

**TRILLIUM HEIGHTS AT 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

**LEGAL DESCRIPTION**

LAND IN CONDOMINIUM: (PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 585298)

PARCEL A:  
LOT C, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, RECORDED UNDER RECORDING NUMBER 19991014900010. LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN IN KING COUNTY, WASHINGTON;

PARCEL B:  
AN EASEMENT FOR PRIVATE ROADWAY DELINEATED AS TRACT A ON KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, RECORDED UNDER RECORDING NUMBER 19991014900010.

SUBSEQUENT PHASE PROPERTY  
LOT C, KING COUNTY BOUNDARY LINE ADJUSTMENT NO. L98L0090, RECORDED IN VOLUME 133 OF SURVEYS AT PAGES 3 A-D 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; LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE, COMMENCING AT THE NORTHEAST CORNER OF SAID LOT C, THENCE N88°20'34"W ALONG SAID NORTH LINE THEREOF A DISTANCE OF 482.92 FEET; THENCE S13°38'06"E A DISTANCE OF 148.09 FEET; THENCE S78°35'16"W A DISTANCE OF 43.04 FEET; THENCE S13°06'38"E A DISTANCE OF 124.12 FEET MORE OR LESS TO THE SOUTH LINE OF SAID LOT C AND THE TERMINUS OF THIS DESCRIBED LINE.

**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 TRILLIUM HEIGHTS AT ISSAQUAH RIDGE, A CONDOMINIUM RECORDED UNDER KING COUNTY RECORDING NO. 20010327001766, AS AMENDED BY AMENDMENT NO. 1 THERETO RECORDED UNDER KING COUNTY RECORDING NO. 2001 0705000730  
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.

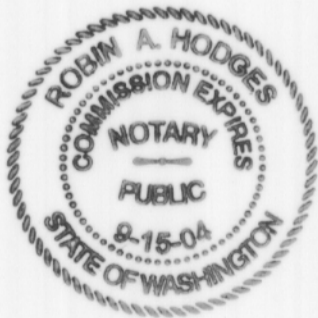
DATED: 7-3-01

Robin A. Hodges  
(SIGNATURE OF NOTARY)

ROBIN A. HODGES  
(LEGIBLY PRINT OR STAMP NAME OF NOTARY)

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

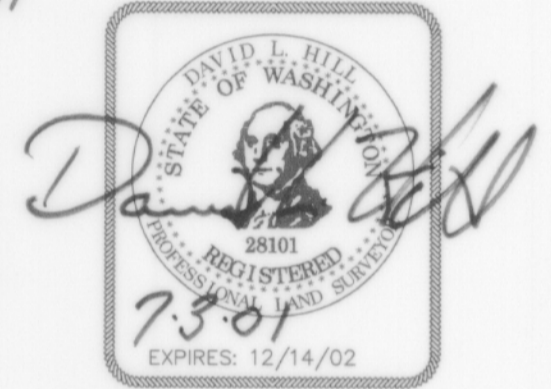
9-15-04  
MY APPOINTMENT EXPIRES



**LAND SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR PHASE II OF TRILLIUM HEIGHTS AT 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.

David L. Hill  
DAVID L. HILL  
PROFESSIONAL LAND SURVEYOR 7.3.01  
CERTIFICATE NO. 28101



**LAND SURVEYOR'S VERIFICATION**

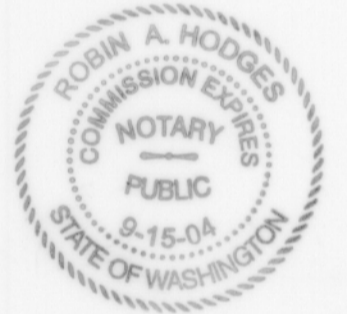
COUNTY OF KING )  
  )SS  
STATE OF WASHINGTON )

I, DAVID L. HILL, 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.

David L. Hill  
DAVID L. HILL

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 DAY OF July 2001.

Robin A. Hodges  
ROBIN A. HODGES  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES: 9-15-04



**APPROVAL**

EXAMINED AND APPROVED THIS 5<sup>th</sup> DAY OF July 2001; COPY RECEIVED OF THIS DOCUMENT AND OF THE DECLARATION.

DEPARTMENT OF ASSESSMENTS:

BY: S. Noble  
ASSESSOR

BY: Dianne Murdock  
DEPUTY ASSESSOR

**RECORDING CERTIFICATE 2001 0705 000 729**

FILED FOR RECORD AT THE REQUEST OF Derus Wakefield LLC THIS 5<sup>th</sup> DAY OF July 2001 AT 10:45 AND RECORDED IN VOLUME 175 OF CONDOMINIUMS, PAGES 94 THROUGH AND INCLUDING 100, RECORDS OF KING COUNTY, WASHINGTON.

DEPARTMENT OF RECORDS AND ELECTIONS

BY: Walt Washinton  
MANAGER/SUPERVISOR

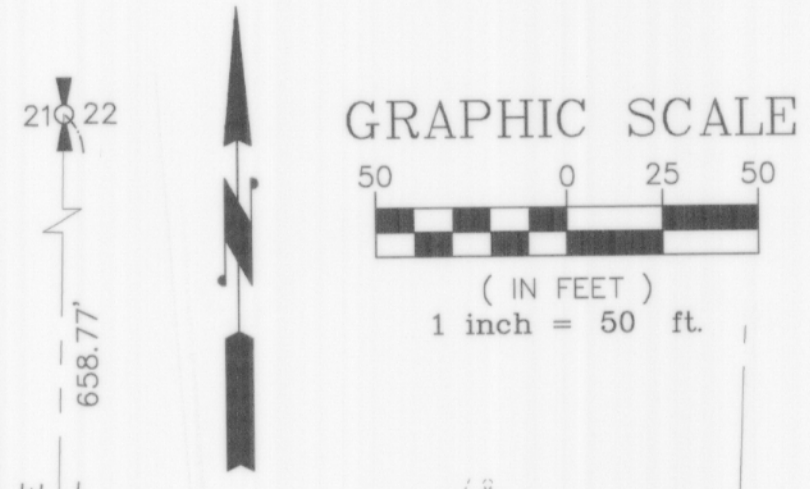
**CONCEPT ENGINEERING, INC.**  
455 RAINIER BOULEVARD NORTH, SUITE 200  
ISSAQUAH, WASHINGTON 98027  
(425) 392-8055 FAX (425) 392-0108

DATE: 6-28-2001      JOB NO. 20090PC

# TRILLIUM HEIGHTS AT 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



CONDOMINIUM  
DATABREAK AT  
ISSAQUAH RIDGE  
VOL 175  
PAGE 95

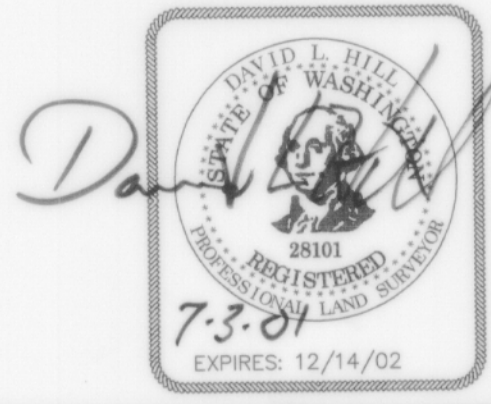
TRACT A,  
KC BLA  
L98L0090  
Δ = 04'42"50"  
R = 413.52'  
L = 34.02'

- NOTES:**
1. INSTRUMENTATION FOR THIS SURVEY WAS A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. 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 DECEMBER 2000, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
  3. SEE SHEETS 3, 4, 5, & 6 OF 6 FOR HORIZONTAL UNIT BOUNDARIES & COMMON ELEMENTS.
  4. FOR EASEMENTS, 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. 585298, DATED MAY 9, 2001, 8:00 AM.
  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 OF FINISH FLOOR. ALL CEILING HEIGHTS IN FLOOR PLANS 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 24 UNITS IN BUILDINGS E, F, N & P. DECLARANT RESERVES RIGHT TO CREATE AN ADDITIONAL 32 UNITS ON THE SUBSEQUENT PHASE PROPERTY IN ONE OR MORE SUBSEQUENT PHASES BY AMENDMENT TO THE DECLARATION.
17. SUBJECT TO AN EASEMENT FOR A NATURAL OR CONSTRUCTED CONVEYANCE SYSTEM (OF STORM WATER) AND RIGHT TO INGRESS AND EGRESS FOR INSPECTION, MAINTENANCE AND REPAIR TO THE SYSTEM RECORDING NO. 20000518000482.
18. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS AND NOTES, AS CONTAINED IN KING COUNTY BOUNDARY LINE ADJUSTMENT NUMBER L98L0090, RECORDING NO. 19991014900010.
19. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS AND NOTES, AS CONTAINED IN SURVEY MAP OR PLANS: VOLUME 173 OF CONDOMINIUMS PAGE 13 THROUGH 21, RECORDING NO. 20010327001765.
20. SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND LIABILITY FOR ASSESSMENTS, CONTAINED IN DECLARATION OF CONDOMINIUM, RECORDING NO. 20010327001766.
21. SUBJECT TO AGREEMENT REGARDING INGRESS, EGRESS, AND UTILITES EASEMENT RECORDING NO. 9901202611.
22. SUBJECT TO AGREEMENT REGARDING STORM DRAINAGE EASEMENTS RECORDING NO. 20000526000242.
23. SUBJECT TO AGREEMENT REGARDING ADJCENT PROJECT STORM DRAINAGE EASEMENTS AND AGREEMENT, RECORDING NO. 20001130001068.
24. SUBJECT TO AGREEMENT REGARDING INGRESS, EGRESS & UTILITY EASEMENTS RECORDING NO. 20001130001067.
25. SUBJECT TO AGREEMENT REGARDING BROADBAND (CABLE TV) SERVICE AND MEMORANDUM OF EASEMENT, RECORDING NO. 20010327000653.

26. SUBJECT TO AGREEMENT REGARDING CABLE TV SERVICE EASEMENT RECORDING NO. 20010315000127.

BENCH MARK: INVERT OF SANITARY SEWER MANHOLE #31A, SOUTH OF UNITS E-1 & F-6 BUILDINGS E & F. ELEVATION 343.99  
VERTICAL DATUM: N.G.V.D. 1929



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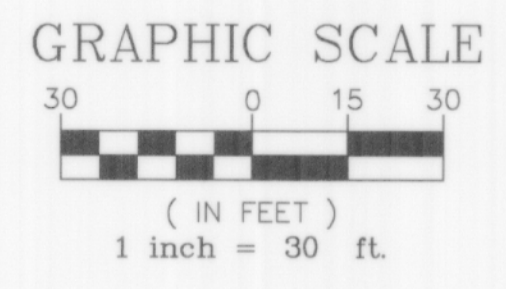
DATE: 6-28-2001  
JOB NO. 20090PC

VOL. PAGE

# TRILLIUM HEIGHTS AT ISSAQUAH RIDGE A CONDOMINIUM, PHASE II

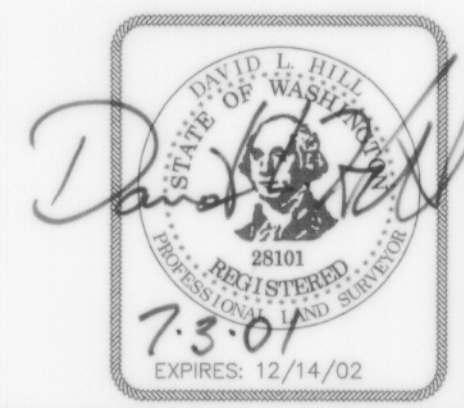
SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M.,  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SITE PLAN 1" = 30'



BENCH MARK: INVERT OF SANITARY SEWER MANHOLE #31A, SOUTH OF UNITS E-1 & F-6 BUILDINGS E & F. ELEVATION 343.99

VERTICAL DATUM: N.G.V.D. 1929



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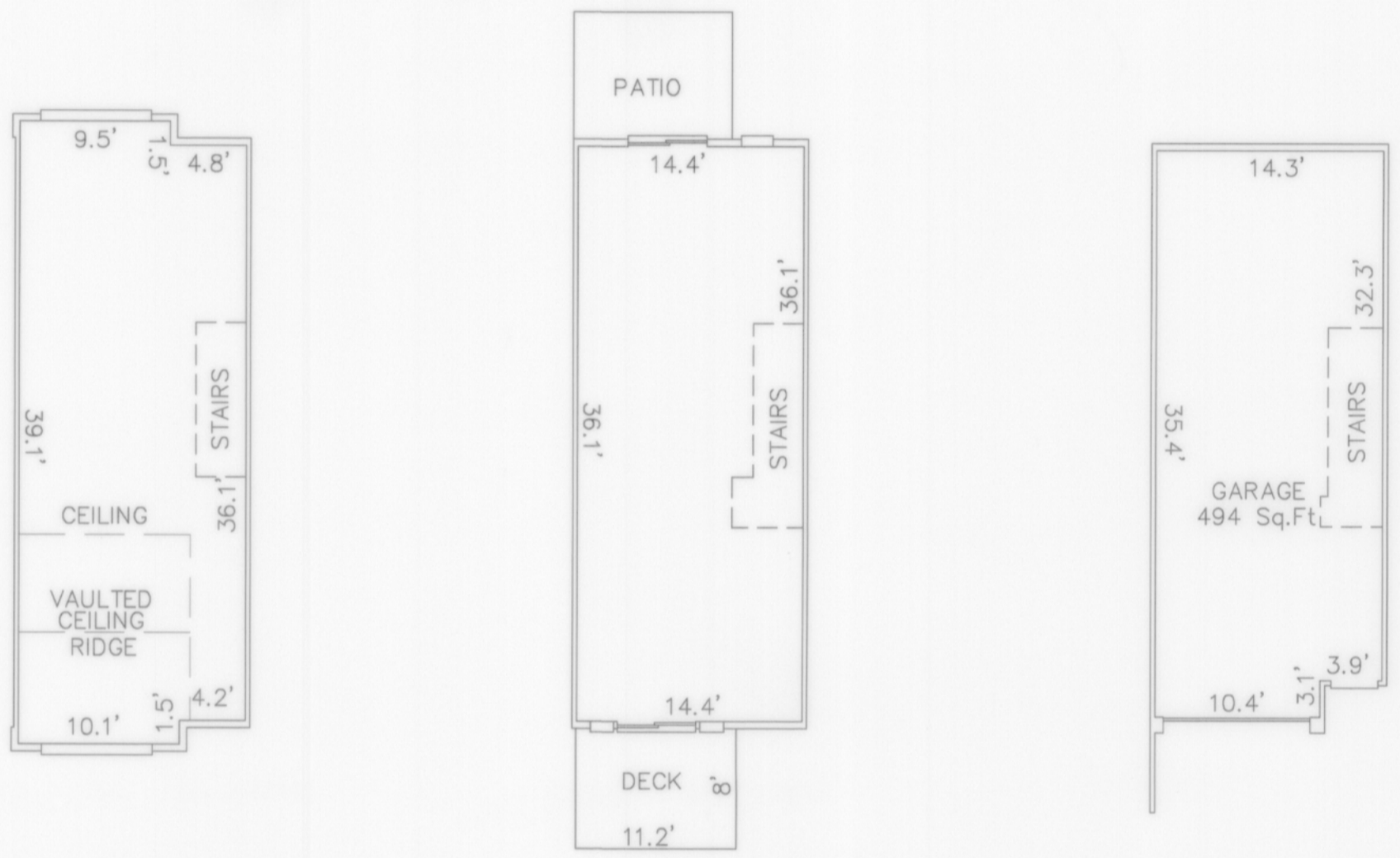
DATE: 6-28-2001 JOB NO. 20090PC

# TRILLIUM HEIGHTS AT ISSAQUAH RIDGE

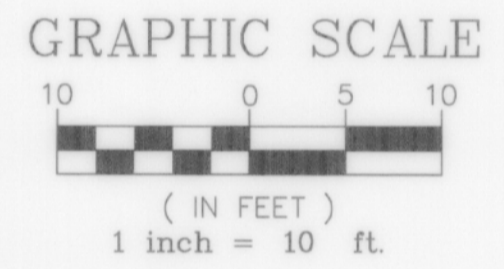
## A CONDOMINIUM, PHASE II

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

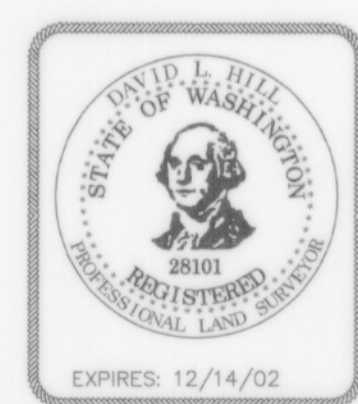


**SECOND FLOOR                      FIRST FLOOR                      GARAGE FLOOR**



### 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.
E	E2	1065	354.28	363.48	364.46	373.46	374.33	382.38	383.58
E	E3	1065	354.28	363.48	364.46	373.46	374.33	382.38	383.58
E	E4	1065	356.28	363.48	366.48	373.46	376.33	382.38	383.58
E	E5	1065	356.28	363.48	366.48	373.46	376.33	382.38	383.58
F	F2	1065	350.23	359.42	360.46	369.46	370.34	378.37	379.58
F	F3	1065	352.21	359.42	362.46	369.46	372.32	378.37	379.58
F	F4	1065	352.21	359.42	362.46	369.46	372.32	378.37	379.58
F	F5	1065	352.21	359.42	362.46	369.46	372.32	378.37	379.58



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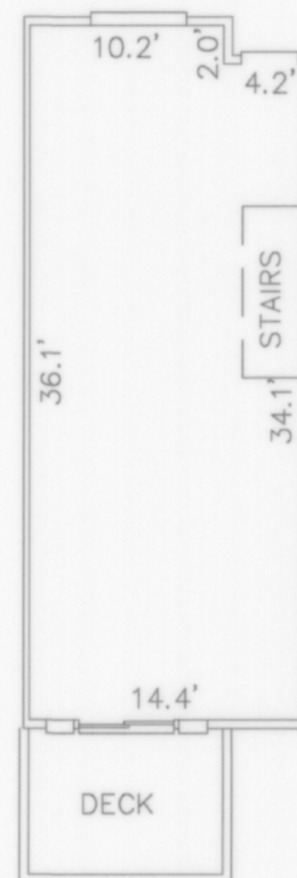
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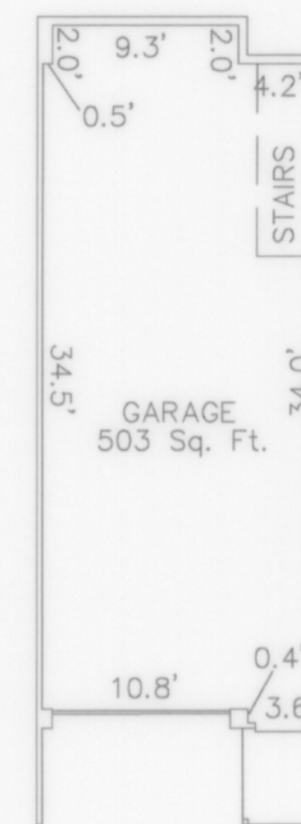
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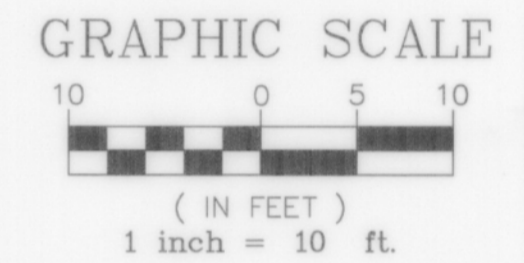
**SECOND FLOOR**



**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	N2	1060	336.20	345.50	346.42	355.42	356.23	364.33	365.53
N	N3	1060	338.21	347.51	348.41	357.41	358.25	366.35	367.55
N	N4	1060	338.21	347.51	348.41	357.41	358.25	366.35	367.55
N	N5	1060	338.21	347.51	348.41	357.41	358.25	366.35	367.55
P	P2	1060	341.26	350.56	351.44	360.44	361.31	369.41	370.61
P	P3	1060	343.29	352.59	353.45	362.45	363.31	371.41	370.61
P	P4	1060	343.29	352.59	353.45	362.45	363.31	371.41	370.61
P	P5	1060	343.29	352.59	353.45	362.45	363.31	371.41	370.61



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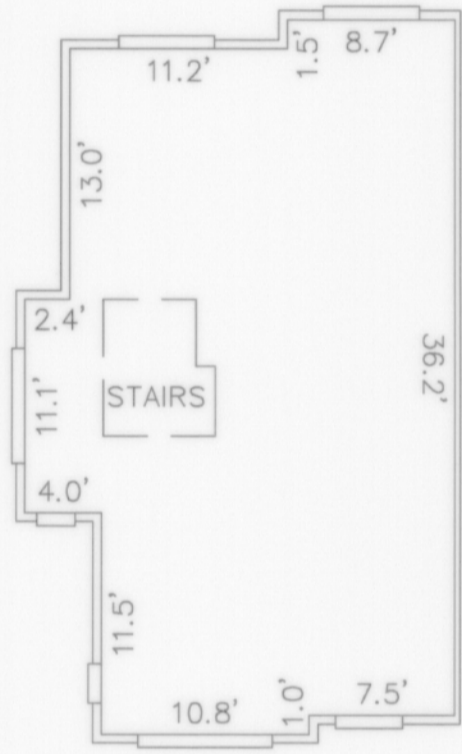
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DATE:  
6-28-2001
JOB NO.  
20090FC

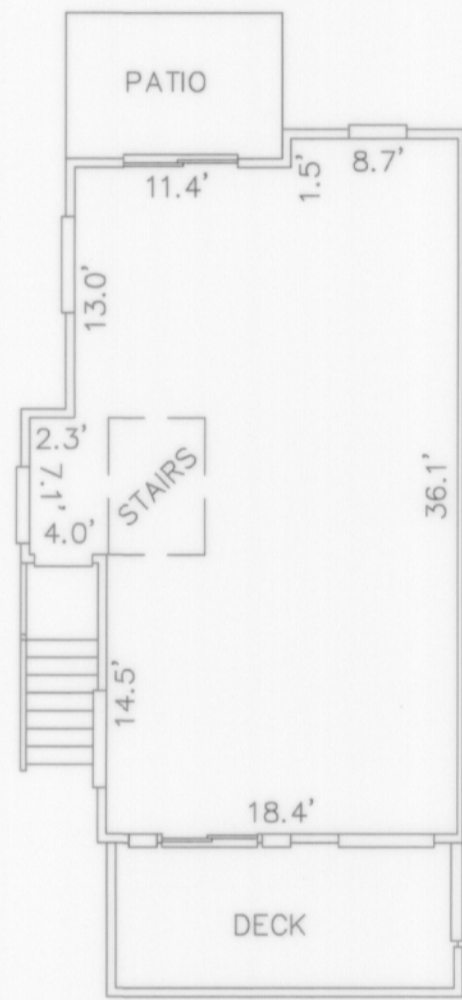
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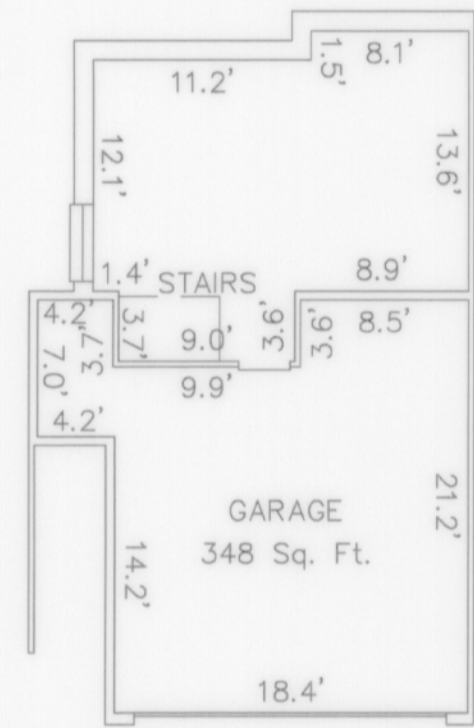
## UNIT PLAN



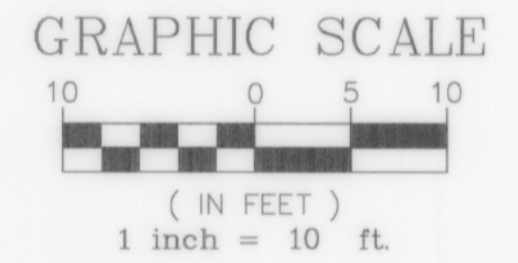
**SECOND FLOOR**



**FIRST FLOOR**



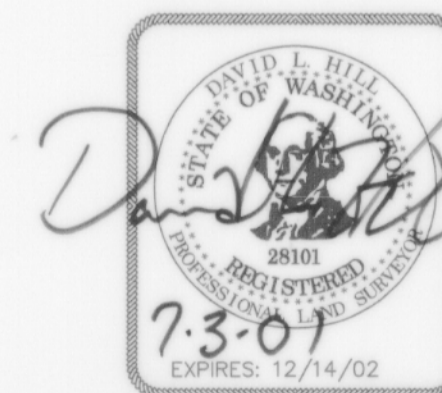
**GARAGE FLOOR**



### UNIT DATA

BLDG.	UNIT #	LIVING SQ.FT.	GARAGE FLOOR ELEV.	GARAGE CELING ELEV.	1ST FLOOR ELEV.	1ST FLOOR CEILING ELEV.	2ND FLOOR FLOOR ELEV.	2ND FLOOR CEILING ELEV.
E	E1	1730	354.27	363.47	364.42	373.42	374.34	382.35
E	E6 (R)	1730	356.27	365.47	366.44	375.44	376.32	384.33
F	F1	1730	350.23	359.42	360.41	369.41	370.34	378.35
F	F6 (R)	1730	352.23	361.43	362.45	371.45	372.33	380.34
N	N1	1730	336.22	345.40	346.40	355.40	356.21	364.22
N	N6 (R)	1730	340.20	349.40	350.38	359.38	360.25	368.26
P	P1	1730	341.30	350.50	351.42	360.42	361.30	369.31
P	P6 (R)	1730	345.28	354.48	355.46	364.46	365.31	373.32

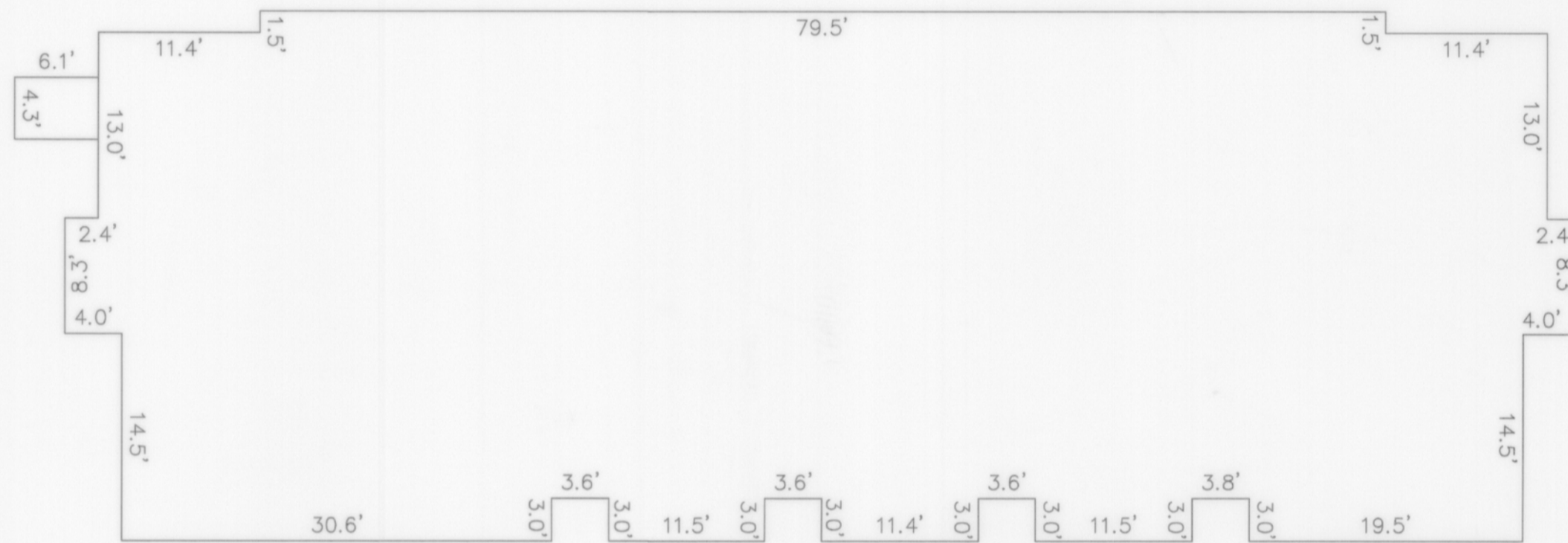
R = REVERSE FLOOR PLAN



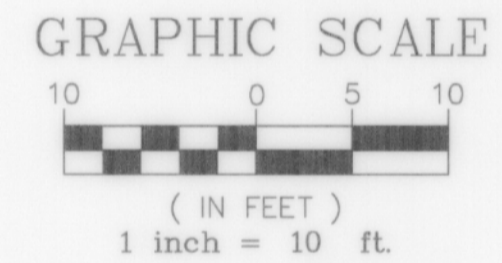
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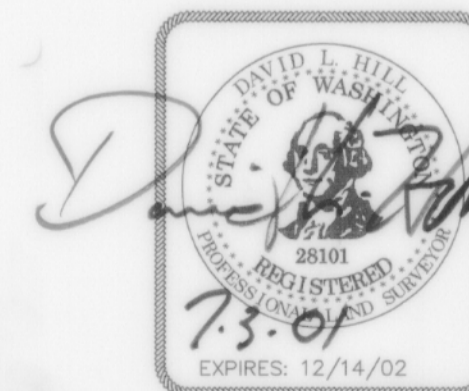
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SITUATE IN THE N 1/2, OF SW 1/4, SEC. 22, T. 24 N., R. 6 E., W.M.,  
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON  
**BULDING FOUNDATIONS**



**BUILDINGS F & E**



**BUILDINGS P & N**



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