

362/024

THE PARQ, A CONDOMINIUM

SHEET 1 OF 5

A PORTION OF THE NE AND SE 1/4, OF THE NW 1/4, SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

DECLARATION

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED THE PARQ, A CONDOMINIUM, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR THE PARQ, A CONDOMINIUM, RECORDED UNDER KING COUNTY

RECORDING NO. 20240228000762

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS DECLARATION.

DECLARANT:

KW 90 EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Kent Mast

NAME: KENT MOUNTAIN

TITLE: AUTHORIZED REPRESENTATIVE

KW RAVENSWOOD MEMBER LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Kent Mast

NAME: KENT MOUNTAIN

TITLE: AUTHORIZED REPRESENTATIVE

ACKNOWLEDGEMENTS

STATE OF California)
WASHINGTON) SS:
COUNTY OF Los Angeles)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kent Mast 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 THIS INSTRUMENT AND ACKNOWLEDGED HE IS THE AUTHORIZED REPRESENTATIVE OF KW 90 EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: February 23, 2024



Rachel Moore
(PRINT NAME) Rachel Moore

NOTARY PUBLIC FOR THE STATE OF California
MY COMMISSION EXPIRES: March 3, 2025

STATE OF California)
WASHINGTON) SS:
COUNTY OF Los Angeles)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kent Mast 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 THIS INSTRUMENT AND ACKNOWLEDGED HE IS THE AUTHORIZED REPRESENTATIVE OF KW RAVENSWOOD MEMBER LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.

DATED: February 23, 2024



Rachel Moore
(PRINT NAME) Rachel Moore

NOTARY PUBLIC FOR THE STATE OF California
MY COMMISSION EXPIRES: March 3, 2025

LEGAL DESCRIPTION

PARCEL A:

THAT PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SOUTHEAST 56TH STREET AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 5108205 WITH THE SOUTHWESTERLY LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY;

THENCE NORTH 14°58'39" WEST ALONG SAID SOUTHWESTERLY LINE, 758.37 FEET TO THE NORTH LINE OF 20 ACRE TRACT CONVEYED TO LAKESIDE GRAVEL COMPANY, INC., BY INSTRUMENT RECORDED NOVEMBER 15, 1968 UNDER RECORDING NUMBER 6434580; THENCE NORTH 87°33'59" WEST ALONG SAID NORTH LINE, 603.42 FEET TO THE SOUTHWEST CORNER OF KING COUNTY SHORT PLAT NUMBER 1288032, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 8911080548 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 87°33'59" WEST, 1078.60 FEET TO THE WEST LINE OF SAID EAST HALF;

THENCE NORTH 01°40'28" EAST, ALONG SAID WEST LINE 1074.94 FEET;

THENCE SOUTH 88°01'09" EAST 539.60 FEET;

THENCE SOUTH 25°15'00" EAST 435.64 FEET TO THE NORTHWEST CORNER OF SAID SHORT PLAT NUMBER 1288032;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID SHORT PLAT SOUTH 25°15'00" EAST 414.96 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 2221.289 (HWY); *2221.43 (Railroad)

THENCE SOUTHEASTERLY ALONG THE ARC OF THE CURVE TO THE RIGHT ON SAID SOUTHWESTERLY LINE, THROUGH A CENTRAL ANGLE OF 02°01'28" AN ARC LENGTH OF 78.49 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 23°13'32" EAST, ALONG SAID SOUTHWESTERLY LINE, 283.74 FEET TO THE NORTH LINE OF SAID 20 ACRE TRACT, AND THE SOUTHWEST CORNER OF SAID SHORT PLAT AND THE TRUE POINT OF BEGINNING.

PARCEL B:

A NON-EXCLUSIVE EASEMENT RIGHTS FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES, AS ESTABLISHED BY EASEMENT AGREEMENT BETWEEN S.I. ISSAQUAH, INC., A DELAWARE CORPORATION AND SAMMAMISH PARK LLC, A WASHINGTON LIMITED LIABILITY COMPANY, RECORDED DECEMBER 31, 1998 UNDER RECORDING NUMBER 9812311250.

RESTRICTIONS OF RECORD

SCHEDULE B EXCEPTIONS 1-10, 35-42 AND 46-52 NOT APPLICABLE TO THIS SURVEY.

11. THIS SITE IS SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATECOMER CHARGES FOR WATER OR SEWER FACILITIES OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NOS. 20110106000800, 20130917002142, 20141201000780 AND 20150824000617. NOTHING TO PLOT, NOTED HERE.

12. THIS SITE IS SUBJECT TO THE CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED UNDER RECORDING NO. 7501070413. NOTHING TO PLOT, NOTED HERE.

13. THIS SITE IS SUBJECT TO THE CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED UNDER RECORDING NO. 7507110494. SURVEY AFFECTS A PORTION OF SITE, HOWEVER FENCES AND OTHER EVIDENCE OF OCCUPATION SHOWN THEREON WAS NOT OBSERVED.

14. THIS SITE IS SUBJECT TO A UTILITIES EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN, RECORDED UNDER RECORDING NO. 8505140757. SHOWN HEREON.

15. THIS SITE IS SUBJECT TO THE CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED UNDER RECORDING NO. 8604079014. SURVEY AFFECTS SITE AND OTHER AREA, HOWEVER FENCES AND OTHER EVIDENCE OF OCCUPATION SHOWN THEREON WAS NOT OBSERVED.

16. THIS SITE IS SUBJECT TO THE AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN RECORDED UNDER RECORDING NUMBER 8706191004. MAY AFFECT PORTION OF SITE, HOWEVER, THE EASEMENT DESCRIBED WITHIN SAID INSTRUMENT IS A 10-FOOT STRIP CENTERED ON FACILITIES AS CONSTRUCTED, TO BE CONSTRUCTED OR RELOCATED AND THEREFORE CANNOT BE ACCURATELY PLOTTED

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED UNDER RECORDING NO. 9007100430

17. THIS SITE IS SUBJECT TO THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN RECORDED LOT LINE ADJUSTMENT (BOUNDARY LINE REVISION) 8812021, RECORDED UNDER RECORDING NO. 8911080546. NOTHING TO PLOT, NOTED HERE

RESTRICTIONS OF RECORD CONTINUED

18. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WATER AND SEWER SERVICE AGREEMENT" RECORDED UNDER RECORDING NO. 9011150810. NOTHING TO PLOT, NOTED HERE

19. THIS SITE IS SUBJECT TO AN AGREEMENT CONCERNING THE OPERATION, MAINTENANCE, AND REPAIR OF COMMON AREA PLANTERS, IRRIGATION SYSTEMS AND SIDEWALKS WITHIN ADJACENT PUBLIC RIGHTS-OF-WAY RECORDED UNDER RECORDING NUMBER 9302041730. SAID INSTRUMENT IS A RE-RECORD OF RECORDING NO(S). 8911080548. NOTHING TO PLOT, NOTED HEREON.

20. THIS SITE IS SUBJECT TO CONDITIONS, NOTES, EASEMENTS, PROVISIONS AND/OR ENCROACHMENTS CONTAINED AND/OR DELINEATED ON THE FACE OF THE SURVEY, RECORDED UNDER RECORDING NO. 9302099005. NOTHING TO PLOT, NOTED HEREON.

21. THIS SITE IS SUBJECT TO THE CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, NOTES, AND SETBACKS, IF ANY, AS SET FORTH IN DOCUMENT RECORDED UNDER RECORDING NUMBER 9306141366. NOTED HEREON.

22. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SENSITIVE AREA NOTICE" RECORDED UNDER RECORDING NO. 9402220835. DOES NOT APPEAR TO AFFECT THIS PROPERTY.

23. THIS SITE IS SUBJECT TO THE CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, NOTES, AND SETBACKS, IF ANY, AS DISCLOSED BY DOCUMENT RECORDED UNDER RECORDING NUMBER 9709160760. SHOWN HEREON.

24. THIS SITE IS SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NUMBER 9812311250. SHOWN HEREON.

26. THIS SITE IS SUBJECT TO AN EASEMENT FOR TELECOMMUNICATION, ELECTRICAL AND GAS FACILITIES AND APPURTENANCES AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NUMBER 9906071825. NOTED HEREON. THE LEGAL DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS INSUFFICIENT TO ACCURATELY LOCATE SAID EASEMENT.

27. THIS SITE IS SUBJECT TO AN EASEMENT FOR TELECOMMUNICATION, ELECTRICAL AND GAS FACILITIES AND APPURTENANCES AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NUMBER 19990624001540. NOTED HEREON. THE LEGAL DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS INSUFFICIENT TO ACCURATELY LOCATE SAID EASEMENT.

30. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN INSTRUMENT RECORDED UNDER RECORDING NUMBER 19990929000803. NOTED HEREON. THE LEGAL DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS INSUFFICIENT TO ACCURATELY LOCATE SAID EASEMENT.

31. THIS SITE IS SUBJECT TO AN EASEMENT FOR UTILITY SYSTEMS FOR TRANSMISSION, DISTRIBUTION AND SALE OF GAS AND ELECTRICITY AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NUMBER 19991213000298. NOTED HEREON. THE EASEMENT DESCRIBED WITHIN SAID INSTRUMENT IS A 10-FOOT STRIP CENTERED ON FACILITIES AS CONSTRUCTED OR TO BE CONSTRUCTED AND THEREFORE CANNOT BE PLOTTED HEREON.

32. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A DOCUMENT ENTITLED "SENSITIVE AREA NOTICE" AS RECORDED UNDER RECORDING NUMBER 20000120000472. NOTED HEREON.

33. THIS SITE IS SUBJECT TO AN EASEMENT FOR INSTALLING, LAYING, CONSTRUCTING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, REPLACING, RENEWING, USING AND OPERATING WATER LINES, TOGETHER WITH ALL FACILITIES CONNECTORS AND APPURTENANCES AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NUMBER 20000315000208. SHOWN HEREON.

34. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF DOCUMENT ENTITLED "COVENANT NOT TO SUE (FLOOD HAZARD AREAS)" AS RECORDED UNDER RECORDING NUMBER 20020808000312. NOTED HEREON.

43. THIS SITE IS SUBJECT TO ANY QUESTION THAT MAY ARISE DUE TO THE SHIFTING AND/OR CHANGING IN THE COURSE OF ISSAQUAH CREEK.

44. THIS SITE IS SUBJECT TO RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE PROPERTY HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF ISSAQUAH CREEK.

45. THIS SITE IS SUBJECT TO RIGHTS OF THE GENERAL PUBLIC TO THE UNRESTRICTED USE OF ALL THE WATERS OF A NAVIGABLE BODY OF WATER NOT ONLY FOR THE PRIMARY PURPOSE OF NAVIGATION, BUT ALSO FOR COROLLARY PURPOSES; INCLUDING (BUT NOT LIMITED TO) FISHING, BOATING, BATHING, SWIMMING, WATER SKIING AND OTHER RELATED RECREATIONAL PURPOSES, AS THOSE WATERS MAY AFFECT THE TIDELANDS, SHORELANDS OR ADJOINING UPLANDS AND WHETHER THE LEVEL OF THE WATER HAS BEEN RAISED NATURALLY OR ARTIFICIALLY TO A MAINTAINED OR FLUCTUATING LEVEL, ALL AS FURTHER DEFINED BY THE DECISIONAL LAW OF THIS STATE. (AFFECTS ALL OF THE PREMISES SUBJECT TO SUCH SUBMERGENCE)

DEPARTMENT OF ASSESSMENTS

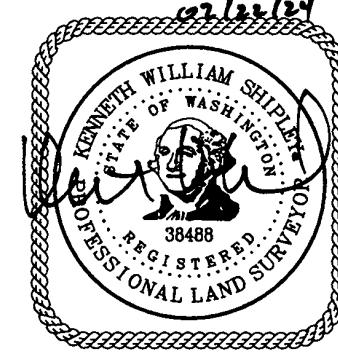
EXAMINED AND APPROVED THIS 28th DAY OF Feb, 2024

John Wilson
ASSESSOR

Karen Cury
DEPUTY ASSESSOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KW 90 EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND KW RAVENSWOOD MEMBER LLC, A DELAWARE LIMITED LIABILITY COMPANY ON 2/23/2024. I HEREBY CERTIFY THAT THIS MAP FOR THE PARQ, A CONDOMINIUM, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.



Kenneth William Shipley
KENNETH WILLIAM SHIPLEY
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 38488
STATE OF WASHINGTON

SURVEYOR ACKNOWLEDGEMENT

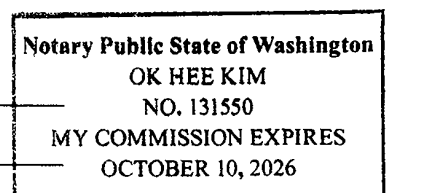
STATE OF WASHINGTON)
COUNTY OF KING)

ON THIS DAY, BEFORE ME, KENNETH WILLIAM SHIPLEY, PERSONALLY APPEARED, PROVED TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITH AND FORGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

DATED: 02/22/2024

Ok Hee Kim
(PRINT NAME) Ok Hee Kim
NOTARY PUBLIC FOR THE STATE OF WASHINGTON

MY COMMISSION EXPIRES: 10/10/2026



RECORDER'S CERTIFICATE

FILED FOR RECORD THIS 28 DAY OF February, 2024 AT 4:04 PM

M. IN BOOK 362 OF Condo AT PAGE 024 AT THE REQUEST

OF Kenneth W. Shipley

RECORDING NUMBER 20240228000761

MANAGER OF RECORDS

SUPERINTENDENT OF RECORDS Norm Alberg



12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 23290

20240228000761 VOL:362 PG:24

CONDOMINIUM Rec: \$423.50

Pages: 5 2/28/2024 4:04 PM

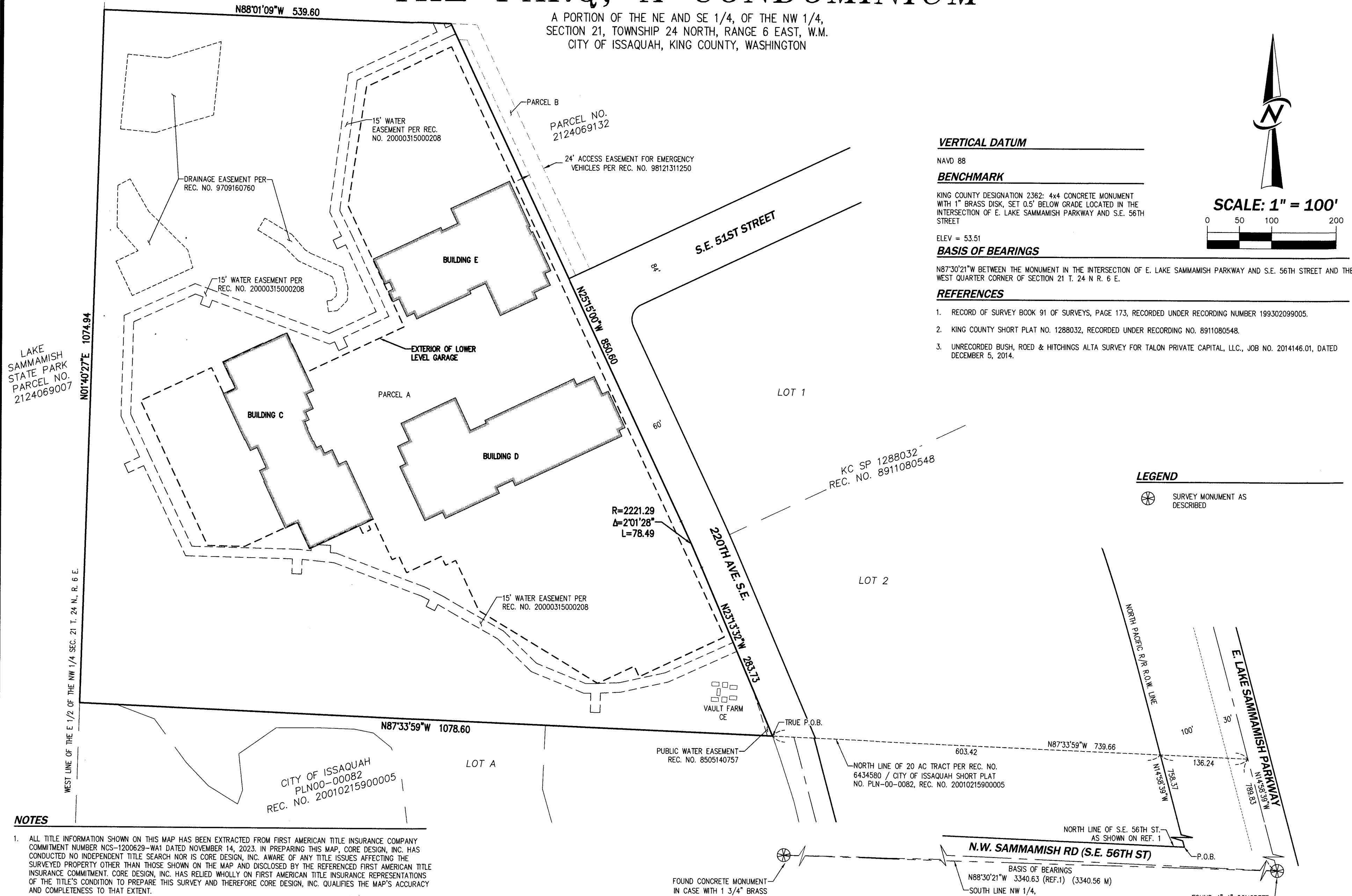
KING COUNTY, WA

362/025

THE PARQ, A CONDOMINIUM

SHEET 2 OF 5

A PORTION OF THE NE AND SE 1/4, OF THE NW 1/4,
SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



VERTICAL DATUM

NAVD 88

BENCHMARK

KING COUNTY DESIGNATION 2362: 4x4 CONCRETE MONUMENT WITH 1\"

ELEV = 53.51

BASIS OF BEARINGS

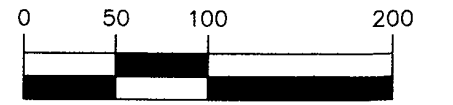
N87°30'21\"

REFERENCES

1. RECORD OF SURVEY BOOK 91 OF SURVEYS, PAGE 173, RECORDED UNDER RECORDING NUMBER 199302099005.
2. KING COUNTY SHORT PLAT NO. 1288032, RECORDED UNDER RECORDING NO. 8911080548.
3. UNRECORDED BUSH, ROED & HITCHINGS ALTA SURVEY FOR TALON PRIVATE CAPITAL, LLC., JOB NO. 2014146.01, DATED DECEMBER 5, 2014.



SCALE: 1" = 100'



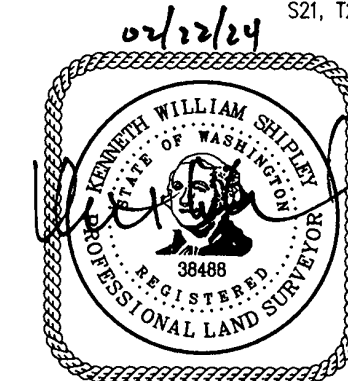
LEGEND

SURVEY MONUMENT AS DESCRIBED

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1200629-WA1 DATED NOVEMBER 14, 2023. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON NOVEMBER 14, 2023. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN NOVEMBER, 2016.
3. PROPERTY AREA = 877,047± SQUARE FEET (20.1342± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. ANY UTILITIES SHOWN ARE FOR REFERENCE ONLY. THIS SURVEY DOES NOT SHOW ALL EXISTING UTILITIES.

BOUNDARY AND EASEMENT PLAN



CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 23290

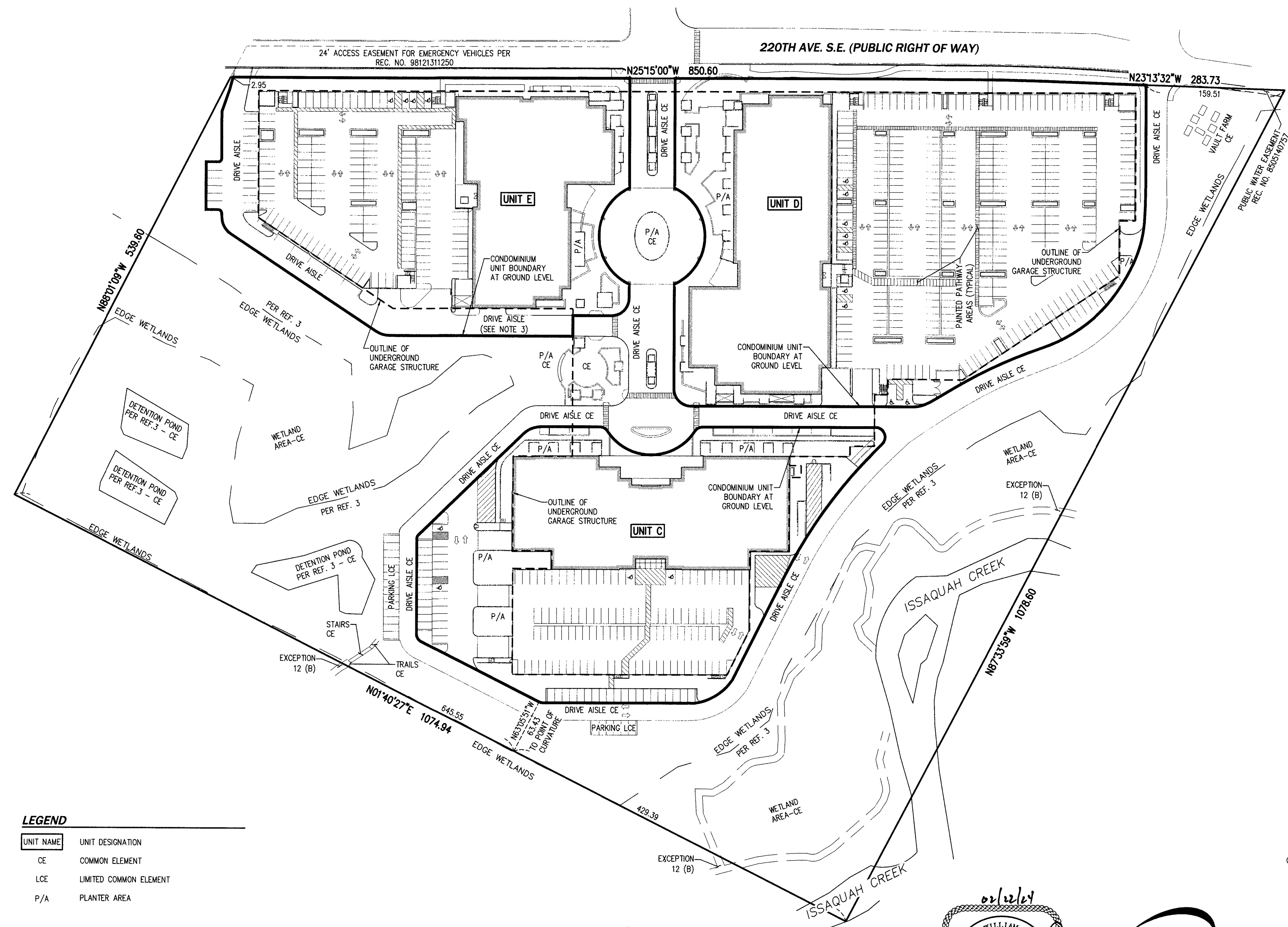
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362/026

THE PARQ, A CONDOMINIUM

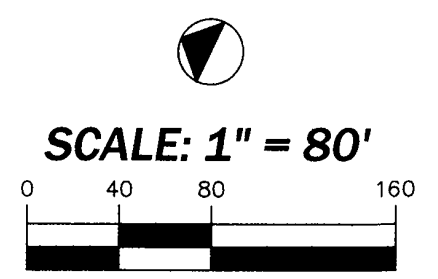
SHEET 3 OF 5

A PORTION OF THE NE AND SE 1/4, OF THE NW 1/4,
SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

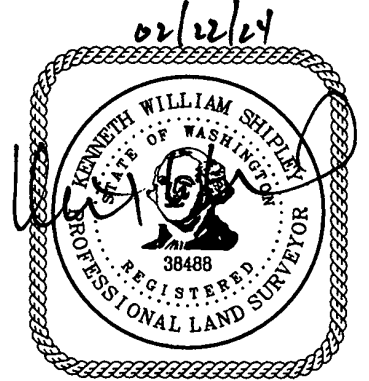


LEGEND

UNIT NAME	UNIT DESIGNATION
CE	COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
P/A	PLANTER AREA



SITE PLAN
(INCLUDES LEVEL P1 - RAISED PARKING DECKS - AND SURFACE PARKING DEPICTION)



CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

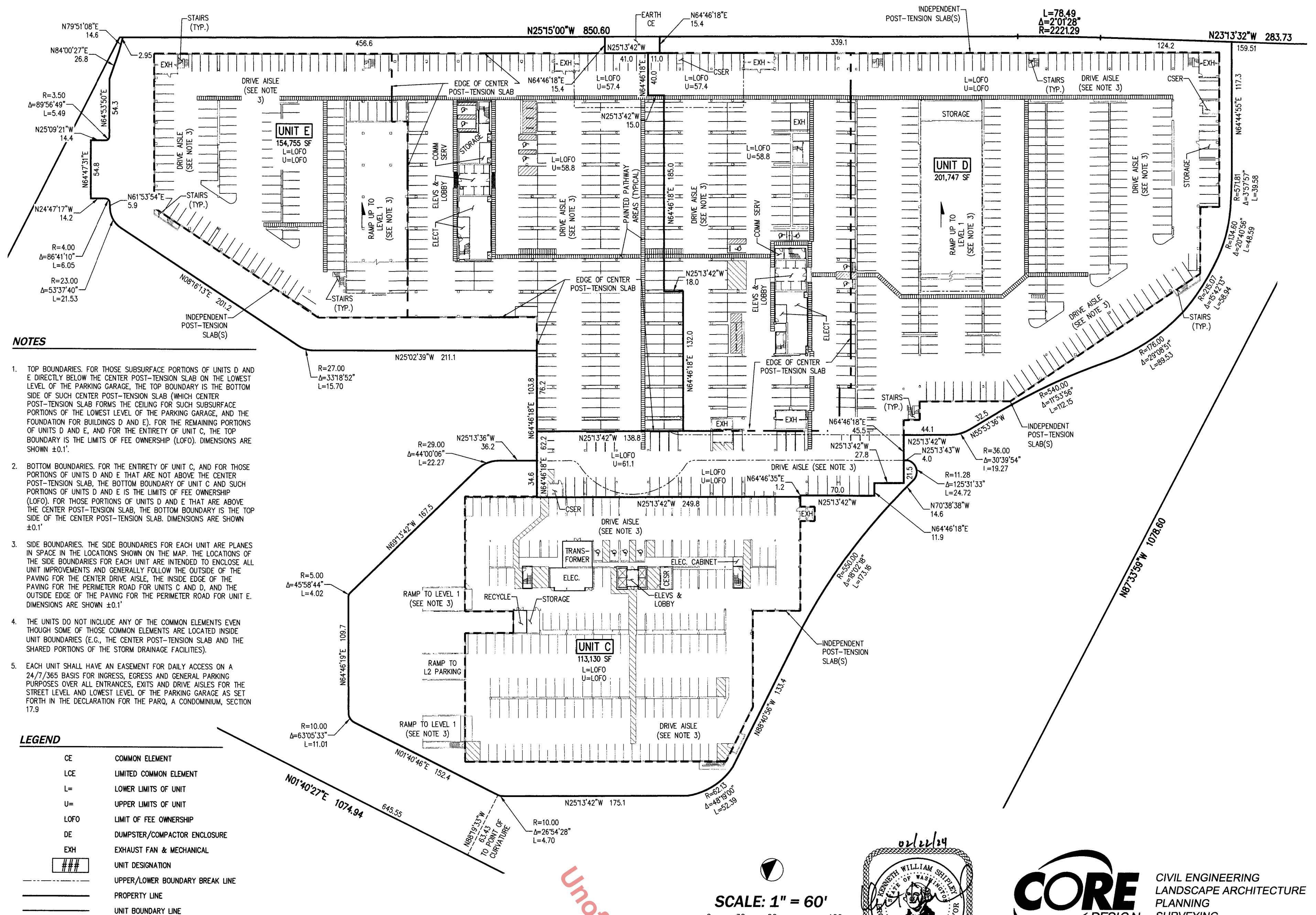
JOB NO. 23290

362/027

THE PARQ, A CONDOMINIUM

SHEET 4 OF 5

A PORTION OF THE NE AND SE 1/4, OF THE NW 1/4,
SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

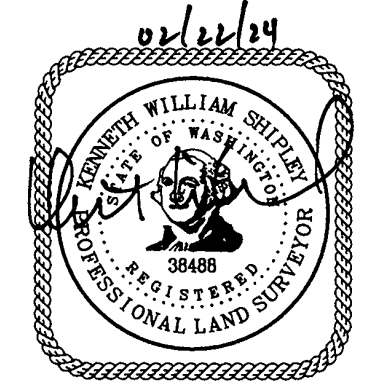
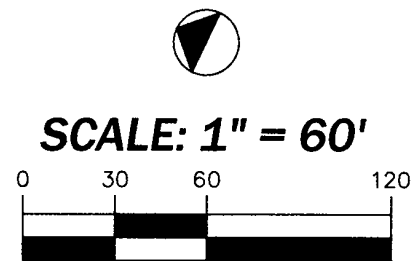


- NOTES**
- TOP BOUNDARIES. FOR THOSE SUBSURFACE PORTIONS OF UNITS D AND E DIRECTLY BELOW THE CENTER POST-TENSION SLAB ON THE LOWEST LEVEL OF THE PARKING GARAGE, THE TOP BOUNDARY IS THE BOTTOM SIDE OF SUCH CENTER POST-TENSION SLAB (WHICH CENTER POST-TENSION SLAB FORMS THE CEILING FOR SUCH SUBSURFACE PORTIONS OF THE LOWEST LEVEL OF THE PARKING GARAGE, AND THE FOUNDATION FOR BUILDINGS D AND E). FOR THE REMAINING PORTIONS OF UNITS D AND E, AND FOR THE ENTIRETY OF UNIT C, THE TOP BOUNDARY IS THE LIMITS OF FEE OWNERSHIP (LOFO). DIMENSIONS ARE SHOWN ±0.1'.
 - BOTTOM BOUNDARIES. FOR THE ENTIRETY OF UNIT C, AND FOR THOSE PORTIONS OF UNITS D AND E THAT ARE NOT ABOVE THE CENTER POST-TENSION SLAB, THE BOTTOM BOUNDARY OF UNIT C AND SUCH PORTIONS OF UNITS D AND E IS THE LIMITS OF FEE OWNERSHIP (LOFO). FOR THOSE PORTIONS OF UNITS D AND E THAT ARE ABOVE THE CENTER POST-TENSION SLAB, THE BOTTOM BOUNDARY IS THE TOP SIDE OF THE CENTER POST-TENSION SLAB. DIMENSIONS ARE SHOWN ±0.1'.
 - SIDE BOUNDARIES. THE SIDE BOUNDARIES FOR EACH UNIT ARE PLANES IN SPACE IN THE LOCATIONS SHOWN ON THE MAP. THE LOCATIONS OF THE SIDE BOUNDARIES FOR EACH UNIT ARE INTENDED TO ENCLOSE ALL UNIT IMPROVEMENTS AND GENERALLY FOLLOW THE OUTSIDE OF THE PAVING FOR THE CENTER DRIVE AISLE, THE INSIDE EDGE OF THE PAVING FOR THE PERIMETER ROAD FOR UNITS C AND D, AND THE OUTSIDE EDGE OF THE PAVING FOR THE PERIMETER ROAD FOR UNIT E. DIMENSIONS ARE SHOWN ±0.1'.
 - THE UNITS DO NOT INCLUDE ANY OF THE COMMON ELEMENTS EVEN THOUGH SOME OF THOSE COMMON ELEMENTS ARE LOCATED INSIDE UNIT BOUNDARIES (E.G., THE CENTER POST-TENSION SLAB AND THE SHARED PORTIONS OF THE STORM DRAINAGE FACILITIES).
 - EACH UNIT SHALL HAVE AN EASEMENT FOR DAILY ACCESS ON A 24/7/365 BASIS FOR INGRESS, EGRESS AND GENERAL PARKING PURPOSES OVER ALL ENTRANCES, EXITS AND DRIVE AISLES FOR THE STREET LEVEL AND LOWEST LEVEL OF THE PARKING GARAGE AS SET FORTH IN THE DECLARATION FOR THE PARQ, A CONDOMINIUM, SECTION 17.9

LEGEND

CE	COMMON ELEMENT
LCE	LIMITED COMMON ELEMENT
L	LOWER LIMITS OF UNIT
U	UPPER LIMITS OF UNIT
LOFO	LIMIT OF FEE OWNERSHIP
DE	DUMPSTER/COMPACTOR ENCLOSURE
EXH	EXHAUST FAN & MECHANICAL
###	UNIT DESIGNATION
---	UPPER/LOWER BOUNDARY BREAK LINE
---	PROPERTY LINE
---	UNIT BOUNDARY LINE

GARAGE LEVEL (P3)



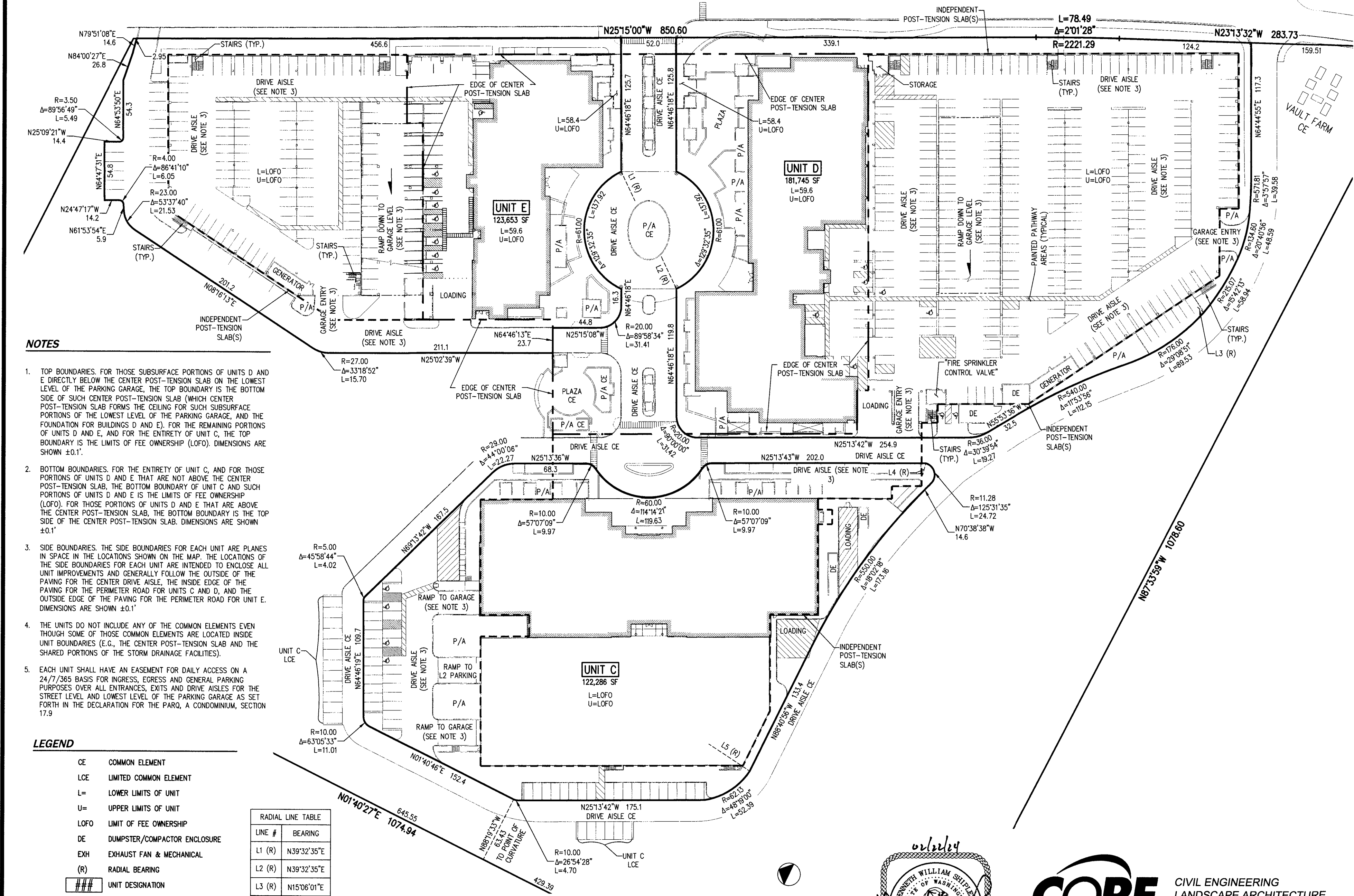
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

JOB NO. 23290

THE PARQ, A CONDOMINIUM

SHEET 5 OF 5

A PORTION OF THE NE AND SE 1/4, OF THE NW 1/4,
 SECTION 21, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



NOTES

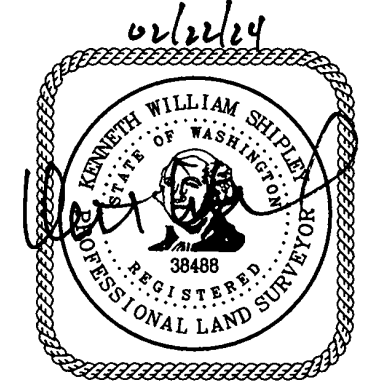
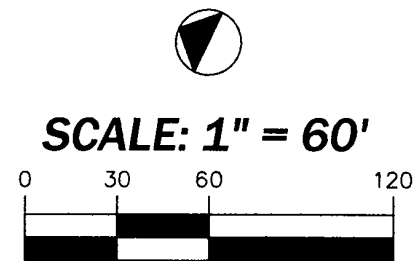
- TOP BOUNDARIES. FOR THOSE SUBSURFACE PORTIONS OF UNITS D AND E DIRECTLY BELOW THE CENTER POST-TENSION SLAB ON THE LOWEST LEVEL OF THE PARKING GARAGE, THE TOP BOUNDARY IS THE BOTTOM SIDE OF SUCH CENTER POST-TENSION SLAB (WHICH CENTER POST-TENSION SLAB FORMS THE CEILING FOR SUCH SUBSURFACE PORTIONS OF THE LOWEST LEVEL OF THE PARKING GARAGE, AND THE FOUNDATION FOR BUILDINGS D AND E). FOR THE REMAINING PORTIONS OF UNITS D AND E, AND FOR THE ENTIRETY OF UNIT C, THE TOP BOUNDARY IS THE LIMITS OF FEE OWNERSHIP (LOFO). DIMENSIONS ARE SHOWN ±0.1'.
- BOTTOM BOUNDARIES. FOR THE ENTIRETY OF UNIT C, AND FOR THOSE PORTIONS OF UNITS D AND E THAT ARE NOT ABOVE THE CENTER POST-TENSION SLAB, THE BOTTOM BOUNDARY OF UNIT C AND SUCH PORTIONS OF UNITS D AND E IS THE LIMITS OF FEE OWNERSHIP (LOFO). FOR THOSE PORTIONS OF UNITS D AND E THAT ARE ABOVE THE CENTER POST-TENSION SLAB, THE BOTTOM BOUNDARY IS THE TOP SIDE OF THE CENTER POST-TENSION SLAB. DIMENSIONS ARE SHOWN ±0.1'.
- SIDE BOUNDARIES. THE SIDE BOUNDARIES FOR EACH UNIT ARE PLANES IN SPACE IN THE LOCATIONS SHOWN ON THE MAP. THE LOCATIONS OF THE SIDE BOUNDARIES FOR EACH UNIT ARE INTENDED TO ENCLOSE ALL UNIT IMPROVEMENTS AND GENERALLY FOLLOW THE OUTSIDE OF THE PAVING FOR THE CENTER DRIVE AISLE, THE INSIDE EDGE OF THE PAVING FOR THE PERIMETER ROAD FOR UNITS C AND D, AND THE OUTSIDE EDGE OF THE PAVING FOR THE PERIMETER ROAD FOR UNIT E. DIMENSIONS ARE SHOWN ±0.1'.
- THE UNITS DO NOT INCLUDE ANY OF THE COMMON ELEMENTS EVEN THOUGH SOME OF THOSE COMMON ELEMENTS ARE LOCATED INSIDE UNIT BOUNDARIES (E.G., THE CENTER POST-TENSION SLAB AND THE SHARED PORTIONS OF THE STORM DRAINAGE FACILITIES).
- EACH UNIT SHALL HAVE AN EASEMENT FOR DAILY ACCESS ON A 24/7/365 BASIS FOR INGRESS, EGRESS AND GENERAL PARKING PURPOSES OVER ALL ENTRANCES, EXITS AND DRIVE AISLES FOR THE STREET LEVEL AND LOWEST LEVEL OF THE PARKING GARAGE AS SET FORTH IN THE DECLARATION FOR THE PARQ, A CONDOMINIUM, SECTION 17.9

LEGEND

- CE COMMON ELEMENT
- LCE LIMITED COMMON ELEMENT
- L= LOWER LIMITS OF UNIT
- U= UPPER LIMITS OF UNIT
- LOFO LIMIT OF FEE OWNERSHIP
- DE DUMPSTER/COMPACTOR ENCLOSURE
- EXH EXHAUST FAN & MECHANICAL
- (R) RADIAL BEARING
- ### UNIT DESIGNATION
- UPPER/LOWER BOUNDARY BREAK LINE
- PROPERTY LINE
- UNIT BOUNDARY LINE

LINE #	BEARING
L1 (R)	N39°32'35"E
L2 (R)	N39°32'35"E
L3 (R)	N15°06'01"E
L4 (R)	N80°05'33"E
L5 (R)	N08°24'15"E

LEVEL L1 (P2)



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