

DECLARATION REFERENCE
THE RIDGE AT MADDOX CREEK, A CONDOMINIUM PHASE I DECLARATION UNDER THE WASHINGTON CONDOMINIUM ACT, FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY UNDER AUDITOR'S FILE NO. 200309120223

DEDICATION AND CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED, OWNER IN FEE SIMPLE OF THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DEDICATE THE REAL PROPERTY DESCRIBED IN THIS SURVEY MAP AND THESE PLANS FOR CONDOMINIUM PURPOSES. THE DRIVES, WALKS, STREETS, GROUNDS, AND OTHER AREAS DESCRIBED HEREIN ARE NOT DEDICATED TO THE PUBLIC, BUT ARE RESERVED FOR EXCLUSIVE USE AND BENEFIT OF THE UNIT/LOT OWNERS, AS PART OF THE COMMON ELEMENTS, TO THE EXTENT AND IN THE MANNER SET FORTH IN THE DECLARATION. WE, THE UNDERSIGNED OWNERS OF THE PROPERTY, HEREBY CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS AND LOTS OR COMPRISING UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED. THE SURVEY MAP AND THESE PLANS OR ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE DECLARATION. FILED THIS 12 DAY OF Sept. OF 2003, RECORDS OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR FILE NUMBER 200309120222. IN WITNESS THEREOF WE HAVE SET OUR HAND AND SEAL.

NORD NORTHWEST CORPORATION
SIGNATURE: [Signature]
TITLE: PRESIDENT

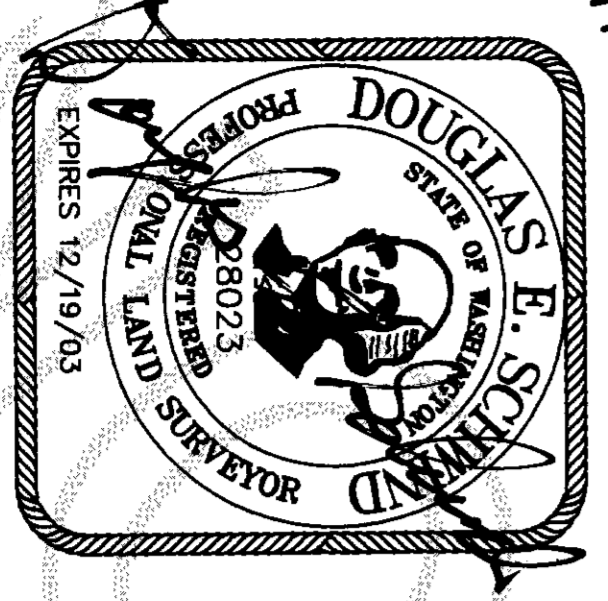
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF Skagit
THIS IS TO CERTIFY THAT ON THIS 5th DAY OF Sept., 2003 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED RICHARD G. NORD, SR., TO ME KNOWN TO BE THE PRESIDENT OF NORD NORTHWEST CORPORATION, WHICH CORPORATION HAS EXECUTED THE FOREGOING INSTRUMENT AND EACH OF THE SAID NAMED OFFICERS ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE CORPORATION OF WHICH HE IS AN OFFICER, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Gail Renouard Gail Renouard
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
Mount Vernon
MY COMMISSION EXPIRES 6-19-07



DEVELOPMENT RIGHTS
THE DECLARANT INTENDS TO RESERVE DEVELOPMENT RIGHTS.



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:
Richard Ward IN SEP 2003
Wayne S. Schwind
CERTIFICATE NO. 28023

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Richard Ward
THIS 12 DAY OF Sept 2003 AT 2:40 AM AND RECORDED
UNDER AUDITOR'S FILE NO. 200309120222 RECORDS OF
SKAGIT COUNTY, WASHINGTON.
Wayne S. Schwind COUNTY AUDITOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THESE PLANS FOR THE RIDGE AT MADDOX CREEK, A CONDOMINIUM, PHASE I ARE BASED ON AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT THE COURSES AND DISTANCES ARE SHOWN ACCURATELY THEREON AND THAT THESE PLANS ACCURATELY DEPICT THE LOCATION AND DIMENSIONS OF THE UNITS AS SUBSTANTIALLY COMPLETE. THESE PLANS ARE PER THE BASIC REQUIREMENTS PURSUANT TO RCW 64.34.232.

Wayne S. Schwind
DOUGLAS E. SCHWIND
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28023

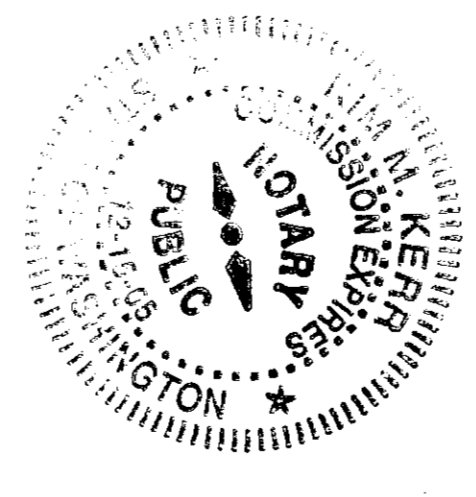
LAND SURVEYOR'S VERIFICATION

STATE OF WASHINGTON
COUNTY OF SKAGIT
DOUGLAS E. SCHWIND, BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT

Wayne S. Schwind
DOUGLAS E. SCHWIND
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 28023

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF Sept., 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED DOUGLAS E. SCHWIND TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

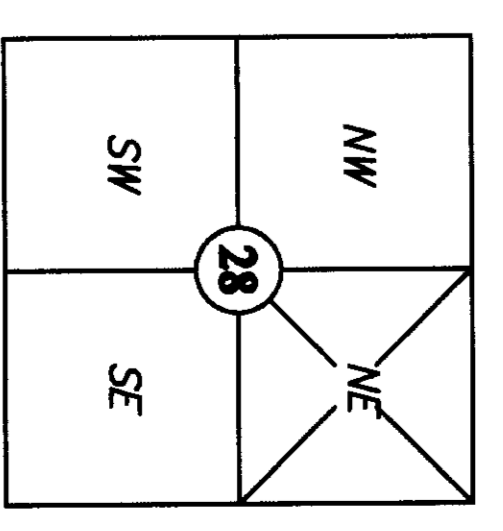
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.
Ken M. Reed
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT
Mount Vernon
MY COMMISSION EXPIRES 12/15/05



LEGAL DESCRIPTION (ALL POSSIBLE PHASES)
LOT B-12, MADDOX CREEK P. U. D., PHASE 3, RECORDED AUGUST 14, 2000, UNDER AUDITOR'S FILE NO 200008140137, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATE IN SKAGIT COUNTY, WASHINGTON
LEGAL DESCRIPTION (PHASE 1)
THAT PORTION OF LOT B-12, MADDOX CREEK P. U. D., PHASE 3, RECORDED AUGUST 14, 2000, UNDER AUDITOR'S FILE NO 200008140137, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT B-12, THENCE N19°14'19"E A DISTANCE OF 230.80 FEET; THENCE S73°30'25"E A DISTANCE OF 160.36 FEET; THENCE S17°04'30"W A DISTANCE OF 104.48 FEET; THENCE N67°30'22"W A DISTANCE OF 24.57 FEET; THENCE S26°21'15"W A DISTANCE OF 139.72 FEET; THENCE N59°34'33"W A DISTANCE OF 31.03 FEET; THENCE N72°32'15"W A DISTANCE OF 91.88 FEET TO THE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON
LEGAL DESCRIPTION (ADDITIONAL PHASES)
ALL THE LAND DESCRIBED ABOVE UNDER "ALL POSSIBLE PHASES" EXCEPT THE LAND DESCRIBED IN THE PHASE CONTAINED HEREIN AND REFERENCED ABOVE AND LESS THE LAND DESCRIBED FOR ALL PREVIOUSLY RECORDED PHASES, IF ANY.



Section 28, T 34 N, R 4 E
Skagit County, Washington



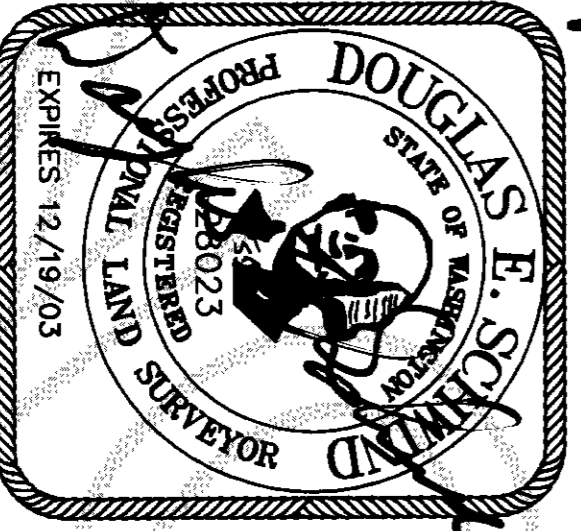
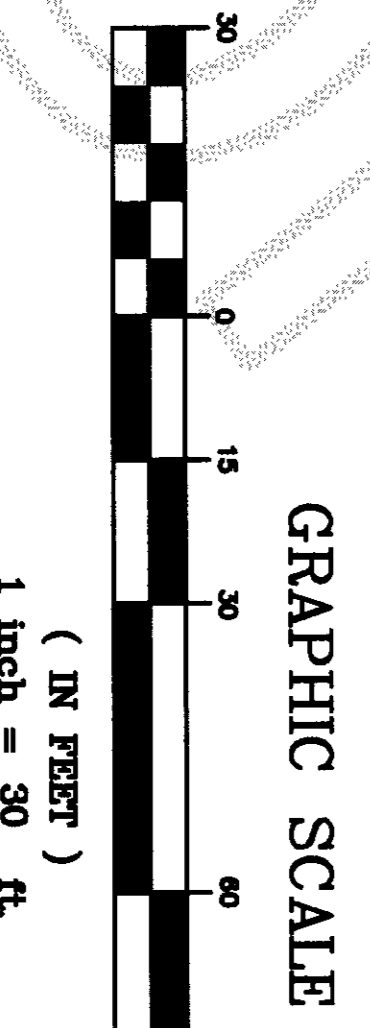
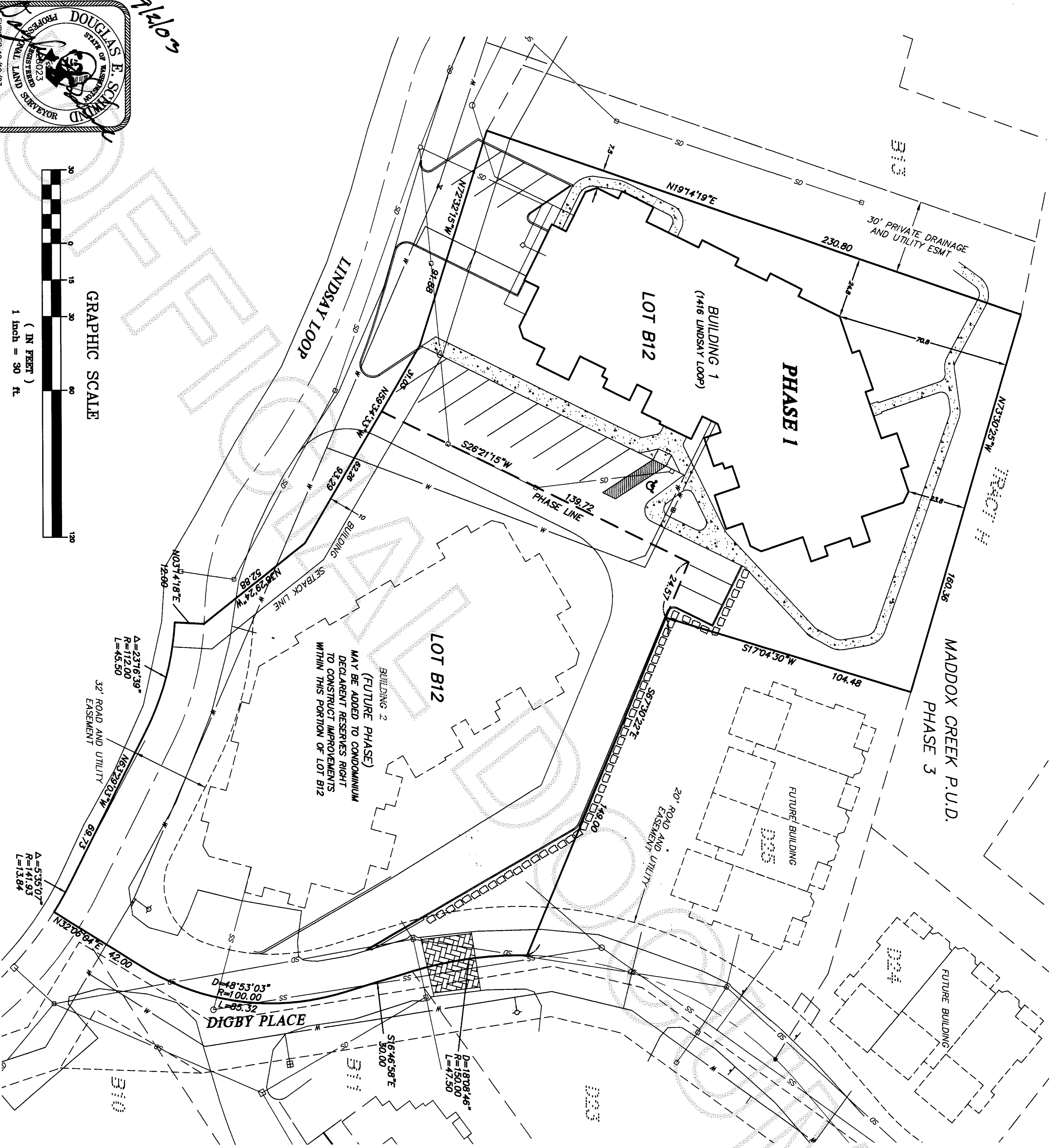
NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS
160 CASCADE PLACE, SUITE 102
BURLINGTON, WASHINGTON 98233
PH: (360) 404-2020 FAX: (360) 404-2021

THE RIDGE AT MADDOX CREEK
A CONDOMINIUM, PHASE I
LOT B12 OF MADDOX CREEK PUD PHASE I
for
NORD NORTHWEST CORP.
N/MT VERNON, WASHINGTON

PROJECT: 02087
DRAWN BY: pm/plj/ssh
CHECKED BY: des
DATE: Aug, 2003
SHEET 1 OF 8

NOTE
 BOUNDARY FROM MADDOX CREEK P.U.D. PHASE 3 AS
 RECORDED UNDER AF NO 200008140137, RECORDS
 OF SKAGIT COUNTY, WASHINGTON
 UTILITIES FROM AS BUILT PLAN PROVIDED BY SEMERAU
 ENGINEERING AND SURVEYING, PLLC
 ALL ROADS, UNASSIGNED PARKING, OPEN SPACES AND
 SIDEWALKS ARE COMMON ELEMENTS (CE)

- LEGEND**
- SD — EXISTING STORM DRAIN
 - — EXISTING STORM CATCH BASIN
 - SS — EXISTING SANITARY SEWER
 - — EXISTING SANITARY MANHOLE
 - W — EXISTING WATERLINE
 - x-x — EXISTING FENCE LINE
 - - - - EXISTING PROPERTY LINE
 - - - - EASEMENT LINE



Phase 1

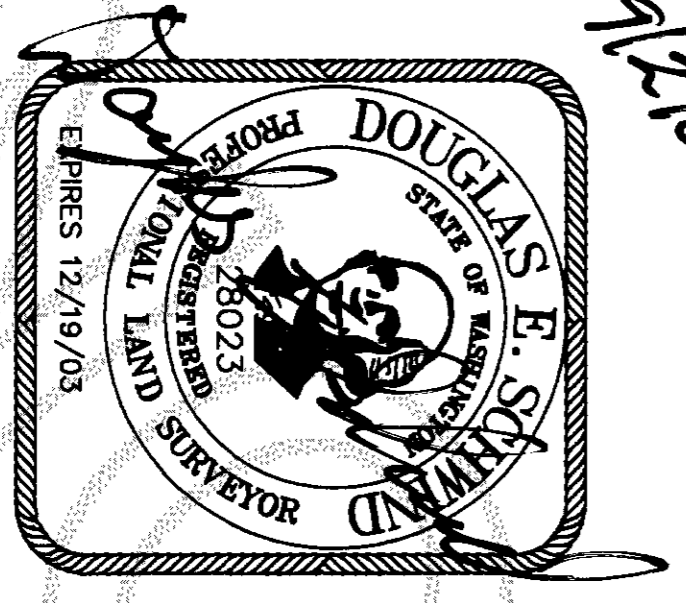
NORTHWEST DATUM & DESIGN
 CIVIL ENGINEERING AND SURVEYING SOLUTIONS

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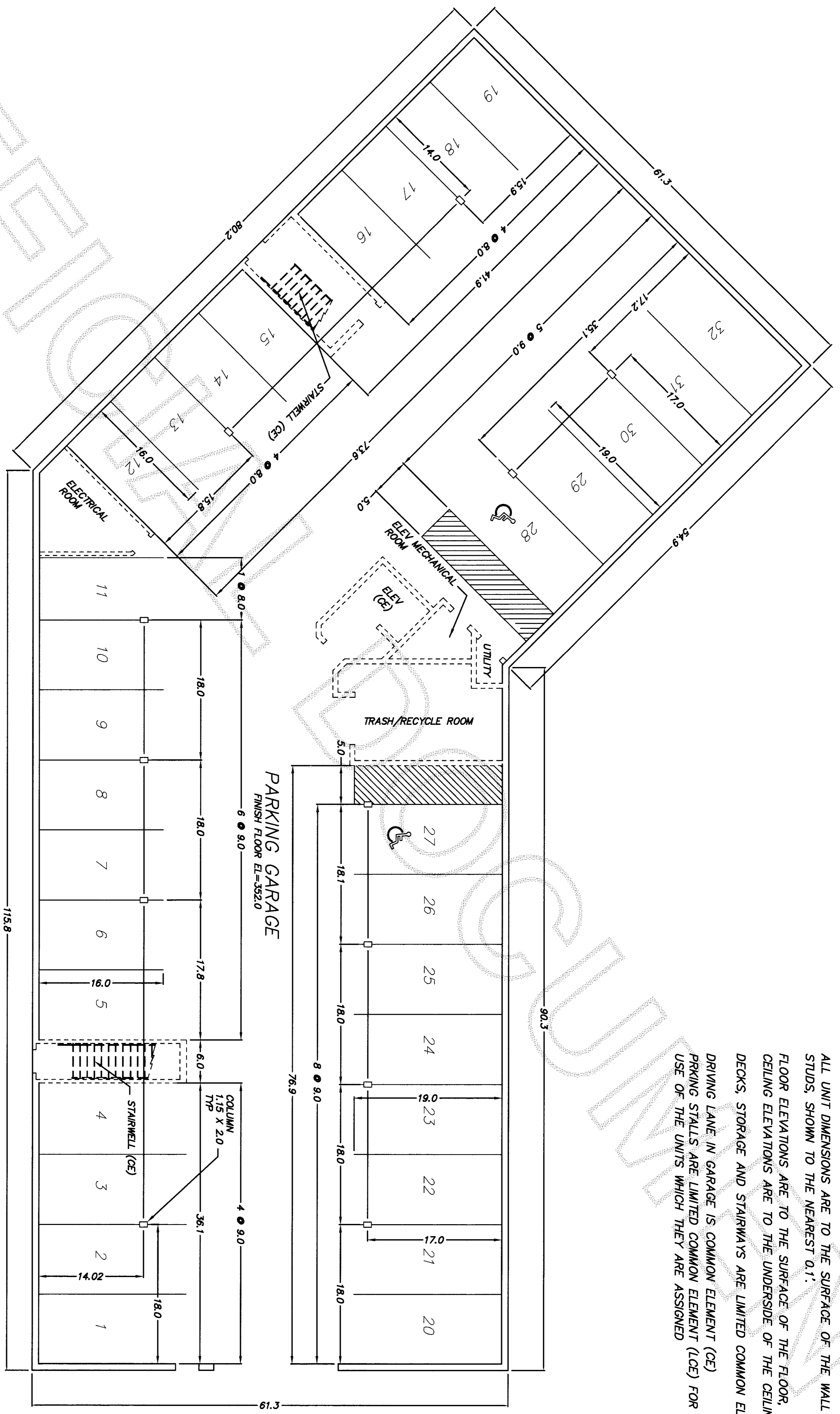
DOUGLAS E. SCHMIDT P.E., P.L.S.

THE RIDGE AT MADDOX CREEK
 A CONDOMINIUM, PHASE 1
 LOT B12 OF MADDOX CREEK PUD PHASE 1
 for
NORD NORTHWEST CORP.
 N.W. VERNOX, WASHINGTON

PROJECT: 02087
 DRAWN BY: pm/jdl/isp
 CHECKED BY: des
 DATE: Aug, 2003
SHEET 2 OF 8

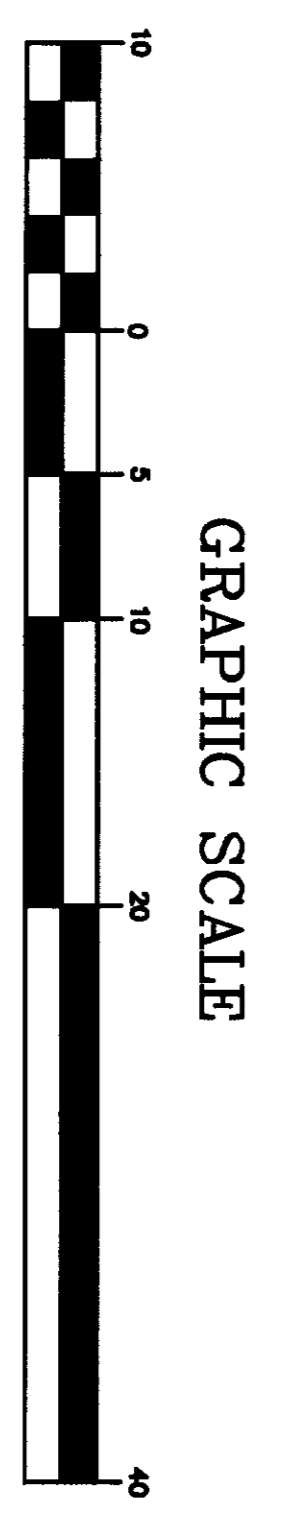


12/19/03



BASEMENT

LCE LIMITED COMMON ELEMENTS
CE COMMON ELEMENTS



NOTES
ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS, SHOWN TO THE NEAREST 0.1'.
FLOOR ELEVATIONS ARE TO THE SURFACE OF THE FLOOR, CEILING ELEVATIONS ARE TO THE UNDERSIDE OF THE CEILING JOISTS.
DECKS, STORAGE AND STAIRWAYS ARE LIMITED COMMON ELEMENTS
DRIVING LANE IN GARAGE IS COMMON ELEMENT (CE)
PARKING STALLS ARE LIMITED COMMON ELEMENT (LCE) FOR THE USE OF THE UNITS WHICH THEY ARE ASSIGNED

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Shagit County Auditor
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NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

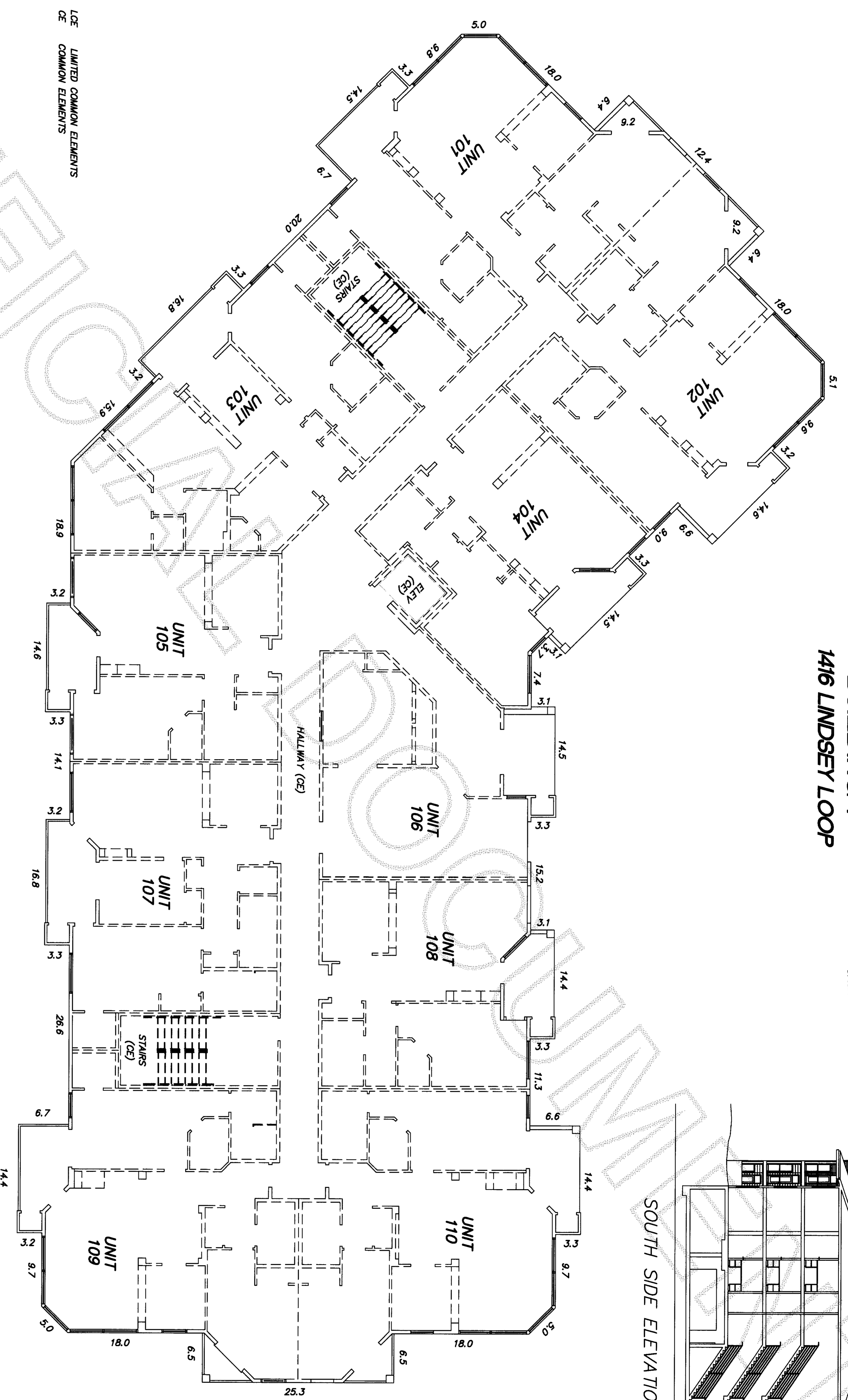
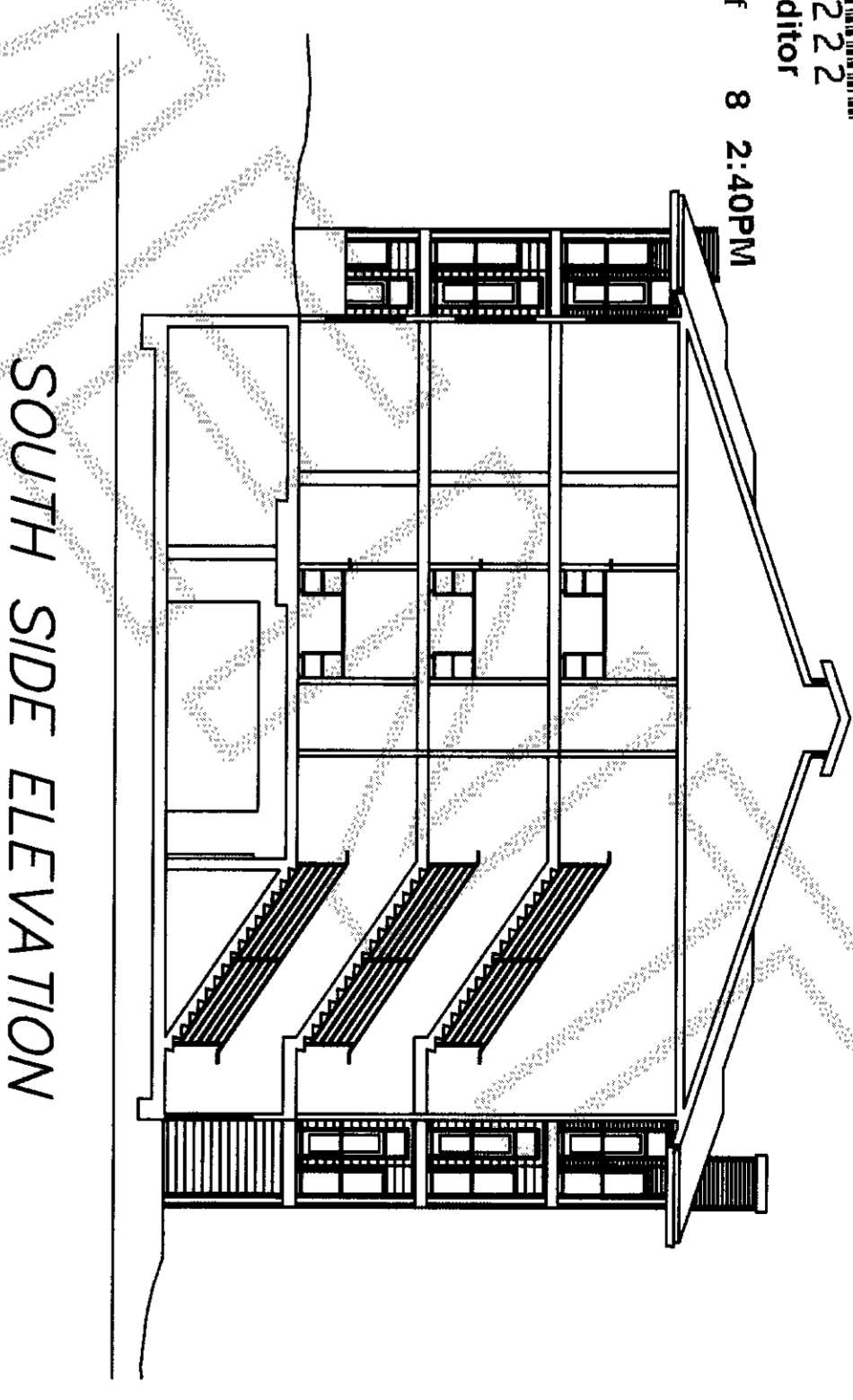
160 CASCADE PLACE, SUITE 102
BURLINGTON, WASHINGTON 98233
PH: (360) 404-2020 FAX: (360) 404-2021

THE RIDGE AT MADDUX CREEK
A CONDOMINIUM, PHASE 1
LOT B12 OF MADDUX CREEK PUD PHASE II
for
NORD NORTHWEST CORP.
N.W.T. VERNON, WASHINGTON

PROJECT: 02087
DRAWN BY: pm/jd/lfb
CHECKED BY: des
DATE: Aug. 2003
SHEET 3 OF 8

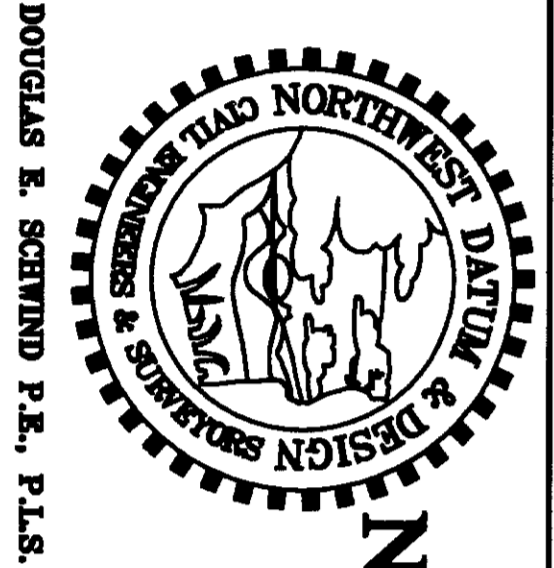
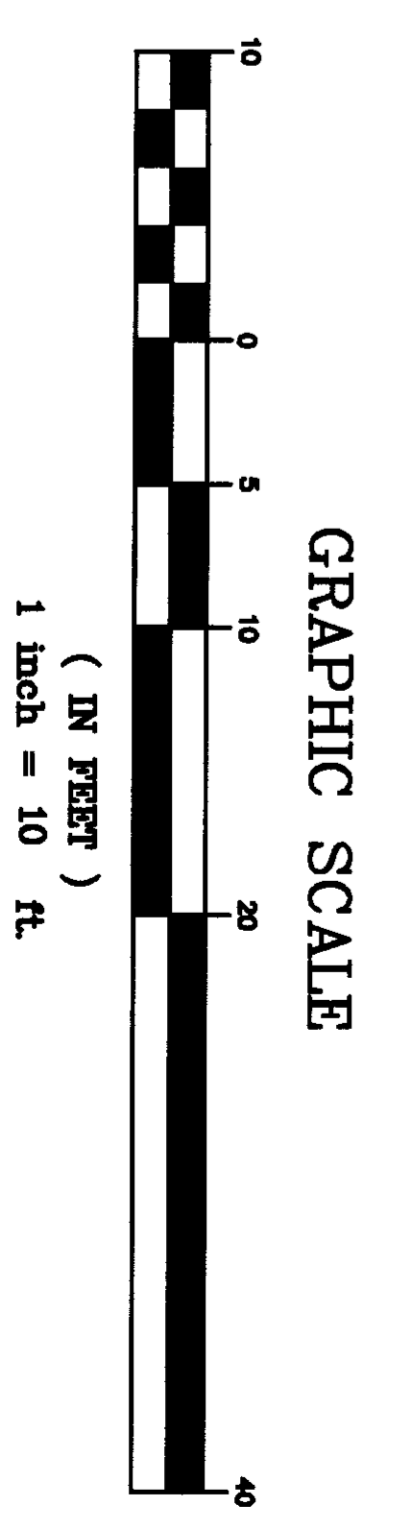
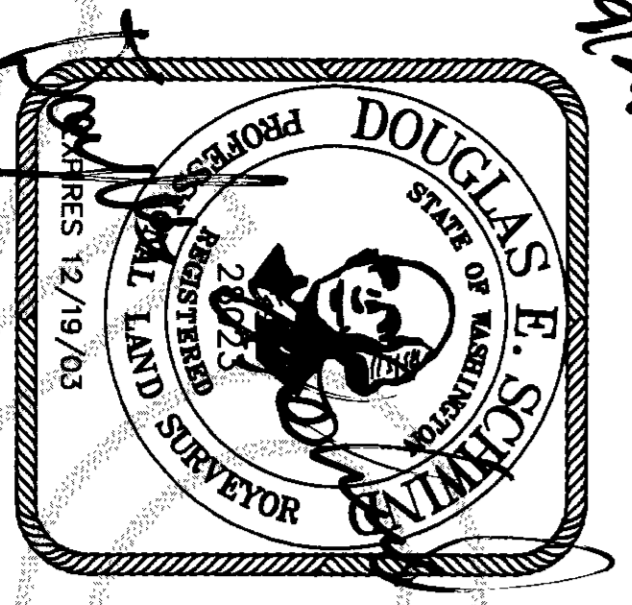
BUILDING 1
1416 LINDSEY LOOP

200309120222
Skagit County Auditor
9/12/2003 Page 4 of 8 2:40PM



FIRST STORY EXTERIOR DIMENSIONS
SEE SHEET 5 FOR INTERIOR DIMENSIONS

NOTES
ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS, SHOWN TO THE NEAREST 0.1'.
FLOOR ELEVATIONS ARE TO THE SURFACE OF THE FLOOR, CEILING ELEVATIONS ARE TO THE UNDERSIDE OF THE CEILING JOISTS.
ELEVATOR, DECKS, STORAGE AND STAIRWAYS ARE LIMITED COMMON ELEMENTS.

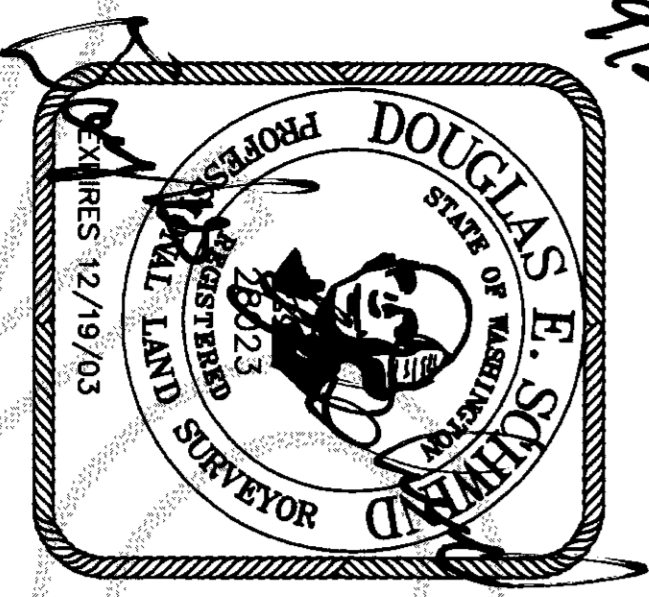


NORTHWEST DATUM & DESIGN
CIVIL ENGINEERING AND SURVEYING SOLUTIONS

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PH: (360) 404-2020 FAX: (360) 404-2021

THE RIDGE AT MADDOX CREEK
A CONDOMINIUM, PHASE 1
LOT B12 OF MADDOX CREEK PUD PHASE I
for
NORD NORTHWEST CORP.
N.W. VENNO, WASHINGTON

PROJECT: 02087
DRAWN BY: pm/jll/lsb
CHECKED BY: des
DATE: Aug, 2003
SHEET 4 OF 8

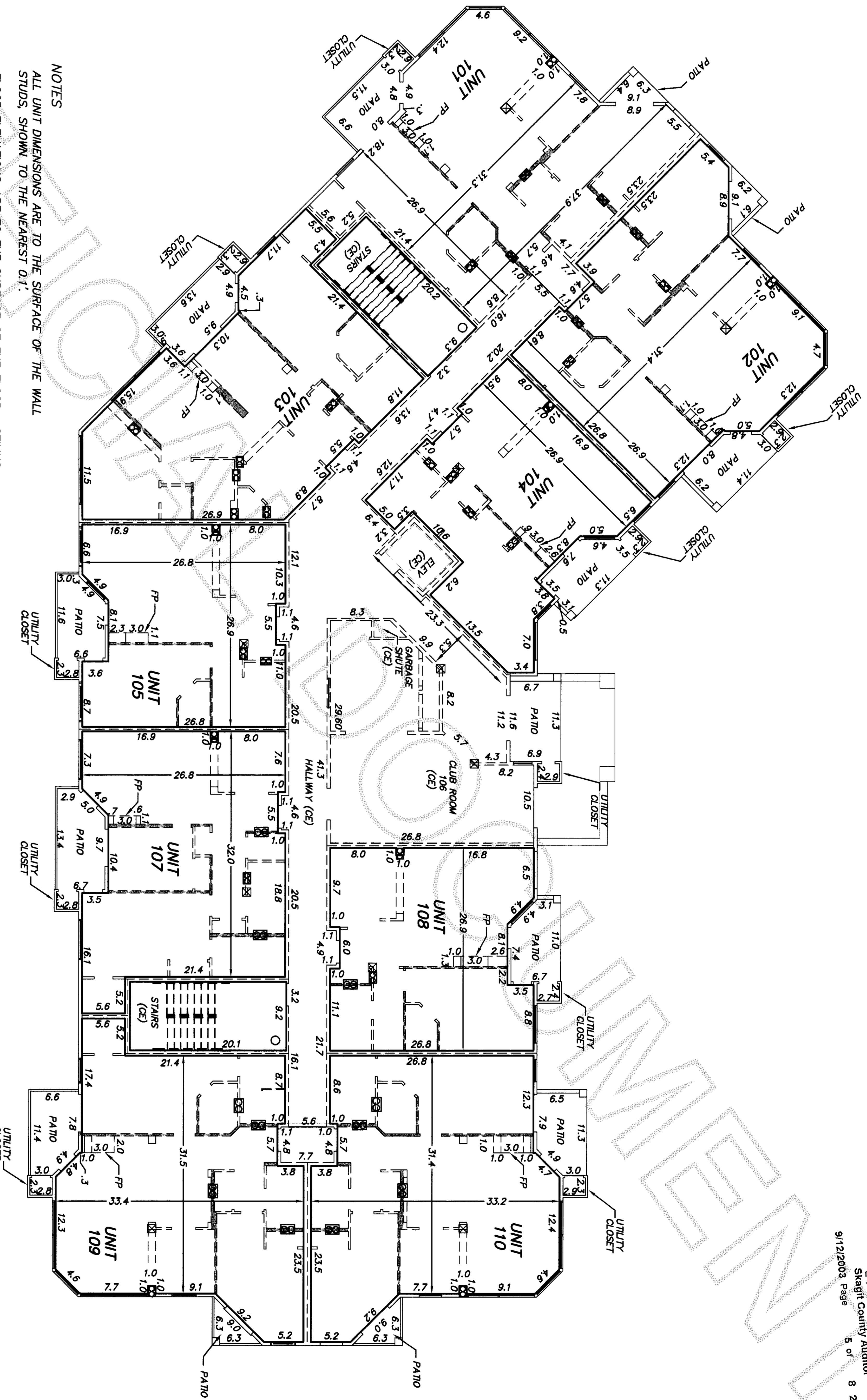


9/2/03

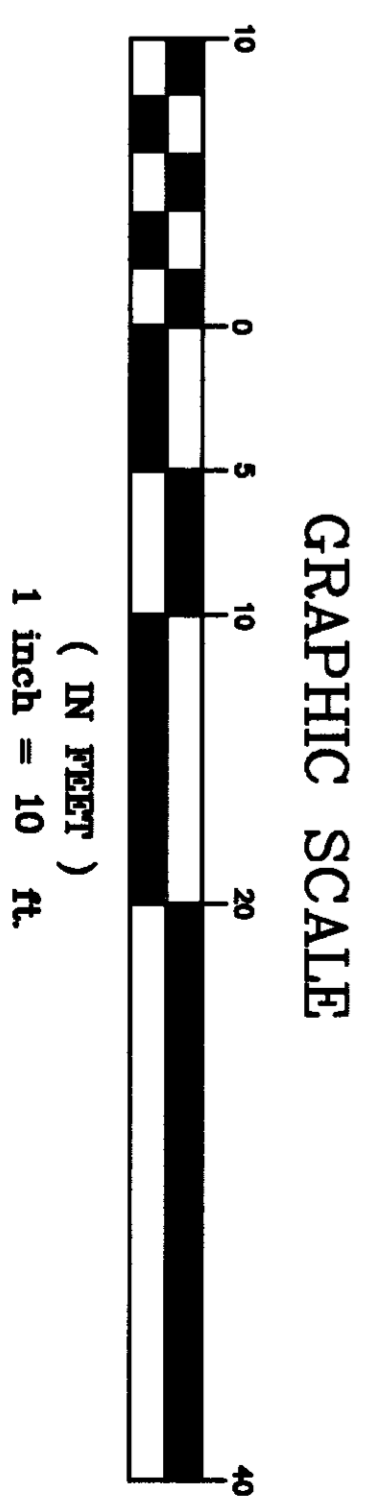
- ☒ INTERIOR BEARING/SHEAR/MECHANICAL WALLS - COMMON ELEMENTS
- ☒ COLUMNS - COMMON ELEMENT
- ☒ UTILITY CHASES - COMMON ELEMENT

NOTES
 ALL UNIT DIMENSIONS ARE TO THE SURFACE OF THE WALL STUDS, SHOWN TO THE NEAREST 0.1';
 FLOOR ELEVATIONS ARE TO THE SURFACE OF THE FLOOR, CEILING ELEVATIONS ARE TO THE UNDERSIDE OF THE CEILING JOISTS.
 DECKS AND STORAGE ARE LIMITED COMMON ELEMENTS.

FIRST STORY INTERIOR DIMENSIONS



LCE UNITED COMMON ELEMENTS
 CE COMMON ELEMENTS

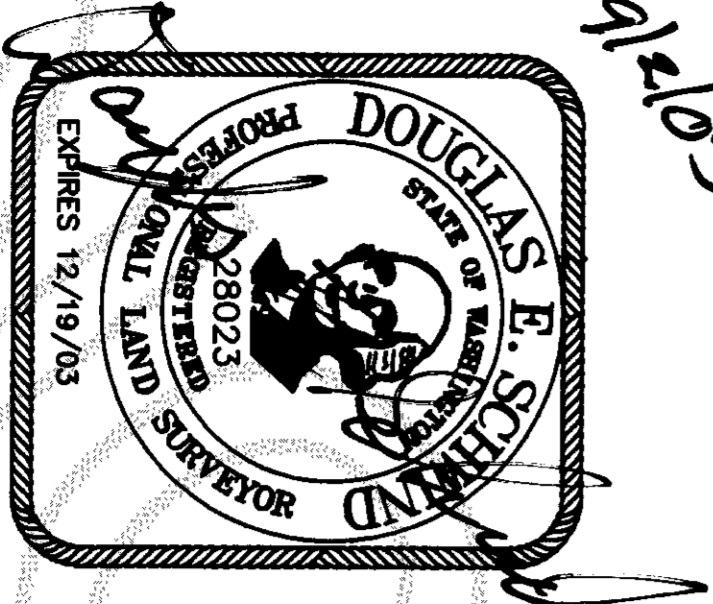


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 CIVIL ENGINEERING AND SURVEYING SOLUTIONS

160 CASCADE PLACE, SUITE 102
 BURLINGTON, WASHINGTON 98233
 PH: (360) 404-2020 FAX: (360) 404-2021

THE RIDGE AT MADDOX CREEK
 A CONDOMINIUM, PHASE I
 LOT B12 OF MADDOX CREEK PUD PHASE II
 for:
NORD NORTHWEST CORP.
 N/MT VERNON WASHINGTON

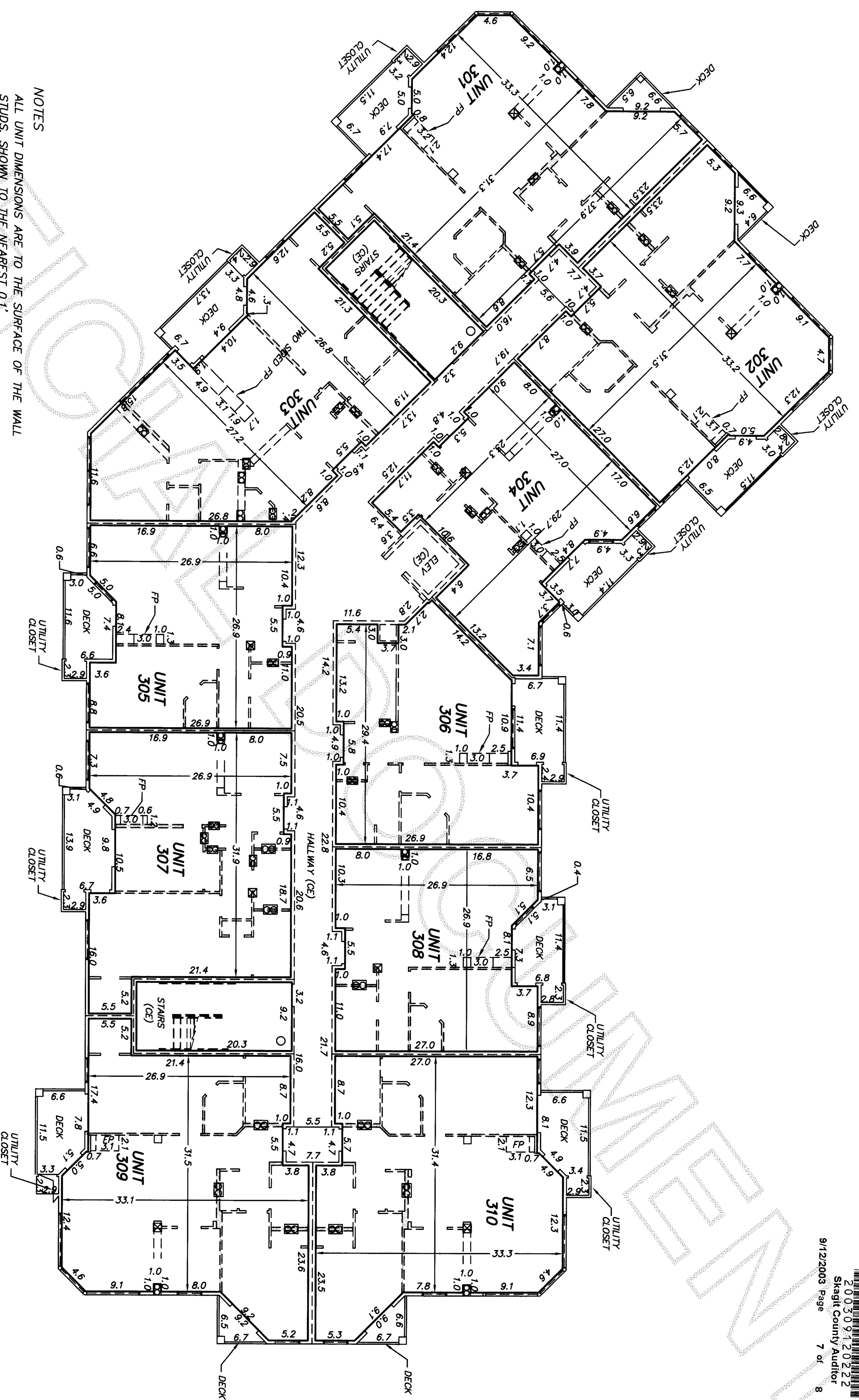
PROJECT: 02087
 DRAWN BY: pm/dj/lsb
 CHECKED BY: des
 DATE: Aug. 2003
SHEET 5 OF 8



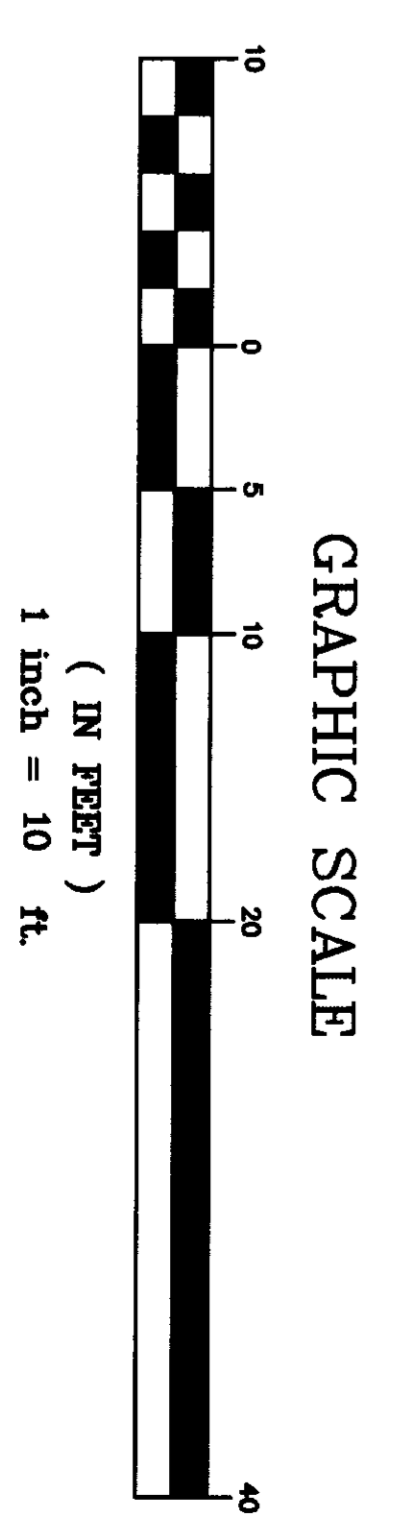
- ☒ COLUMNS - COMMON ELEMENT
- ☒ UTILITY CHASES - COMMON ELEMENT

NOTES
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 FLOOR ELEVATIONS ARE TO THE SURFACE OF THE FLOOR, CEILING ELEVATIONS ARE TO THE UNDERSIDE OF THE CEILING JOISTS.
 DECKS AND STORAGE ARE LIMITED COMMON ELEMENTS.
 INTERIOR BEARING/SHEAR/MECHANICAL WALLS - COMMON ELEMENTS

THIRD STORY INTERIOR DIMENSIONS



LCE LIMITED COMMON ELEMENTS
 CE COMMON ELEMENTS



NORTHWEST DATUM & DESIGN
 CIVIL ENGINEERING AND SURVEYING SOLUTIONS

160 CASCADE PLACE, SUITE 102
 BURLINGTON, WASHINGTON 98253
 PH: (360) 404-2020 FAX: (360) 404-2021

THE RIDGE AT MADDOX CREEK
 A CONDOMINIUM, PHASE I
 LOT B12 OF MADDOX CREEK PUD PHASE III
 for
NORD NORTHWEST CORP.
 N/MT VERNON, WASHINGTON

PROJECT: 02087
 DRAWN BY: pm/jd/bsb
 CHECKED BY: des
 DATE: Aug. 2003
SHEET 7 OF 8

FIRST STORY AREAS

	AREA	FLOOR/CEILING ELEVATION
ALL UNITS		361.6/371.0
UNIT 101	TOTAL 1039.8 SF STORAGE 6.7 SF PATIO 69.6 SF	
UNIT 102	TOTAL 997.3 SF STORAGE 6.7 SF PATIO 65.2 SF	
UNIT 103	TOTAL 976.8 SF STORAGE 6.7 SF PATIO 82.2 SF	
UNIT 104	TOTAL 690.9 SF STORAGE 6.7 SF PATIO 68.8 SF	
UNIT 105	TOTAL 677.8 SF STORAGE 6.4 SF PATIO 69.2 SF	
UNIT 106	CLUB HOUSE (CE)	
UNIT 107	TOTAL 839.6 SF STORAGE 6.4 SF PATIO 82.8 SF	
UNIT 108	TOTAL 676.1 SF STORAGE 6.5 SF PATIO 67.2 SF	
UNIT 109	TOTAL 1031.6 SF STORAGE 6.4 SF PATIO 68.8 SF	
UNIT 110	TOTAL 987.6 SF STORAGE 6.7 SF PATIO 67.5 SF	

SECOND STORY AREAS

	AREA	FLOOR/CEILING ELEVATION
ALL UNITS		372.0/381.0
UNIT 201	TOTAL 1024.6 SF STORAGE 6.4 SF DECK 69.6 SF	
UNIT 202	TOTAL 1003.5 SF STORAGE 6.7 SF DECK 68.9 SF	
UNIT 203	TOTAL 990.2 SF STORAGE 6.7 SF DECK 81.3 SF	
UNIT 204	TOTAL 692.9 SF STORAGE 7.0 SF DECK 69.2 SF	
UNIT 205	TOTAL 680.4 SF STORAGE 7.0 SF DECK 70.4 SF	
UNIT 206	TOTAL 679.0 SF STORAGE 6.7 SF DECK 77.5 SF	
UNIT 207	TOTAL 835.3 SF STORAGE 7.0 SF DECK 86.1 SF	
UNIT 208	TOTAL 682.7 SF STORAGE 6.7 SF DECK 69.7 SF	
UNIT 209	TOTAL 1025.2 SF STORAGE 6.7 SF DECK 70.6 SF	
UNIT 210	TOTAL 984.6 SF STORAGE 6.7 SF DECK 70.4 SF	

THIRD STORY AREAS

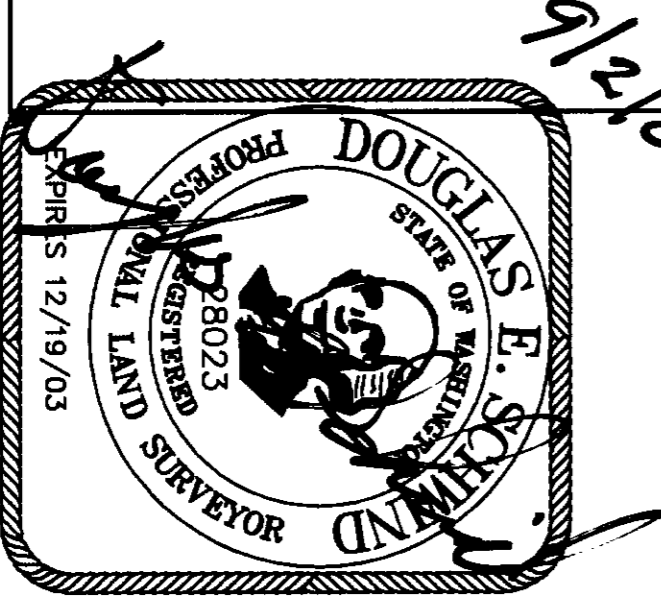
	AREA	FLOOR/CEILING ELEVATION
ALL UNITS		382.2/391.2
UNIT 301	TOTAL 1028.1 SF STORAGE 6.8 SF DECK 70.8 SF	
UNIT 302	TOTAL 996.8 SF STORAGE 6.7 SF DECK 68.6 SF	
UNIT 303	TOTAL 984.4 SF STORAGE 7.0 SF DECK 84.5 SF	
UNIT 304	TOTAL 687.5 SF STORAGE 6.7 SF DECK 68.2 SF	
UNIT 305	TOTAL 682.6 SF STORAGE 6.7 SF DECK 69.0 SF	
UNIT 306	TOTAL 673.8 SF STORAGE 7.0 SF DECK 77.5 SF	
UNIT 307	TOTAL 839.7 SF STORAGE 6.7 SF DECK 85.8 SF	
UNIT 308	TOTAL 680.3 SF STORAGE 6.4 SF DECK 70.0 SF	
UNIT 309	TOTAL 1025.9 SF STORAGE 6.7 SF DECK 69.8 SF	
UNIT 310	TOTAL 1000.1 SF STORAGE 6.7 SF DECK 70.5 SF	



NORTHWEST DATUM & DESIGN
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PH: (360) 404-2020 FAX: (360) 404-2021

THE RIDGE AT MADDOX CREEK
A CONDOMINIUM, PHASE 1
LOT B12 OF MADDOX CREEK PUD PHASE II
for:
NORD NORTHWEST CORP.
N/MT VERNON WASHINGTON



PROJECT: 02087
DRAWN BY: pm/plj/lsh
CHECKED BY: des
DATE: Aug. 2003
SHEET 8 OF 8