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Skagit County Auditor  
11/14/2017 Page

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1 of 7 3:53PM

**RETURN ADDRESS:**

Galvin Realty Law Group, P.S.  
Attn: Michelle Straub  
6100 – 219<sup>th</sup> Street S.W., Suite 560  
Mountlake Terrace, WA 98043

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**COVER SHEET**

**Document Title(s)(or transactions contained herein):**

Amendment to Declaration for Fidalgo Business Park, a Condominium

**Reference Number(s) of Documents Assigned or Released:**

Auditor's Recording Number 200910080142 (Declaration); Auditor's Recording Number 200910080141 (Survey Map & Plans); Auditor's Recording Number 201403270113 (Amendment to Declaration); Auditor's Recording Number 201403270114 (Survey Map & Plans); Auditor's Recording Number 201502200083 (Amendment to Declaration); Auditor's Recording Number 201502200082 (Survey Map & Plans); Auditor's Recording Number 201603230071 (Amendment to Declaration); Auditor's Recording Number 201603230072 (Survey Map & Plans)

**Grantor(s):**

Fidalgo Storage, LLC

**Grantec(s):**

N/A

**Legal Description (abbreviated e.g. lot, block, plat, section, township, range):**

Building 2, Fidalgo Business Park Condo

**Assessor's Property Tax Parcel/Account No.:**

P19739

**ORIGINAL**

**AMENDMENT TO DECLARATION FOR  
FIDALGO BUSINESS PARK, A CONDOMINIUM**

COMES NOW the Declarant of Fidalgo Business Park Condominium, FIDALGO STORAGE, LLC, a Washington limited liability company, on this 9<sup>th</sup> day of November, 2017 to establish a subsequent phase of the Condominium and also to reallocate the Unit Owners' interests and hereby amends the Declaration of Fidalgo Business Park, a Condominium ("Declaration") in accordance with Section 21.1 of the Declaration as follows:

1. ESTABLISHMENT OF SUBSEQUENT PHASE.

Pursuant to Section 23.2.2(b) of the Declaration, the subsequent phase following Phase 1 ("Phase 2"), including the Phase 2 land, and all Units, Buildings and other improvements thereon is hereby established as a Condominium under the Washington Condominium Act ("Act"). From and after the recording of this Amendment to Declaration ("Amendment"), all of the land within Phase 1 and within Phase 2 (as depicted on the Amended Survey, recorded simultaneously with this Amendment), together with all Units, Buildings and other improvements constructed thereon, shall constitute a single Condominium pursuant to the Act and the provisions of the Declaration. Accordingly, Exhibit C to the Declaration is hereby amended to include the following:

**EXHIBIT "C" TO DECLARATION**

UNIT NO.	LOCATION	DECLARED VALUE	NO. OF PARKING SPACES	SQ. FT OF UNITS
101	Building 2	N/A	1	1,200
102	Building 2	N/A	1	1,200
103	Building 2	N/A	1	1,200
104	Building 2	N/A	1	1,200
105	Building 2	N/A	1	1,200
106	Building 2	N/A	1	1,200
107	Building 2	N/A	1	1,200
108	Building 2	N/A	1	1,200
109	Building 2	N/A	1	1,200
110	Building 2	N/A	1	1,200
111	Building 2	N/A	1	1,200
112	Building 2	N/A	1	1,200
113	Building 2	N/A	1	1,200
114	Building 2	N/A	1	1,200

2. CALCULATION OF UNIT OWNER INTERESTS.

The Allocated Interests in the Condominium shall hereafter be based on Unit Square Footage. Accordingly, Exhibit C-1 to the Declaration is hereby deleted in its entirety and replaced as follows:

See "Allocated Interests" spreadsheet attached to this Amendment as an Exhibit, and incorporated herein by this reference.

Pursuant to Section 12.8 of the Declaration, Common Expense Assessments and any installment thereof not yet due shall be recalculated in accordance with the reallocated Common Expense Liabilities set forth above.

3. NO ADDITIONAL MODIFICATIONS.

Other than the modifications contained in this Amendment, all of the remaining terms, covenants and conditions of the Declaration shall not be modified and shall remain in full force and effect. In the event of a conflict between this Amendment and the Declaration, this Amendment shall control.

DATED this 9<sup>TH</sup> day of November, 2017.

DECLARANT:

FIDALGO STORAGE, LLC, a Washington limited liability company

By: Matson Real Estate, LLC, a Washington limited liability company

Its: Manager

Robert Matson, Jr.  
By: Robert Matson, Jr., Managing Member

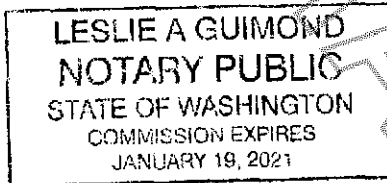
STATE OF WASHINGTON)

:SS

COUNTY OF CHELAN)

On this 9<sup>th</sup> day of November, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ROBERT MATSON JR., to me known to be the Managing Member of Matson Real Estate, LLC, a Washington limited liability company, the Manager of the Declarant, Fidalgo Storage, LLC, a Washington limited liability company that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument on behalf of the limited liability company.

GIVEN under my hand and official seal this 9<sup>th</sup> day of November, 2017.



Leslie A. Guimond  
Print name: Leslie A. GUIMOND  
NOTARY PUBLIC in and for the State of  
Washington, Residing at: CHELAN  
My commission expires: JANUARY 19, 2021

**EXHIBIT C-1 TO DECLARATION  
ALLOCATED INTERESTS**

<u>Building</u>	<u>Unit No.</u>	<u>Square Footage</u>	<u>Allocated Interests*</u>
1	101	1,369	1.70%
1	102	1,408	1.75%
1	103	1,408	1.75%
1	104	1,408	1.75%
1	105	1,408	1.75%
1	106	1,408	1.75%
1	107	1,408	1.75%
1	108	1,408	1.75%
1	109	1,408	1.75%
1	110	1,408	1.75%
1	111	1,369	1.70%
SUBTOTAL			19.19%
2	101	1,200	1.49%
2	102	1,200	1.49%
2	103	1,200	1.49%
2	104	1,200	1.49%
2	105	1,200	1.49%
2	106	1,200	1.49%
2	107	1,200	1.49%
2	108	1,200	1.49%
2	109	1,200	1.49%
2	110	1,200	1.49%
2	111	1,200	1.49%
2	112	1,200	1.49%
2	113	1,200	1.49%
2	114	1,200	1.49%
SUBTOTAL			20.92%
3	101	684	0.85%
3	102	684	0.85%
3	103	704	0.88%
3	104	704	0.88%
3	105	704	0.88%
3	106	704	0.88%
3	107	704	0.88%
3	108	704	0.88%
3	109	704	0.88%
3	110	704	0.88%

**EXHIBIT C-1 TO DECLARATION  
ALLOCATED INTERESTS**

3	111	704	0.88%
3	112	704	0.88%
3	113	704	0.88%
3	114	704	0.88%
3	115	704	0.88%
3	116	704	0.88%
3	117	704	0.88%
3	118	704	0.88%
3	119	704	0.88%
3	120	704	0.88%
3	121	704	0.88%
3	122	704	0.88%
3	123	704	0.88%
3	124	704	0.88%
3	125	704	0.88%
3	126	704	0.88%
3	127	704	0.88%
3	128	704	0.88%
3	129	704	0.88%
3	130	704	0.88%
3	131	684	0.85%
3	132	684	0.85%
SUBTOTAL			27.95%
4	101	1,227	1.53%
4	102	1,245	1.55%
4	103	1,245	1.55%
4	104	1,245	1.55%
4	105	1,245	1.55%
4	106	1,245	1.55%
4	107	1,245	1.55%
4	108	1,245	1.55%
4	109	1,245	1.55%
4	110	1,245	1.55%
4	111	1,245	1.55%
4	112	1,245	1.55%
4	113	1,245	1.55%
4	114	1,245	1.55%
4	115	1,245	1.55%

**EXHIBIT C-1 TO DECLARATION  
ALLOCATED INTERESTS**

4	116	1,227	1.53%
<b>SUBTOTAL</b>			<b>24.76%</b>
5	101	1,252	1.56%
5	102	1,288	1.60%
5	103	1,073	1.34%
5	104	1,073	1.34%
5	105	1,094	1.36%
<b>SUBTOTAL</b>			<b>7.20%</b>
<b>TOTAL</b>			<b>100%</b>
TOTAL SQ. FT OF ALL UNITS		80,322	
Allocated Interests *			
(Voting, Common Expense, Common Elements)			
The Allocated Interest of each Unit in the Common Elements, the Common Expense Liability and votes in the Association was established by dividing the "Square Footage" of the Units (as set forth in Exhibit "C") by the aggregate "Square Footage" of all Units (as set forth in Exhibit "C"). The results were rounded so that the aggregate of all Allocated Interests equaled 100%.			