

THE HAMPTONS ON ISSAQUAH RIDGE A CONDOMINIUM, PHASE 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 CHICAGO TITLE INSURANCE COMPANY CONDOMINIUM CERTIFICATE, ORDER NO. 1096148 DATED 6-18-03, 8:00AM. AND 1ST SUPPLEMENTAL COMMITMENT DATED JANUARY 27, 2004.
LOT D, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, RECORDED IN BOOK 133 OF SURVEYS AT PAGES 3 THROUGH 3D, UNDER KING COUNTY RECORDING NO. 19991014900010, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.

PHASE III PROPERTY
THAT PORTION OF LOT D, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, RECORDED IN BOOK 133 OF SURVEYS AT PAGES 3 THROUGH 3D, UNDER KING COUNTY RECORDING NO. 19991014900010, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS;

ALL OF LOT D, OF SAID KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, RECORDED UNDER RECORDING NO. 19991014900010, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPTING THE HAMPTONS ON ISSAQUAH RIDGE A CONDOMINIUM, PHASE I, AS RECORDED UNDER RECORDING NO. 20030717001916, RECORDS OF KING COUNTY, WASHINGTON.

AND EXCEPTING THE HAMPTONS ON ISSAQUAH RIDGE A CONDOMINIUM, PHASE II, AS RECORDED UNDER RECORDING NO. 20040212001024, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, 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 HAMPTONS ON ISSAQUAH RIDGE, A CONDOMINIUM RECORDED UNDER KING COUNTY RECORDING NO'S. 20030717001917 & 20040212001025, AS AMENDED BY AMENDMENT NO. 2 THEREOF RECORDED UNDER KING COUNTY RECORDING NO. 20040809001411.

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

DECLARANT:

DERUS WAKEFIELD I, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
BY: DERUS DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, MANAGING MEMBER

BY: [Signature]
STEVEN J DERUS, PRESIDENT

ACKNOWLEDGEMENT

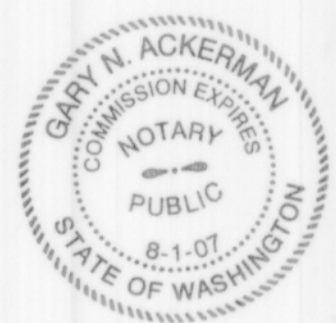
STATE OF WASHINGTON)
)SS.
COUNTY OF KING)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEVEN J. DERUS 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 PRESIDENT OF DERUS DEVELOPMENT COMPANY, A WASHINGTON CORPORATION, THE MANAGING MEMBER OF DERUS WAKEFIELD I, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: August 4, 2004

[Signature]
(SIGNATURE OF NOTARY)
GARY N. ACKERMAN
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)

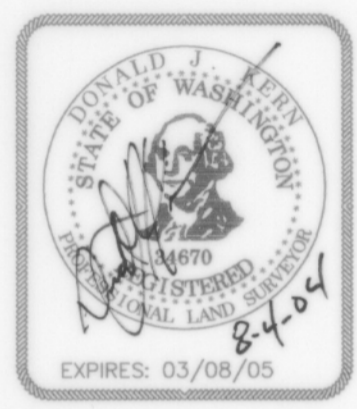
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Seattle
Aug 1, 2007
MY APPOINTMENT EXPIRES



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR PHASE III OF THE HAMPTONS ON ISSAQUAH RIDGE 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.

[Signature]
DONALD J. KERN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 34670

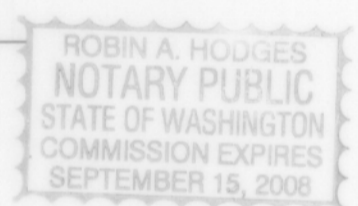


LAND SURVEYOR'S VERIFICATION

COUNTY OF KING)
)SS
STATE OF WASHINGTON)

I, DONALD J. KERN, 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.

[Signature]
DONALD J. KERN



SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 DAY OF August 2004.

[Signature]
ROBIN A. HODGES
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY COMMISSION EXPIRES: 9-15-2008

APPROVAL

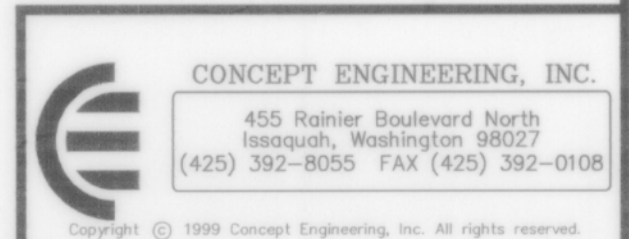
EXAMINED AND APPROVED THIS 5th DAY OF August 2004; COPY RECEIVED OF THIS DOCUMENT AND OF THE DECLARATION.

DEPARTMENT OF ASSESSMENTS:
BY: [Signature] ASSESSOR
[Signature] DEPUTY ASSESSOR

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____ THIS 09 DAY OF Augt 2004 AT 1:47 A.M. AND RECORDED IN VOLUME 199 OF CONDOMINIUMS, PAGES 046 THROUGH AND INCLUDING 053, RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS
BY: [Signature]
MANAGER/SUPERVISOR

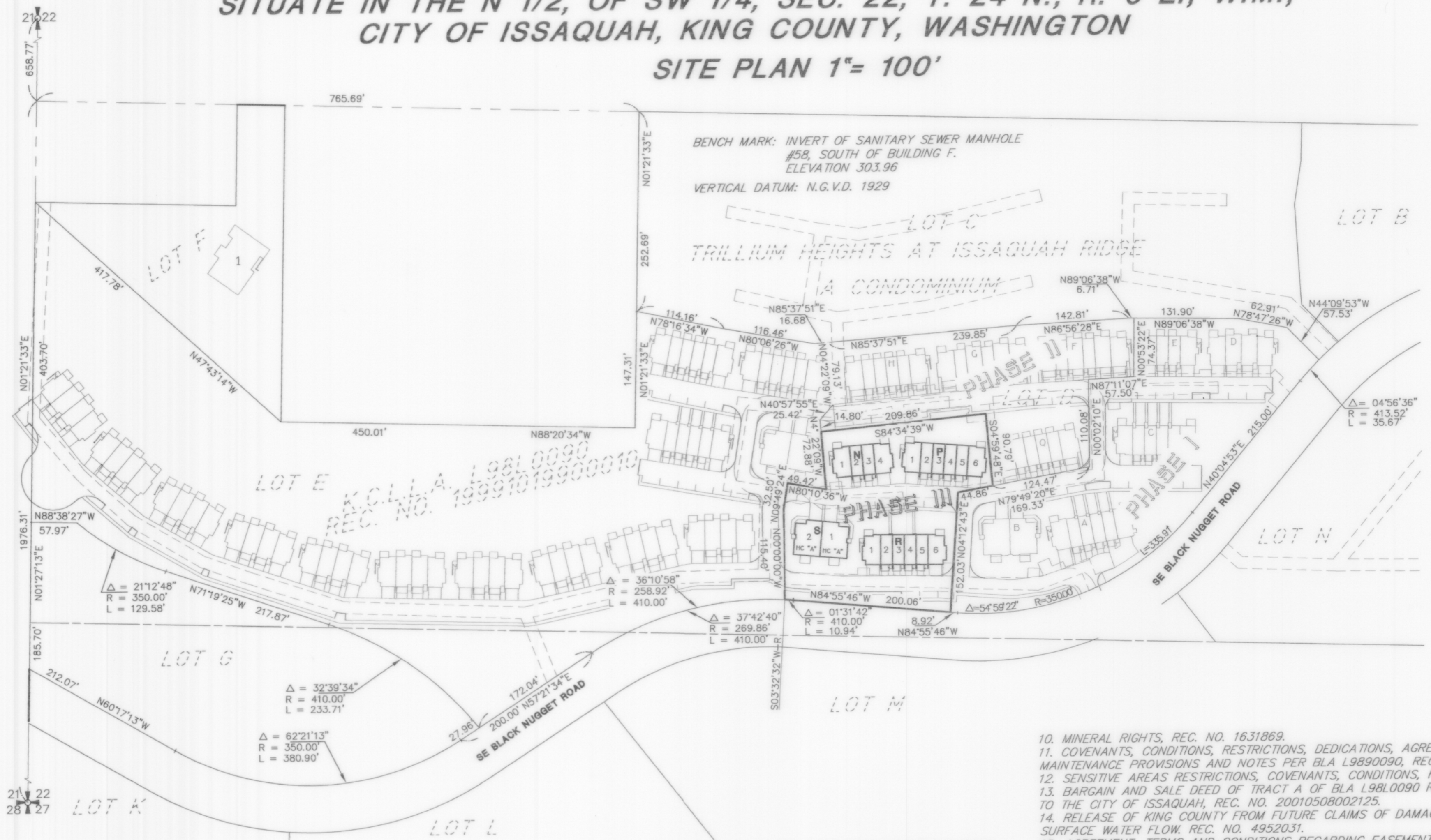


DATE: 08-04-04 JOB NO. 22097PC

THE HAMPTONS ON ISSAQUAH RIDGE A CONDOMINIUM, PHASE 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

SITE PLAN 1"= 100'

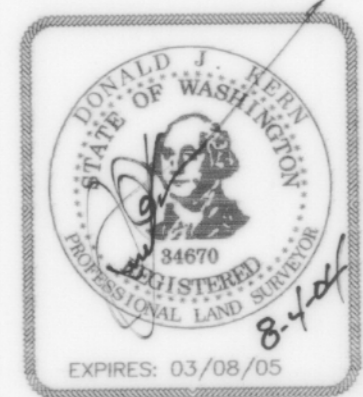


BENCH MARK: INVERT OF SANITARY SEWER MANHOLE
#58, SOUTH OF BUILDING F.
ELEVATION 303.96
VERTICAL DATUM: N.G.V.D. 1929

- 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 JULY 2004, AND SHOWS THE GENERAL CONDITIONS EXISTING AT THAT TIME.
 3. SEE SHEETS 3 THROUGH 8, 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 JULY 22, 2004, AT 8:00 A.M.
 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 FEET 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 III OF THE CONDOMINIUM CONSISTS ONLY OF BUILDINGS N, P, S, R.
- CHICAGO TITLE INS. CO CONDOMINIUM CERT. ORDER NO. 1096148 SCHEDULE B NOTES:
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.
 4. SEWER MAIN EASEMENT TO SAMMAMISH PLATEAU WATER & SEWER DIST., REC. NO. 20010807001391.
 5. INGRESS, EGRESS & UTILITY EASEMENT ON LOT N & TRACT A, REC. NO. 19991209001070.
 6. SEWER EASEMENT TO SAMMAMISH PLATEAU WATER & SEWER DIST., REC. NO. 20030807000839.
 7. WATER EASEMENT TO SAMMAMISH PLATEAU WATER & SEWER DIST., REC. NO. 20030807000840.
 8. COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS AND NOTES AS CONTAINED IN CONDOMINIUM UNDER REC. NO. 20030717001916, AND PHASE II REC. NO. 20040212001024.
 9. TERMS, CONDITIONS, EASEMENTS, RESTRICTIONS AND LIABILITY FOR ASSESSMENTS, CONTAINED IN DECLARATION OF CONDOMINIUM UNDER REC. NO. 20030717001917 AND AMENDED UNDER REC. NO. 20040212001025.

10. MINERAL RIGHTS, REC. NO. 1631869.
11. COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS, EASEMENTS, MAINTENANCE PROVISIONS AND NOTES PER BLA L9890090, REC. NO. 1999101490010.
12. SENSITIVE AREAS RESTRICTIONS, COVENANTS, CONDITIONS, REC. NO. 9905042181.
13. BARGAIN AND SALE DEED OF TRACT A OF BLA L98L0090 REC. NO 19991014900010 TO THE CITY OF ISSAQUAH, REC. NO. 20010508002125.
14. RELEASE OF KING COUNTY FROM FUTURE CLAIMS OF DAMAGES FROM NATURAL SURFACE WATER FLOW REC. NO. 4952031.
15. AGREEMENT, TERMS AND CONDITIONS REGARDING EASEMENTS, RECORDING NO. 9901202611. (TEMPORARY CONSTRUCTION EASEMENT)
16. AGREEMENT, TERMS AND CONDITIONS REGARDING ADJACENT PROJECT DEVELOPMENT, REC. NO. 20000526000241.
17. SOUTH RIDGE STORM DRAINAGE EASEMENTS, AGREEMENTS AND COVENANTS, REC. NO. 20000526000242.
18. AGREEMENT AND TERMS AND CONDITIONS FOR JOHNSON UNDERWOOD PROPERTIES, AND JOHNSON ISSAQUAH, LLC., REC. NO. 20001130001067.
19. AGREEMENT AND TERMS AND CONDITIONS FOR DRAINAGE EASEMENTS JOHNSON UNDERWOOD AND HOME DEPOT, REC. NO. 20001130001068.
20. AGREEMENTS AND TERMS AND CONDITIONS FOR SUMMIT CABLEVISION, REC. NO. 20010315000127.
21. AGREEMENT AND TERMS NO-PROTEST FOR ANNEXATION TO SAMMAMISH PLATEAU WATER AND SEWER DIST., REC. NO. 20010807001384.
22. NOTICE OF ADOPTION OF CONNECTION CHARGES, SAMMAMISH PLATEAU WATER AND SEWER DIST., REC. NO. 9307301617.



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DATE: 08-04-04 JOB NO. 22097PC

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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'



$\Delta = 01^{\circ}31'42''$
 $R = 410.00'$
 $L = 10.94'$



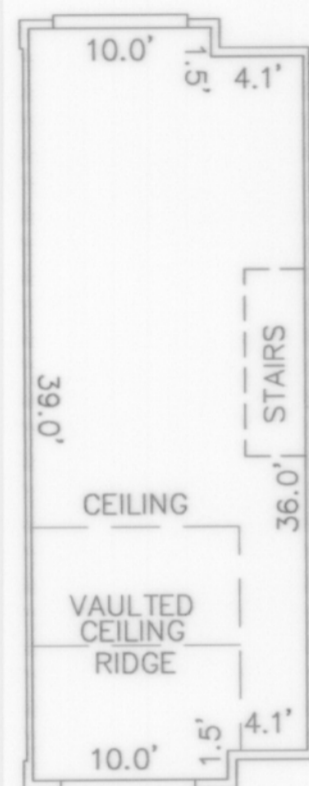
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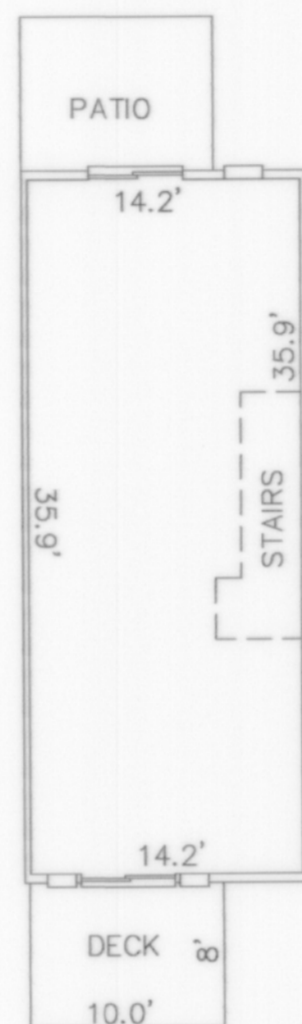
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

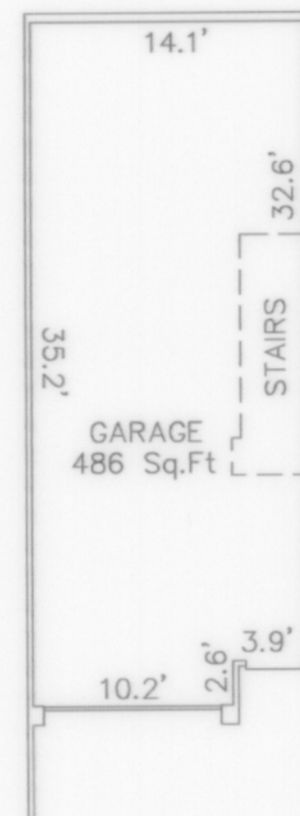
UNIT PLAN



SECOND FLOOR



FIRST FLOOR



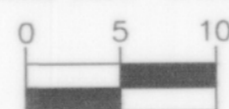
GARAGE FLOOR

UNIT DATA

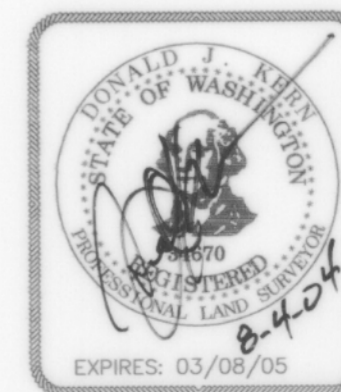
BLDG.	UNIT #	LIVING SQ.FT.	GARAGE FLOOR ELEV.	GARAGE CEILING ELEV.	1ST FLOOR ELEV.	1ST FLOOR CEILING ELEV.	2ND FLOOR ELEV.	2ND FLOOR CEILING ELEV.	VAULTED CEILING RIDGE ELEV.
N	2	1048	291.87	300.77	301.95	301.95	310.85	311.73	320.68
N	3	1048	293.79	302.69	303.87	303.87	312.77	313.70	322.65
P	2	1048	294.79	303.69	304.90	304.90	313.80	314.74	323.69
P	3	1048	294.78	303.68	304.87	304.87	313.77	314.72	323.67
P	4	1048	294.82	303.72	304.91	304.91	313.81	314.73	323.68
P	5	1048	294.78	303.68	304.85	304.85	313.75	314.65	323.60
R	3	1048	277.70	286.50	287.87	287.87	296.77	305.71	306.66
R	5	1048	279.72	288.62	289.88	289.88	298.78	307.70	308.65

R = REVERSE FLOOR PLAN

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



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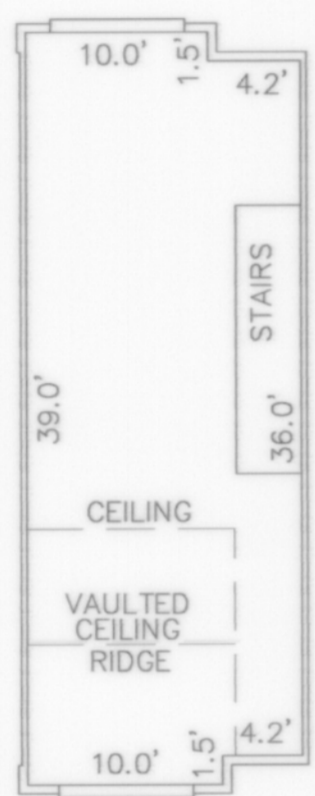
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20040809001410

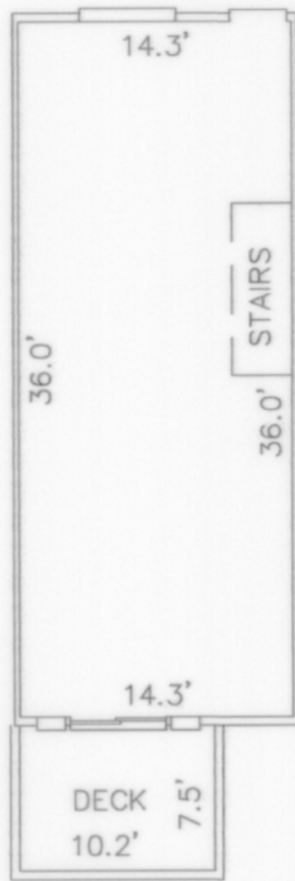
THE HAMPTONS ON ISSAQUAH RIDGE A CONDOMINIUM, PHASE III

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

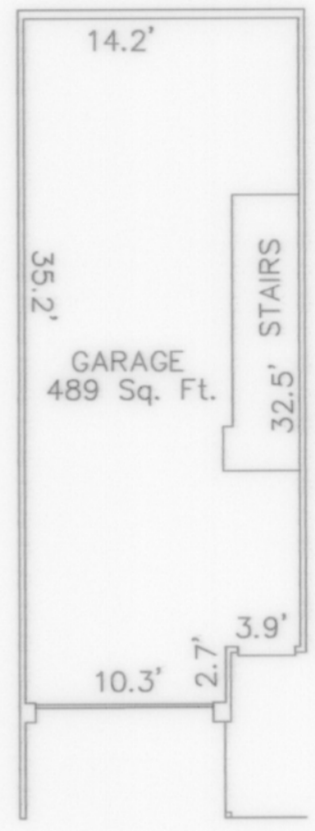
UNIT PLAN



SECOND FLOOR



FIRST FLOOR

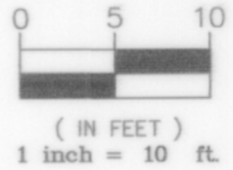


GARAGE FLOOR

UNIT DATA

BLDG.	UNIT #	LIVING SQ.FT.	GARAGE FLOOR ELEV.	GARAGE CELING ELEV.	1ST FLOOR ELEV.	1ST FLOOR CEILING ELEV.	2ND FLOOR ELEV.	2ND FLOOR CEILING ELEV.	VAULTED CELING RIDGE ELEV.
R	2	1056	277.80	286.70	287.85	296.75	297.70	305.80	306.80
R	4	1056	279.75	288.65	289.90	298.80	299.70	305.80	306.80

GRAPHIC SCALE



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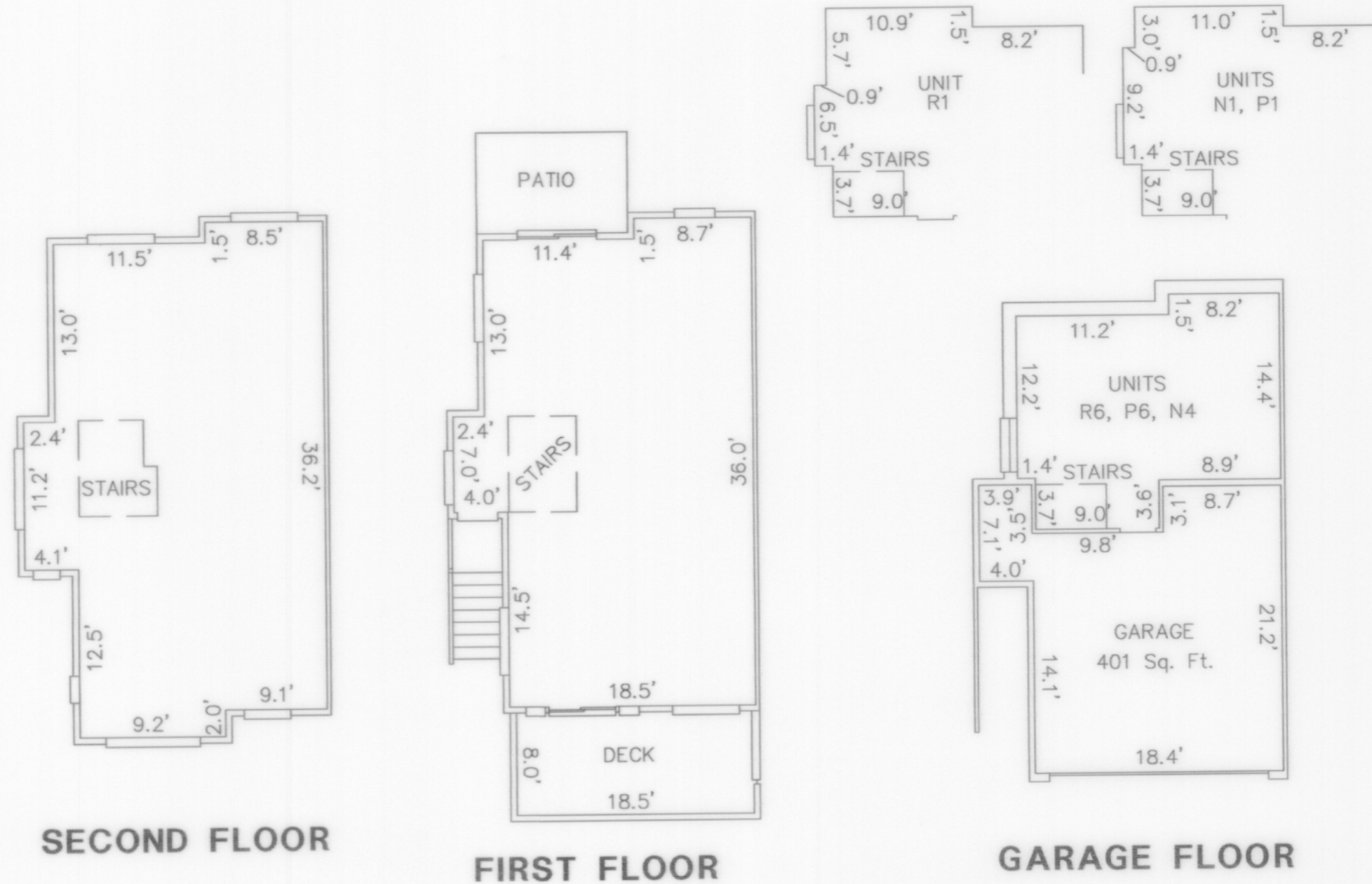
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THE HAMPTONS ON ISSAQUAH RIDGE

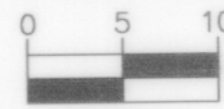
A CONDOMINIUM, PHASE III

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

UNIT PLAN



GRAPHIC SCALE

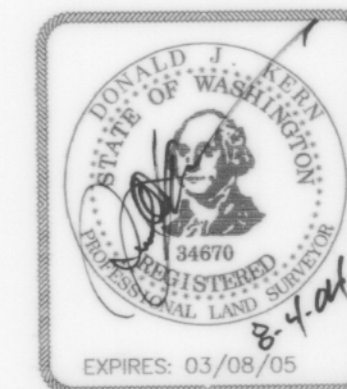


(IN FEET)
1 inch = 10 ft.

UNIT DATA

BLDG.	UNIT #	LIVING SQ.FT.	FLOOR ELEV.	CEILING ELEV.	GARAGE LIVING AREA CEILING ELEV.	1ST FLOOR FLOOR ELEV.	1ST FLOOR CEILING ELEV.	2ND FLOOR FLOOR ELEV.	2ND FLOOR CEILING ELEV.
N	1	1711	291.85	300.95	299.45	301.90	319.96	311.75	319.75
N	4-R	1707	293.80	302.70	---	303.85	312.85	313.70	321.70
P	1	1711	294.80	300.90	302.40	304.85	313.85	314.70	322.70
P	6-R	1707	294.75	303.85	---	304.90	313.90	314.75	322.75
R	1	1711	277.70	285.30	---	287.90	296.83	297.75	305.75
R	6-R	1707	279.65	287.37	---	289.80	298.70	299.65	307.65

R = REVERSE FLOOR PLAN
(GARAGE LIVING AREA CEILING ELEVATION) = GARAGE LEVEL AREA WITH LIVING SPACE DIFFERENT CEILING ELEVATIONS



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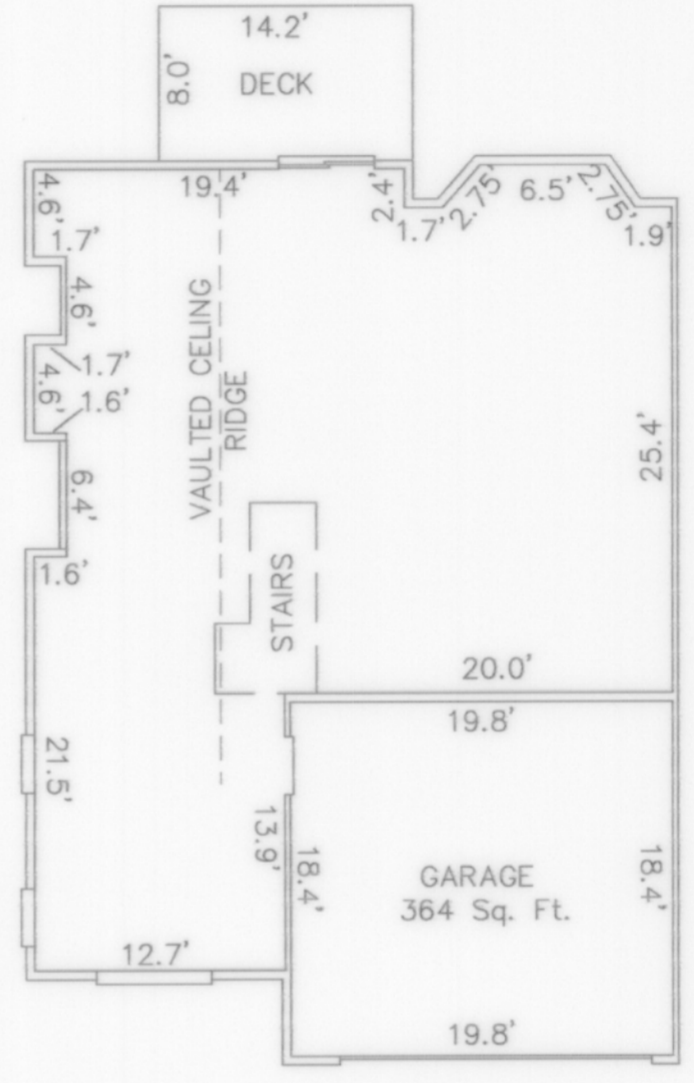
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A CONDOMINIUM, PHASE III
 SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M.,
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON
UNIT PLAN



FIRST FLOOR

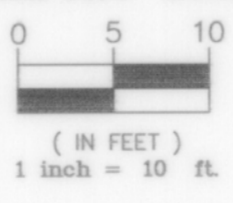


SECOND FLOOR

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.
S	1	1842	288.35	297.25	279.20	287.80	288.65	297.65	301.65
S	2-R	1842	288.35	297.30	279.20	287.80	288.65	297.65	301.65

GRAPHIC SCALE



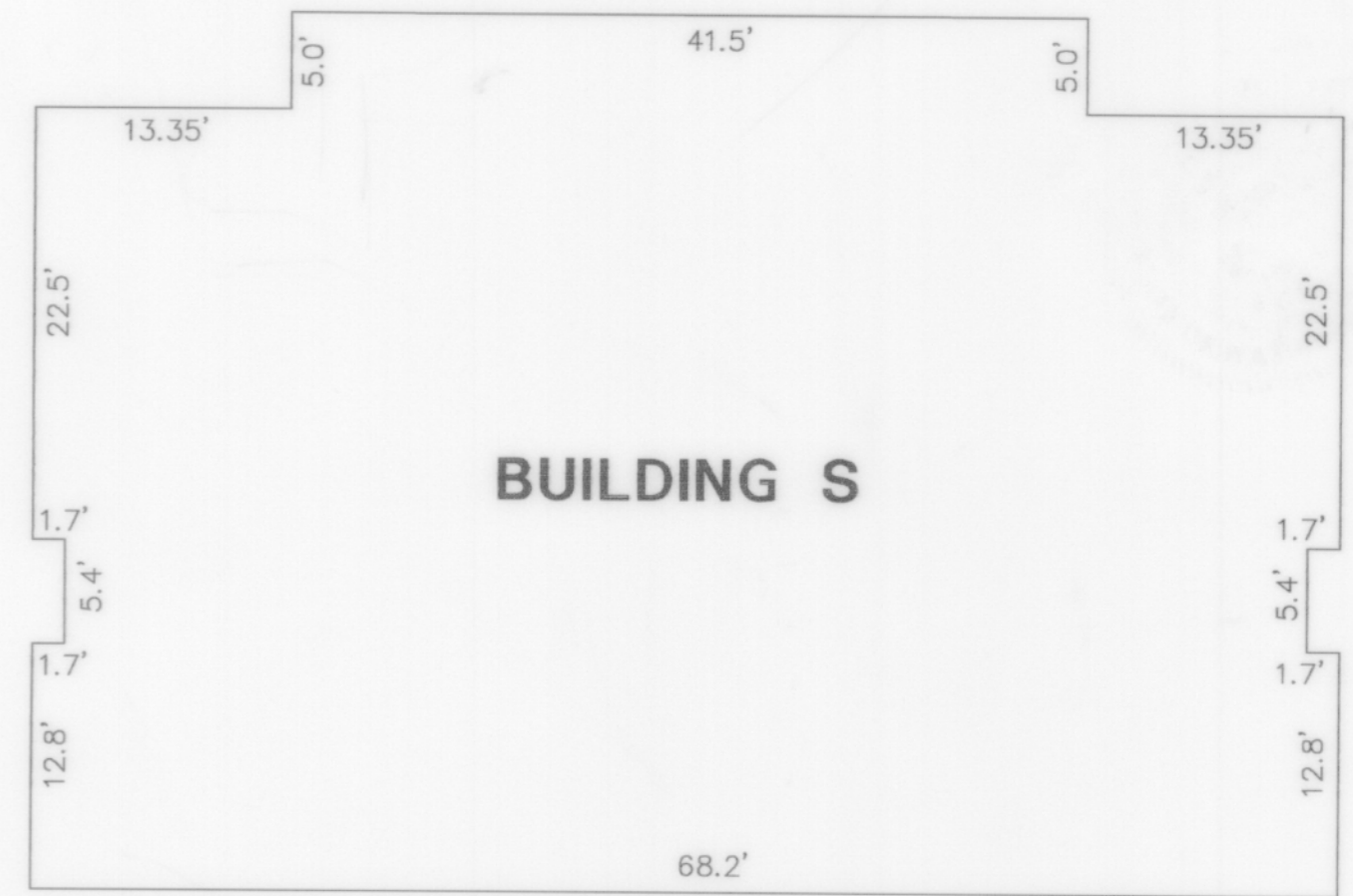
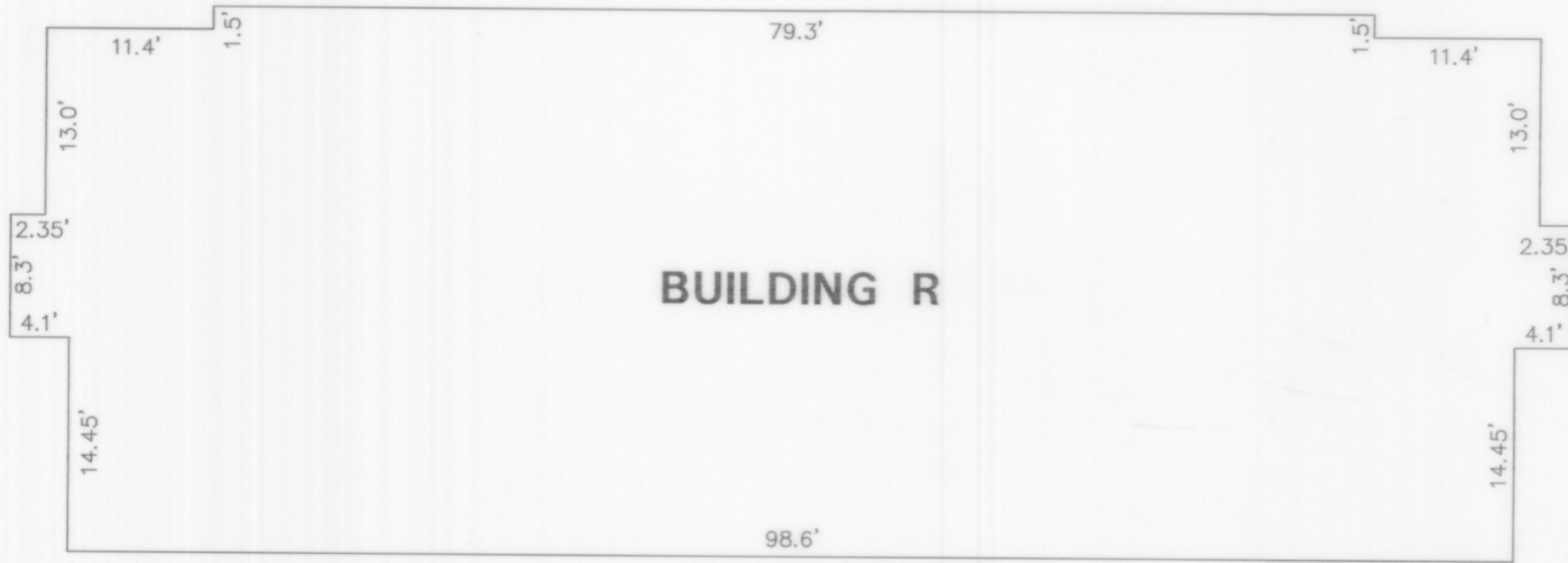
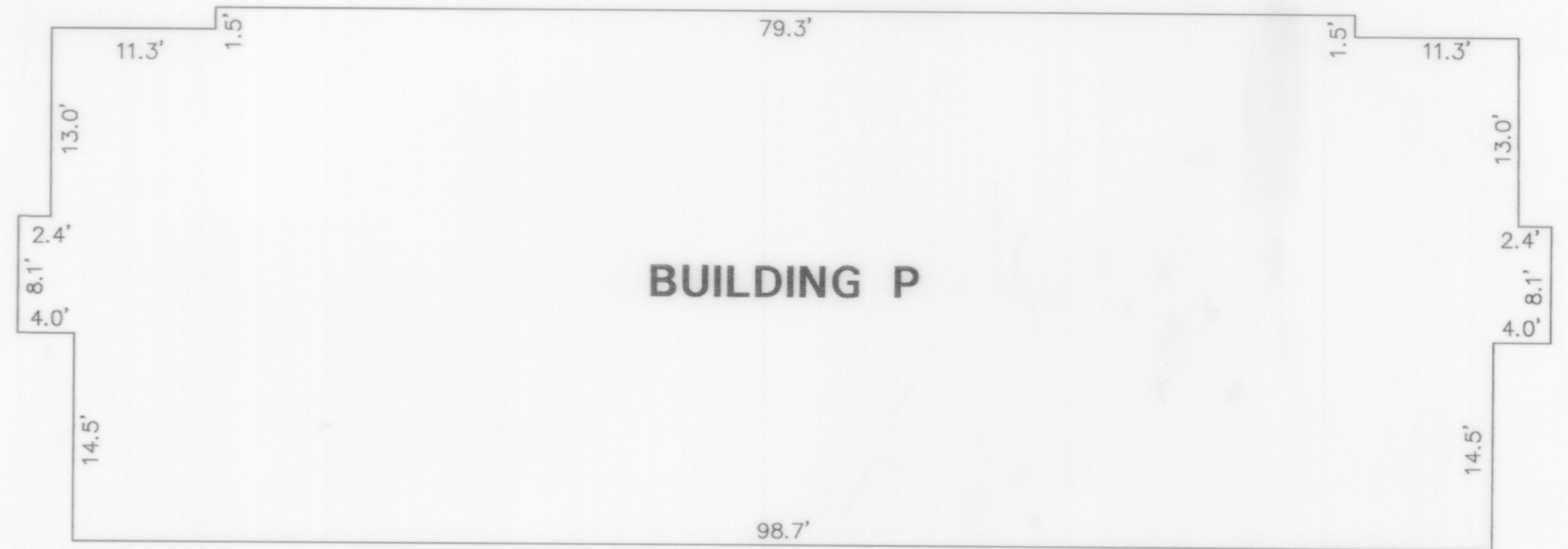
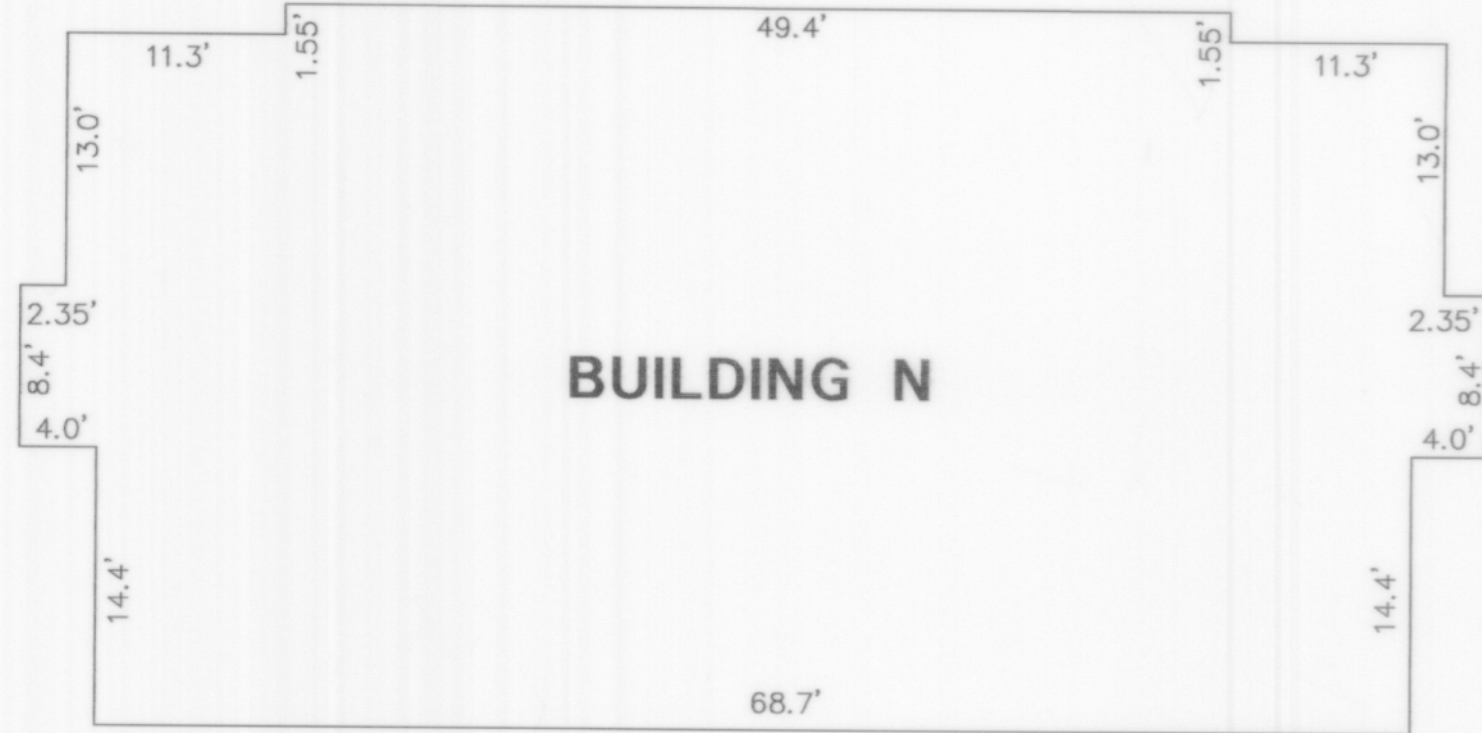
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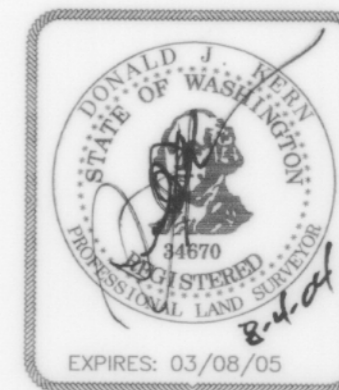
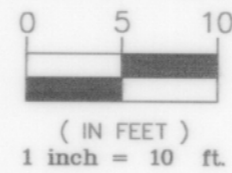
THE HAMPTONS ON ISSAQUAH RIDGE A CONDOMINIUM, PHASE III

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

BUILDING PLANS



GRAPHIC SCALE



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