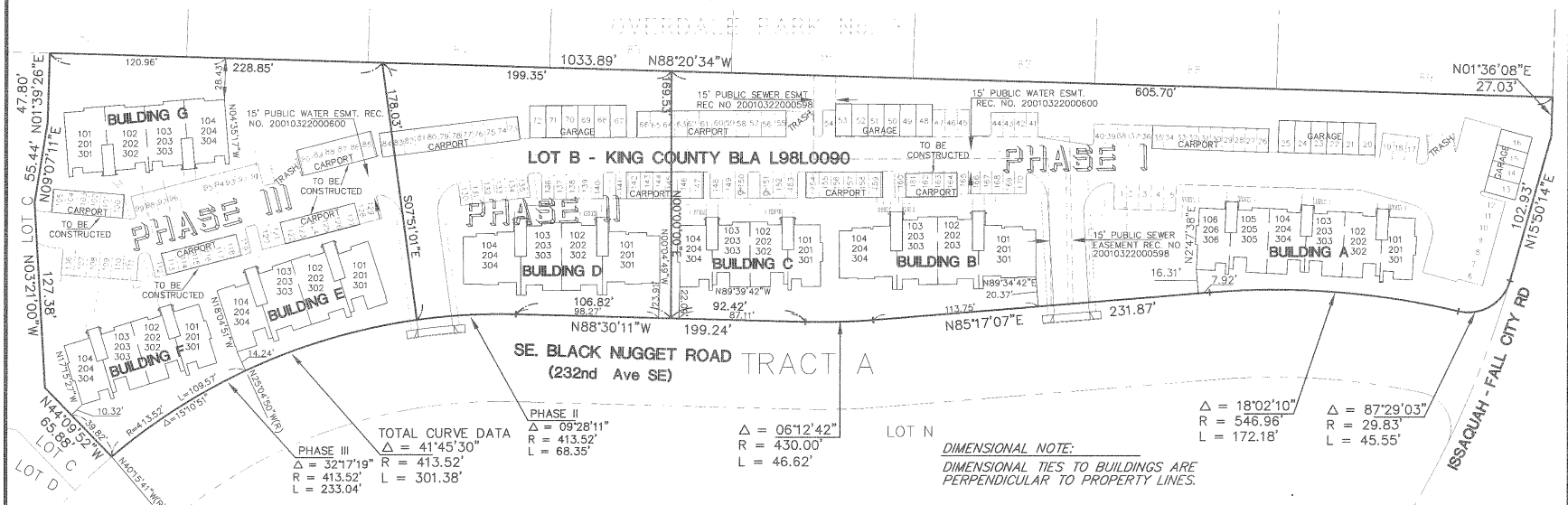


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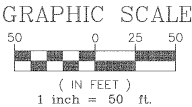
DAYBREAK AT ISSAQUAH RIDGE, A CONDOMINIUM, PHASES I, II & III SITUATE IN THE NE 1/4, OF SW 1/4, SEC. 22, T. 24 N, R. 6 E, W.M., CITY OF ISSAQUAH, KING COUNTY, WASHINGTON SITE PLAN



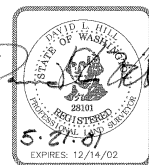
DIMENSIONAL NOTE:
DIMENSIONAL TIES TO BUILDINGS ARE PERPENDICULAR TO PROPERTY LINES.

- NOTES:**
- 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.
 - 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.
 - SEE SHEETS 3, 4, 5, 6, 7, 8, 9 & 10 OF 10 FOR HORIZONTAL UNIT BOUNDARIES & COMMON ELEMENTS.
 - FOR LEGAL DESCRIPTION AND TITLE ENCUMBRANCES REFERENCE 1st AMERICAN TITLE INSURANCE CO. SUBDIVISION GUARANTEE, (SECOND AMENDED REPORT) ORDER NO. 822225-1, DATED MAY 3, 2001, 8:00 AM, SUPPLEMENTED MAY 17, 2001, 8:00AM.
 - BUILDING TIES ARE MEASURED TO OUTSIDE FOUNDATION CORNERS AS SHOWN.
 - FOUNDATION DIMENSIONS ARE MEASURED ON OUTSIDE FACE OF FOUNDATION.
 - ALL LAND DESCRIBED HEREIN SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION.
 - PARTY WALLS ARE 0.8 FEET THICK, EXTERIOR WALLS ARE 0.55 FOOT THICK
 - DIMENSIONS ON UNIT FLOOR PLANS ARE TO INTERIOR SURFACE OF PERIMETER WALL OF UNIT.
 - REFERENCE FLOOR ELEVATION IS OF FINISH FLOOR. ALL CEILING HEIGHTS IN FLOOR PLANS ARE MEASURED FROM REFERENCE FLOOR ELEVATIONS.
 - THE UNIT BOUNDARIES AND SQUARE FOOTAGES ARE DETERMINED BY ACTUAL CONSTRUCTION AND SUPERCEDES ALL OTHER DATA SHOWN HEREON OR RECORDED.
 - ALL DRIVEWAYS, PATIOS, DECKS, FIREPLACE FLUES, CHIMNEYS AND OTHER APPARATUS ASSOCIATED WITH FIREPLACES AND WHICH ARE NOT WITHIN A UNIT BOUNDARY ARE LIMITED COMMON ELEMENTS.
 - DIMENSIONS ON UNIT FLOOR PLANS HAVE BEEN AVERAGED AND ARE APPROXIMATE WITHIN PLUS OR MINUS 0.2' OF A FOOT.
 - THE ARCHITECTURAL AND CIVIL PLANS WERE APPROVED FOR CONSTRUCTION BY CITY OF ISSAQUAH AND IT IS ASSUMED THAT THE IMPROVEMENTS BUILT ON THE SITE CONFORM TO ALL APPLICABLE ZONING, SENSITIVE AREA AND BUILDING CODES.
 - ALL LAND DESCRIBED HEREIN IS SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE DECLARATION, INCLUDING BUT NOT LIMITED TO, THE RIGHT TO CREATE LIMITED COMMON ELEMENTS ON THE PROPERTY AND THE RIGHT TO GRANT EASEMENTS OVER THE PROPERTY IN THE CONDOMINIUM FOR WATER LINES AND SANITARY SEWER LINES TO SAMMAMISH PLATEAU WATER AND SEWER DISTRICT.

- PHASE I OF THE CONDOMINIUM CONSISTS OF 42 UNITS IN BUILDING A, B AND C. DECLARANT RESERVES THE DEVELOPMENT RIGHT TO CREATE AN ADDITIONAL 48 UNITS ON THE SUBSEQUENT PHASE PROPERTY IN BUILDINGS D, E, F AND G IN TWO SUBSEQUENT PHASES BY AMENDMENT TO THE DECLARATION.
- SUBJECT TO MINERAL RIGHTS EXCEPTIONS AND RESERVATIONS IN DEED UNDER RECORDING NO. 1631869.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, AGREEMENTS AND NOTES, CONTAINED IN BOUNDARY LINE ADJUSTMENT AS RECORDED UNDER NO. 19991014900010.
- SUBJECT TO AGREEMENT FOR ADJACENT PROJECTS DEVELOPMENT UNDER RECORDING NO. 20000526000241.
- SUBJECT TO AGREEMENT, TERMS AND CONDITIONS FOR STORM DRAINAGE EASEMENTS UNDER RECORDING NO. 20000526000242.
- SUBJECT TO AGREEMENT, TERMS AND CONDITIONS FOR ADJACENT PROJECTS STORM DRAINAGE EASEMENTS UNDER RECORDING NO. 200011300001068.
- SUBJECT TO AGREEMENT, TERMS & CONDITIONS FOR INGRESS, EGRESS & UTILITIES EASEMENT UNDER RECORDING NO. 20001130001067.
- SUBJECT TO INGRESS, EGRESS AND UTILITY EASEMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF UNDER RECORDING NO. 19991209001069.
- SUBJECT TO TERMS AND CONDITIONS OF CITY OF ISSAQUAH ORDINANCE NO. 2234 UNDER RECORDING NO. 20000125000108.
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS UNDER RECORDING NO. 20000516001468.
- SUBJECT TO CABLEVISION EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED UNDER RECORDING NO. 20010315000126.



BENCH MARK: INVERT OF SANITARY SEWER MANHOLE #41, SOUTH OF UNITS C-1 & C-2, BUILDING C, ELEVATION 351.32.
VERTICAL DATUM: N.G.V.D. 1929



CONCEPT ENGINEERING, INC.
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(425) 362-8055 FAX (425) 362-0108

DATE: 5-18-2001 JOB NO. 21012FC