

SURVEY DESCRIPTION

PARCEL A:
THE NORTH HALF OF THE WEST HALF OF THE SOUTH 300 FEET, LYING WEST OF RAILWAY RIGHT-OF-WAY, IN TRACT 72, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:
THE WEST HALF OF THE SOUTH HALF OF THAT PART OF THE SOUTH 300 FEET OF TRACT 72, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, LYING WEST OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 72 MIDWAY BETWEEN THE SOUTHWEST CORNER OF SAID LOT 72 AND ITS INTERSECTION WITH THE WEST LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY;
THENCE NORTH 300 FEET; THENCE WEST TO THE WEST LINE OF SAID LOT 72;
THENCE SOUTH ALONG THE WEST LINE OF LOT 72 TO THE SOUTHWEST CORNER OF SAID LOT 72;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 72 TO THE POINT OF BEGINNING.

PARCEL C:

THE EAST HALF OF THE SOUTH HALF OF THAT PART OF THE SOUTH 300 FEET OF TRACT 72, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 72 MIDWAY BETWEEN THE SOUTHWEST CORNER OF SAID LOT 72 AND ITS INTERSECTION WITH THE WEST LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY;
THENCE NORTH 300 FEET;
THENCE WEST TO THE WEST LINE OF SAID LOT 72;
THENCE SOUTH ALONG THE WEST LINE OF LOT 72 TO THE SOUTHWEST CORNER OF SAID LOT 72;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 72 TO THE POINT OF BEGINNING.

PARCEL D:

THAT PART OF THE SOUTH 300 FEET OF LOT 72, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 72 AT ITS INTERSECTION WITH THE WEST LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY;
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 72 AT A POINT MIDWAY BETWEEN THE SOUTHWEST CORNER THEREOF AND THE POINT OF BEGINNING;
THENCE NORTH 150 FEET TO THE TRUE POINT OF BEGINNING;
THENCE EAST TO THE WEST LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY;
THENCE SOUTH ALONG THE WEST LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY TO A POINT EAST OF THE TRUE POINT OF BEGINNING;
THENCE WEST TO THE TRUE POINT OF BEGINNING.

PARCEL E:

THAT PORTION OF TRACT 72, PLAT OF BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF RAILWAY RIGHT-OF-WAY, LYING SOUTH OF THE SOUTH LINE OF THE NORTH HALF AND LYING NORTH OF THE NORTH LINE OF THE SOUTH 300 FEET THEREOF ACQUIRED IN SKAGIT COUNTY WASHINGTON SUPERIOR COURT CAUSE NO. 05-2-01745-0.

DECLARATION REFERENCE

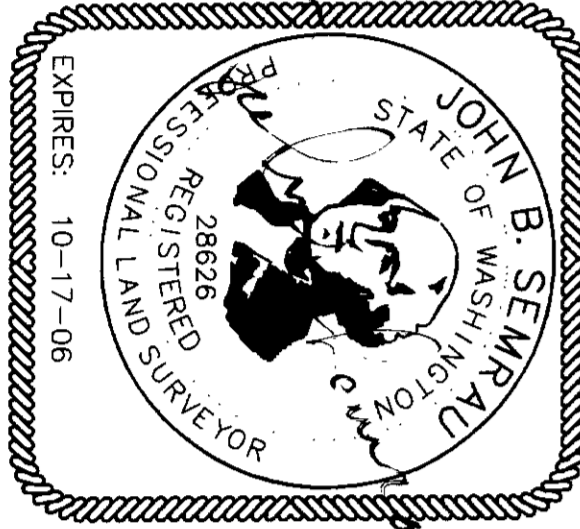
THE CONDOMINIUM DECLARATION PREPARED UNDER THE WASHINGTON CONDOMINIUM ACT FOR THE CONDOMINIUM TO WHICH THIS SURVEY AND SET OF PLANS REFER, WAS RECORDED WITH THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, ON 08/05/2006.
AT AUDITOR'S FILE NO. 200610030110 RECORDS OF SKAGIT COUNTY, WASHINGTON.

LAND SURVEYOR'S CERTIFICATE

I HEREBY DECLARE THAT THIS SURVEY MAP AND PLANS ARE BASED UPON AN ACTUAL SURVEY OF THE DESCRIBED PROPERTY THAT THE COURSES AND DISTANCES SHOWN ARE CORRECT, AND THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT IS SHOWN, STATED OR IS SUPPLIED HEREIN. I FURTHER CERTIFY THAT THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS IN THIS CONDOMINIUM ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THE PLANS CONTAINED HEREIN.

DATE: 7.28.06
JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, PLLC.
2118 RIVERSIDE DRIVE, SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

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**CASCADE COMMONS
A CONDOMINIUM
SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 1 OF 5**

NOTES:

- 1. INDICATES REBAR SET AT CORNER AND CAPPED WITH YELLOW CAP INSCRIBED SEMRAU 28626
- 2. SURVEY DESCRIPTION, EXCEPTIONS, REFERENCE INSTRUMENTS AND MAPS ARE FROM THE RECORDS OF SKAGIT COUNTY, WASHINGTON, AND FROM CHICAGO TITLE COMPANY SECOND AMENDED SUBDIVISION GUARANTEE, ORDER NO. C35103 DATED SEPTEMBER 14, 2006.
- 3. BASIS OF BEARINGS: ASSUMED - MONUMENTS IN SOUTH SPRUCE STREET FROM GILKEY ROAD TO EAST RIO VISTA, N 01°06'33" E
- 4. ALL DISTANCES ARE SHOWN IN FEET.
- 5. THIS SITE IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS OF CITY OF BURLINGTON ORDINANCE 1571, MAY 12, 2005. SITE IS ALSO SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE DOCUMENTS MENTIONED IN TITLE REPORT REFERENCED IN NOTE 2 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS
- 6. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER, TRIMBLE DI NI DIGITAL LEVEL
- 7. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- 8. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER WAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS TOPOGRAPHIC SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- 9. THE LOCATIONS OF SOME OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, SURVEYOR OR THEIR REPRESENTATIVE. (SEE UTILITY NOTE)
- 10. THIS PROPERTY IS LOCATED IN FLOOD ZONE B, FLOOD INSURANCE RATE MAP FOR THE CITY OF BURLINGTON, WASHINGTON, SKAGIT COUNTY, COMMUNITY-PANEL NUMBER 530153 0001 B, EFFECTIVE DATE: JANUARY 3, 1985. THE A LETTER OF MAP AMENDMENT WAS APPROVED ON SEPTEMBER 29, 2005 FOR ALL OF PARCELS A THROUGH D.
- 11. DATUM: CITY OF BURLINGTON NGVD 29
- 12. ALL UNITS INCLUDE THE EXISTING BUILDING, OR BUILDING TO BE BUILT, AS REFERENCED IN THE DECLARATION, TOGETHER WITH THE SURROUNDING LAND SHOWN HEREON. THE VERTICAL LIMITS OF EACH UNIT EXTEND FROM AN ELEVATION OF 30 FEET NGVD 29 (MEAN SEA LEVEL), UP TO AN ELEVATION OF 100 FEET, NGVD 29.
- 13. APPROXIMATE UTILITY LOCATIONS ARE SHOWN ON SHEET 4.

EASEMENTS

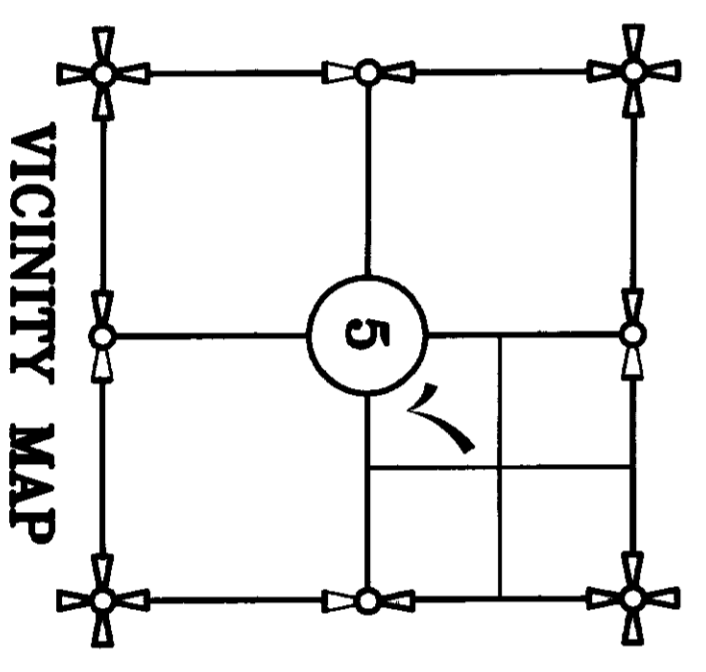
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, ROBERT SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AND CUBICAST CABLEVISION OF WASHINGTON, INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND FROM THE EXTERIOR FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AS SHOWN HEREON AND OTHER UTILITY EASEMENTS SHOWN ON THE FACE OF THE PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES, AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OF OTHER PROPERTIES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTOR SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

STORM WATER QUALITY

A PRIVATE DRAINAGE EASEMENT IS RESERVED HEREON FOR THE PURPOSE TO LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN A PRIVATE DETENTION, INFILTRATION AND WATER QUALITY TREATMENT SYSTEM TO SERVE THIS SITE. COST TO OPERATE, MAINTAIN UPGRADE AND REPLACE SHALL BE SHARED BY ALL OWNERS. CITY OF BURLINGTON SHALL HAVE THE RIGHT TO OBSERVE AND MAINTAIN THE SYSTEM AND CHARGE ALL COST TO OWNERS OR HOMEOWNERS ASSOCIATION.

UTILITY NOTE

ALL OF THE UNDERGROUND UTILITY COMPANIES HAVE PROVIDED UTILITY INFORMATION, IF AVAILABLE. NONE OF THESE COMPANIES GUARANTEE THEIR RECORDS FREE OF ERRORS AND/OR OMISSIONS. THEREFORE WE MOST RESERVE THE SAME LIMITATIONS. IT IS THEREFORE NECESSARY FOR ANY CONTRACTORS OR DESIGNER TO ASCERTAIN THE LOCATION, SIZE AND DEPTH OF INTERESTED UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION OR DESIGN. ANY NOTED DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION TO ALL INTERESTED PARTIES.



AUDITOR'S CERTIFICATE

2006100301109
Skagit County Auditor
10/3/2006 Page 1 of 4 12:52PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.
Skagit County Auditor
Norma Blummett
Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN THE FEE SIMPLE, OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER, OF THE LAND HEREBY PLATED DO HEREBY DECLARE AND DEDICATE TO THE USE OF PUBLIC FOREVER, TRACT "X", SHOWN HEREON, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES.

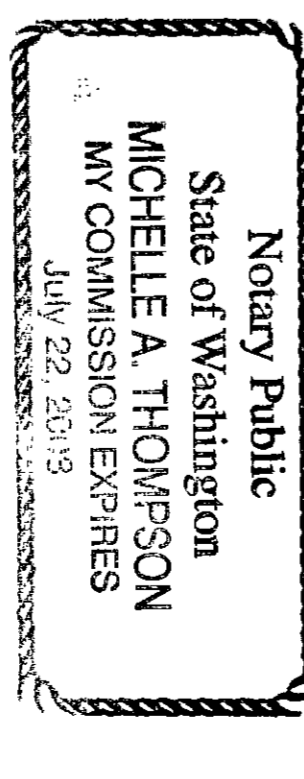
WE THE UNDERSIGNED OWNER (S) IN FEE SIMPLE, ("DECLARANT"), HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR CONDOMINIUM PURPOSES. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESTRICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HERewith. THIS DECLARATION IS NOT FOR ANY OTHER USE THAN TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT FOR A SURVEY AND PLANS AND TO SUBMIT THE DECLARATION HEREIN DESCRIBED TO THE PROVISIONS OF THE ACT AS PROVIDED IN THE DECLARATION. WE FURTHER CERTIFY ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

DECLARANT: HOMESTAR NORTHWEST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
James A. Wynstra
James A. Wynstra AS PRESIDENT, HOMESTAR NORTHWEST, INC., MEMBER
DECLARANT: FRONTIER BANK
Dwight L. Jepson

ACKNOWLEDGMENT FOR DECLARANT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James A. Wynstra COUNTY OF Whatcom

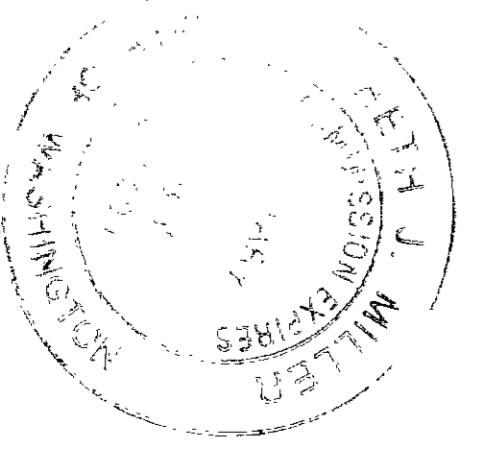
SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/HEY) (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President of Homestar Northwest, Inc., Member of Homestar Northwest, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED October 2, 2006
SIGNATURE Michelle A. Thompson
TITLE Planner
MY APPOINTMENT EXPIRES July 22, 2008



ACKNOWLEDGMENT FOR DECLARANT

STATE OF WASHINGTON
COUNTY OF Whatcom
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Dwight L. Jepson (WAS/ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President

OF FRONTIER BANK, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATED 10-3-2006
SIGNATURE Patricia M. Miller
TITLE Loan Support Officer
MY APPOINTMENT EXPIRES 10-7-2007



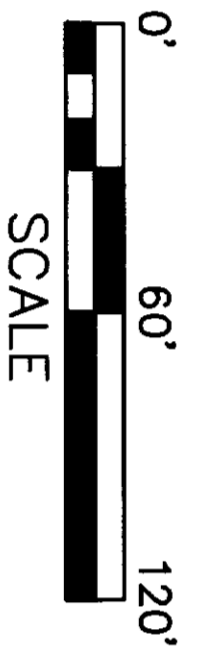
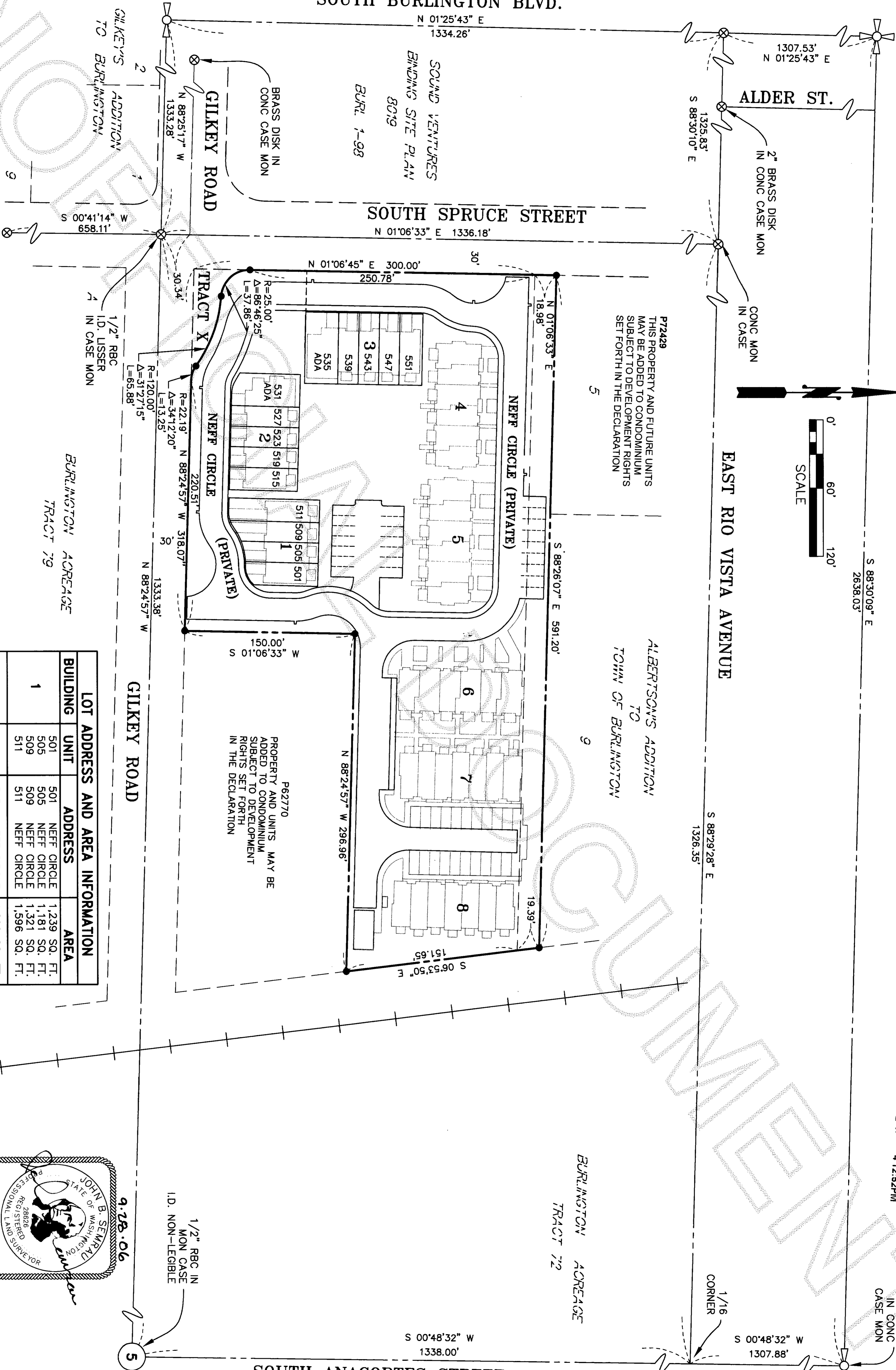
SOUTH BURLINGTON BLVD.

ALDER ST.

SOUTH SPRUCE STREET

EAST RIO VISTA AVENUE

SOUTH ANACORTES STREET



P72429
THIS PROPERTY AND FUTURE UNITS
MAY BE ADDED TO CONDOMINIUM
SUBJECT TO DEVELOPMENT RIGHTS
SET FORTH IN THE DECLARATION

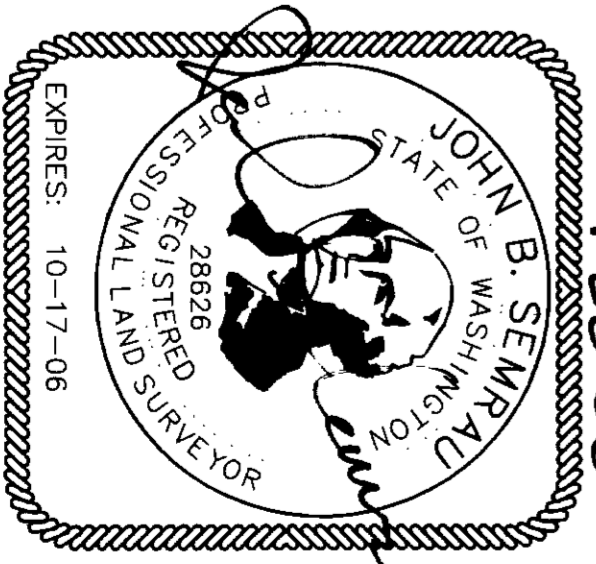
ALBERTSON'S ADDITION
TO
TOWN OF BURLINGTON

P62770
PROPERTY AND UNITS MAY BE
ADDED TO CONDOMINIUM
SUBJECT TO DEVELOPMENT
RIGHTS SET FORTH
IN THE DECLARATION

BURLINGTON ACREAGE
TRACT 79

BURLINGTON ACREAGE
TRACT 72

BUILDING	UNIT	ADDRESS	AREA
1	501	NEFF CIRCLE	1,239 SQ. FT.
	505	NEFF CIRCLE	1,181 SQ. FT.
	509	NEFF CIRCLE	1,321 SQ. FT.
	511	NEFF CIRCLE	1,596 SQ. FT.
	515	NEFF CIRCLE	1,200 SQ. FT.
2	519	NEFF CIRCLE	1,080 SQ. FT.
	523	NEFF CIRCLE	1,080 SQ. FT.
	527	NEFF CIRCLE	1,080 SQ. FT.
	531	NEFF CIRCLE	1,696 SQ. FT.
	535	NEFF CIRCLE	1,837 SQ. FT.
3	539	NEFF CIRCLE	1,132 SQ. FT.
	543	NEFF CIRCLE	1,132 SQ. FT.
	547	NEFF CIRCLE	1,132 SQ. FT.
	551	NEFF CIRCLE	1,270 SQ. FT.
	551	NEFF CIRCLE	1,270 SQ. FT.



CASCADE COMMONS
A CONDOMINIUM
SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 2 OF 4

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CASCADE COMMONS

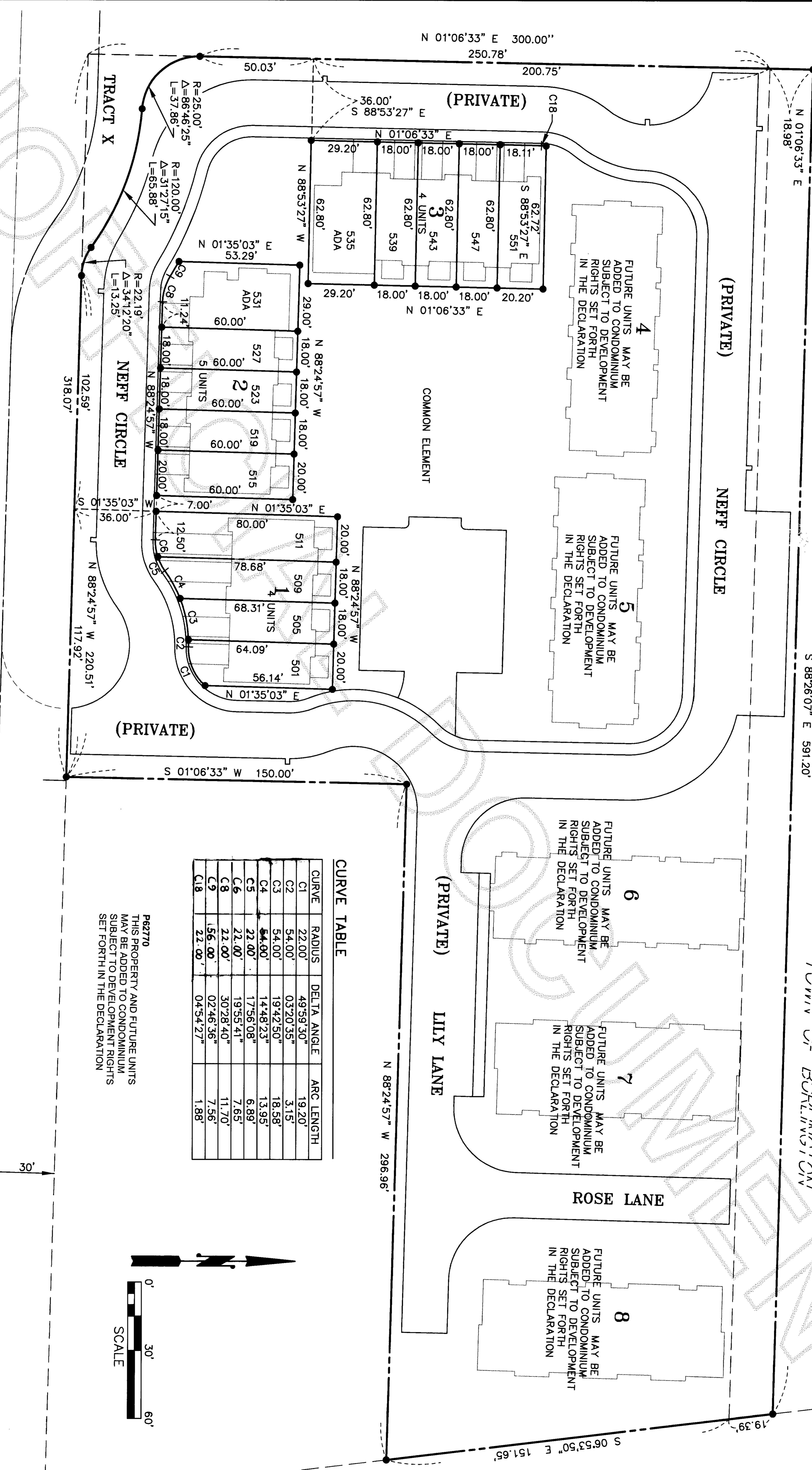
A CONDOMINIUM

SECTION 5, T. 34 N., R. 4 E., W.M.
 BURLINGTON, WASHINGTON
 SHEET 3 OF 4

ALBERTSON'S ADDITION
 TO
 TOWN OF BURLINGTON

P72429
 THIS PROPERTY AND FUTURE UNITS
 MAY BE ADDED TO CONDOMINIUM
 SUBJECT TO DEVELOPMENT RIGHTS
 SET FORTH IN THE DECLARATION

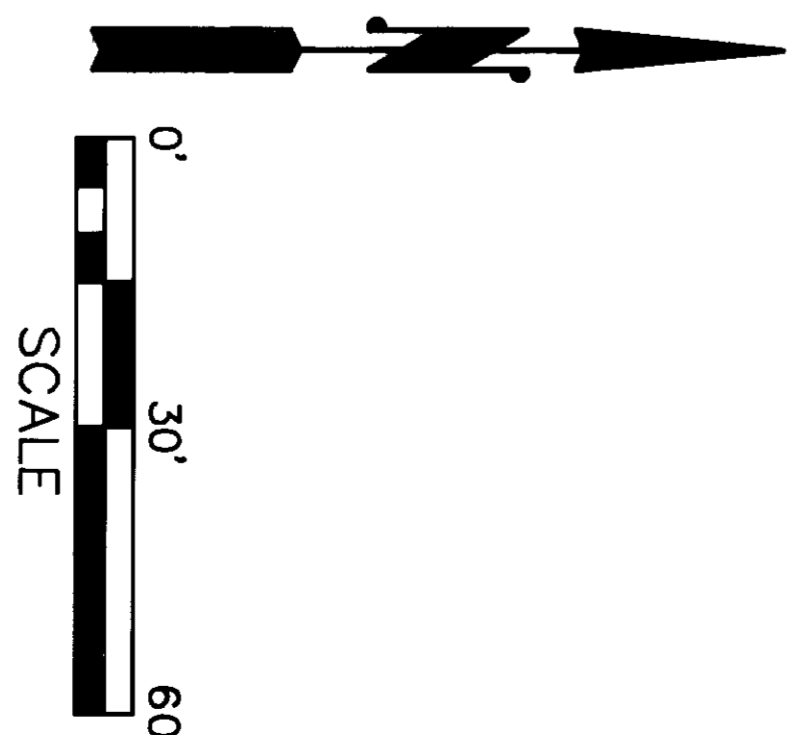
2006100307109
 Skagit County Auditor
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CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	22.00'	49°59'30"	19.20'
C2	54.00'	03°20'35"	3.15'
C3	54.00'	19°42'50"	18.58'
C4	54.00'	14°48'23"	13.95'
C5	22.00'	17°56'08"	6.89'
C6	22.00'	19°55'41"	7.65'
C8	22.00'	30°28'40"	11.70'
C9	56.00'	02°46'36"	7.56'
C18	22.00'	04°54'27"	1.88'

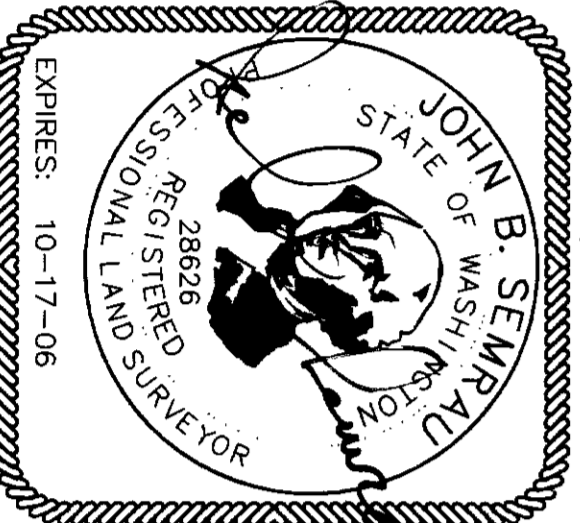
P62770
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GILKEY ROAD



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9.28.06

CASCADE COMMONS A CONDOMINIUM
 SHEET 3 OF 4

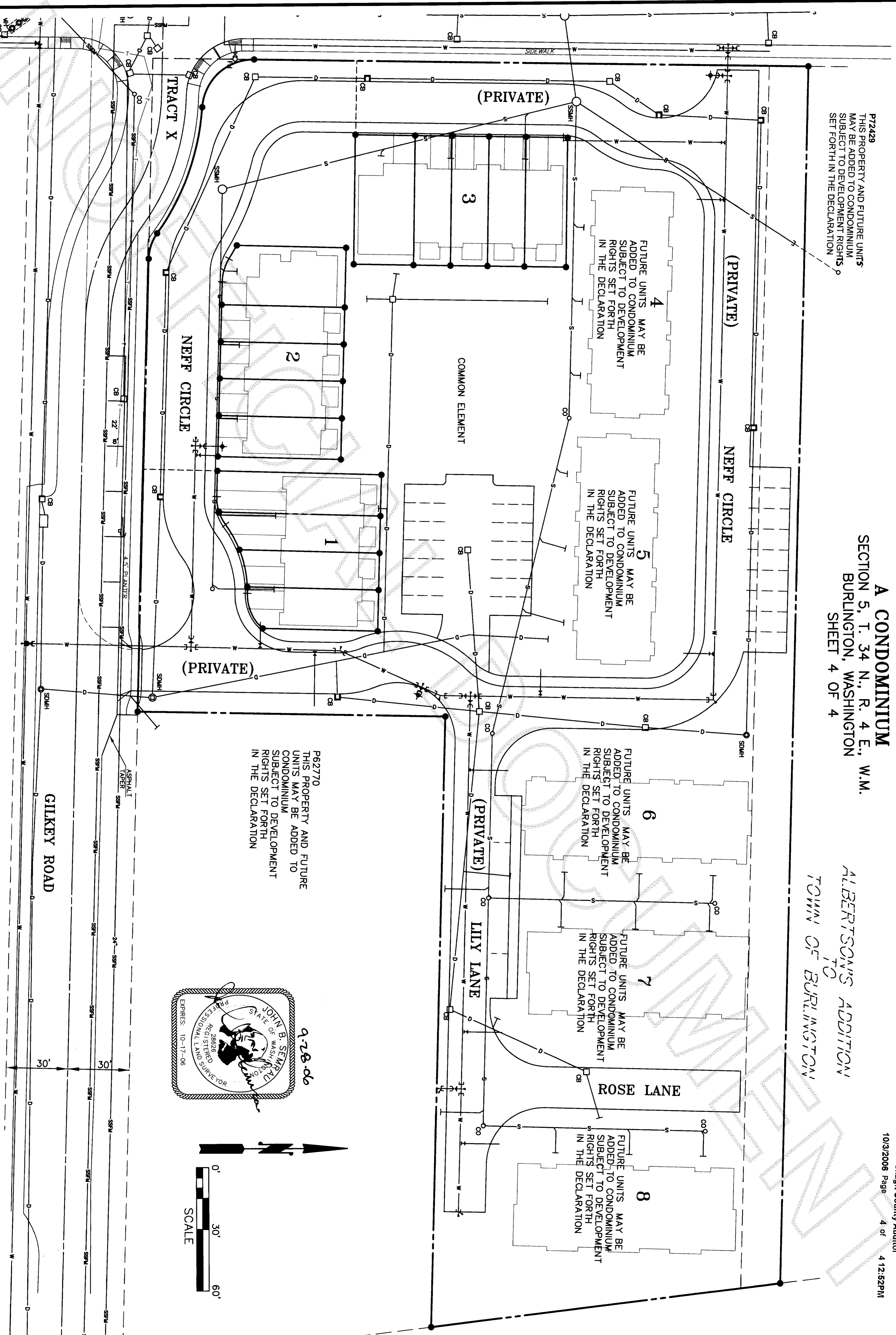
CASCADE COMMONS

A CONDOMINIUM
SECTION 5, T. 34 N., R. 4 E., W.M.
BURLINGTON, WASHINGTON
SHEET 4 OF 4

ALBERTSON'S ADDITION
TO
TOWN OF BURLINGTON

P72429
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Sagit County Auditor
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P62770
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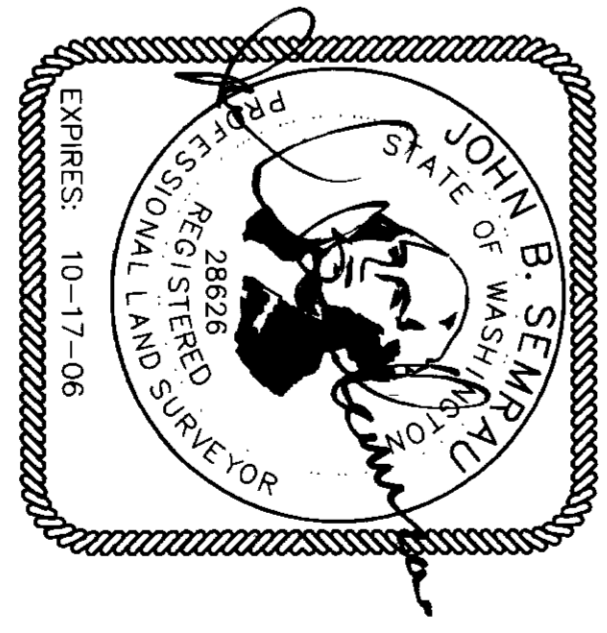
FUTURE UNITS MAY BE
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