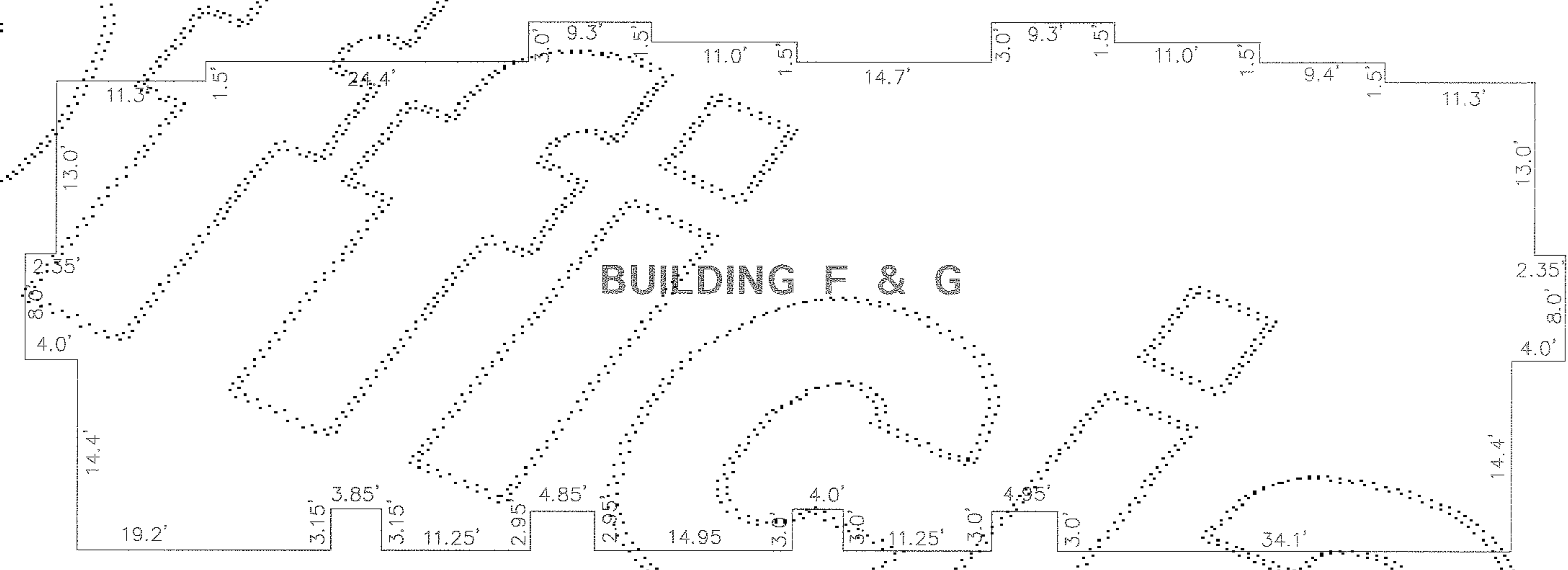


**CONCEPT ENGINEERING, INC.**  
 455 Rainier Boulevard North  
 Issaquah, Washington 98027  
 (425) 392-8055 FAX (425) 392-0198

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**THE HAMPTONS ON ISSAQUAH RIDGE**  
**A CONDOMINIUM, PHASE II**  
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  
**BUILDING PLAN**



**CONCEPT ENGINEERING, INC.**  
455 Rainier Boulevard North  
Issaquah, Washington 98027  
(425) 392-8055 Fax (425) 392-0155

DATE: 2-5-2004 JOB NO. 22097PC