

AFTER RECORDING RETURN TO:  
HUGH LEWIS, ATTORNEY AT LAW, P.C.  
114 W. MAGNOLIA ST., SUITE 414  
BELLINGHAM, WA 98225



200210250127

Skagit County Auditor

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TITLE OF DOCUMENT: FIRST AMENDMENT TO DECLARATION FOR  
SKAGIT AIRPORT HANGAR CONDOMINIUM  
AF# OF AFFECTED DOCUMENT: AF # 200209300320  
GRANTOR: DEAN HOLT CONSTRUCTION, LLC  
GRANTEE: THE GENERAL PUBLIC  
ABBREV. LEGAL DESCRIPTION: SKAGIT AIRPORT HANGAR CONDO, AF  
#200209300320

**FIRST AMENDMENT TO DECLARATION  
FOR SKAGIT AIRPORT HANGAR CONDOMINIUM**

PURPOSE: TO EXERCISE DEVELOPMENT RIGHT  
TO ADD ADDITIONAL PHASE

THIS AMENDMENT is made this 24<sup>th</sup> day of October, 2002, by DEAN HOLT  
CONSTRUCTION, LLC, a Washington Corporation ("Declarant").

WITNESSETH THAT:

WHEREAS, the Declarant executed certain Condominium Instruments establishing SKAGIT  
AIRPORT HANGAR CONDOMINIUM in Skagit County, Washington and caused the Declaration to be  
recorded in the land records of Skagit County, Washington, at Auditor's File No. 200209300320, along with  
a Survey Map and Plans, which were contemporaneously recorded in the Auditor's Office of said County;

WHEREAS, pursuant to RCW 64.34.236 and Sections 3.3.2 and 17.6 of the Declaration, the  
Declarant may unilaterally amend the Condominium Instruments from time to time to exercise Development  
Rights; and

WHEREAS, in Section 3.3.1 of the Declaration, the Declarant reserved Development Rights to  
develop the Condominium in up to four "Phases" by adding improvements to the Condominium and creating  
additional Units, Common Elements, or Limited Common Elements within the real property included in the  
Condominium; and

WHEREAS, the Declarant now wishes to exercise one or more of such Development Rights and has  
created additional improvements, Units, Common Elements, and Limited Common Elements as more

particularly described below, all for the purpose of creating an additional Phase of Development, known as "Phase 2", consisting of four (4) additional Units, as described in Section 3.3.1 of the Declaration.

NOW, THEREFORE, pursuant to and in compliance with Section 3.3.2 of the Declaration and RCW 64.34.236, the Declarant hereby amends the following Sections of the Declaration, as follows:

1.2.1 Reference to First Amendment to Survey Map.

Contemporaneously with the recordation of this Amendment, the Declarant has recorded with the Auditor of Skagit County, Washington a First Amendment to the Survey Map and Condominium plans, showing the location and dimensions of the new Units and other improvements constructed or contemplated to be constructed for Phase 2 of this Condominium, together with other information required by the Condominium Act. This First Amendment to the Survey Map and Plans is recorded at Auditor's File No.

3.1 Land and Street Address.

The land on which the buildings and improvements of this Condominium are located is situated at 15305 & 15325 Crosswind Drive, Burlington, Skagit County, Washington, and is more particularly described in Exhibit "A" to the Declaration.

3.2 Buildings.

The Condominium presently contains two (2) buildings containing Units, all of which are depicted on the Survey Map and Plans.

3.3 Development Rights.

3.3.1 Description.

(No change.)

\*\*\*\*\*

4.1.1 Number of Units Following Amendment. The Condominium contains fourteen (14) Units. The location of existing Units within the buildings and their dimensions are shown on the Condominium Survey Map and Plans, as amended. The First Amendment to Exhibit B to the Declaration attached hereto contains a list of all Units, their identifying numbers, location, style and the Allocated Interests appurtenant to each Unit. The Allocated Interests have been reallocated among all Units in accordance with Section 3.3.2 of the Declaration and with RCW 64.34.236(l).

\*\*\*\*\*

5.6 Parking Spaces.

The Condominium contains a total of twenty-four (24) parking spaces, which are described with particularity on the attached First Amendment to Exhibit C to the Declaration. (The rest of this Section is unaffected by this Amendment.)



\*\*\*\*\*

6.1 Limited Common Elements.

(No Change.)

\*\*\*\*\*

20. Certificate of Completion of All Units

Declarant hereby certifies, pursuant to RCW 64.34.200(2), that all structural components and mechanical systems of all buildings containing or comprising any Units in the Condominium, including the Units added by this Amendment, are substantially completed.

\*\*\*\*\*

Exhibits.

Attached hereto are the First Amendment to Exhibit B to the Declaration, along with the First Amendment to Exhibit C to the Declaration.

\*\*\*\*\*

EXCEPT as modified by this Amendment, all of the terms and provisions of the Condominium Instruments are hereby expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused this Amendment to be executed as of the date first written above.

DECLARANT:  
DEAN HOLT CONSTRUCTION, LLC

BY: *D. Holt*  
Its *PRESIDENT*



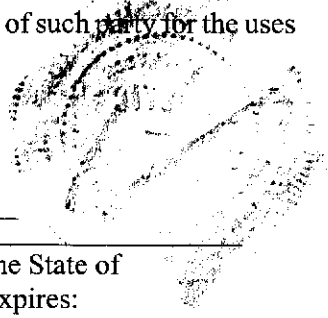
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STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Dean Holt is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and that he acknowledged it as the President of the Declarant, DEAN HOLT CONSTRUCTION, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: October 24, 2002.

Pat H. Goff  
NOTARY PUBLIC in and for the State of  
Washington. My commission expires:  
4-15-03  
Residing in Burlington, WA



CONSENT BY GROUND LESSOR

PORT OF SKAGIT COUNTY, a Washington municipal corporation, as the Lessor under the Ground Lease described in Section 3.4 of this Declaration, hereby consents that the new Phase of development reflected in this Amendment to Declaration may be created in accordance with the foregoing.

DATED this 24 day of OCTOBER, 2002.

LESSOR: PORT OF SKAGIT COUNTY, a Washington Municipal Corporation

By [Signature]  
Printed Name: GEROLD W. HELLER  
Title: EXEC DIR

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF SKAGIT )

I hereby certify that I know or have satisfactory evidence that Gerold W. Heller is the person who appeared before me, and said person acknowledged that (s)he signed this instrument, on oath stated that (s)he was authorized to execute the instrument and acknowledged it as the ~~Commissioner~~ Executive Director of PORT OF SKAGIT COUNTY, a Washington Municipal Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: October 24, 2002.

[Signature]  
NOTARY PUBLIC for the State of Washington. My Commission expires April 15, 2003  
Residing in Burlington Washington



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**FIRST AMENDMENT TO EXHIBIT "B"**

**TO DECLARATION FOR SKAGIT AIRPORT HANGAR CONDOMINIUM**

<b>Unit No.</b>	<b>Unit Style</b>	<b>Square Footage</b>	<b>Utilities</b>	<b>Type of Heat</b>	<b>Allocated Interest*</b>
400	T-Hanger	1,762	Rough Electric	None	6.66%
401	T-Hanger	1,365	Rough Electric	None	5.16%
403	T-Hanger	1,164	Rough Electric	None	4.40%
404	T-Hanger	1,164	Rough Electric	None	4.40%
405	T-Hanger	1,164	Rough Electric	None	4.40%
406	T-Hanger	1,164	Rough Electric	None	4.40%
407	T-Hanger	1,164	Rough Electric	None	4.40%
408	T-Hanger	1,164	Rough Electric	None	4.40%
409	T-Hanger	1,762	Rough Electric	None	6.66%
410	T-Hanger	1,365	Rough Electric	None	5.16%
501	Executive	2,996	Rough Plumbing, Rough Electric w/meter	Gas	11.32%
507	Executive	3,406	Rough Plumbing, Rough Electric w/meter	Gas	12.86%
511	Executive	3,425	Rough Plumbing, Rough Electric w/meter	Gas	12.94%
515	Executive	3,411	Rough Plumbing, Rough Electric w/meter	Gas	12.88%
<b>Totals</b>		<b>26,476</b>			<b>100.00%</b>

\* Allocated interests are the percentages of undivided interests in the Common Elements, fractional liability for the Common Expenses of the Association, and portions of the votes in the Association, allocated to each Unit under Section 5.3, 7.4.2, and 10.6 of the Declaration, pursuant to RCW 64.34.224(1). ALL ALLOCATED INTERESTS ARE SUBJECT TO CHANGE UPON AN EXERCISE OF DEVELOPMENT RIGHTS, as described at Section 3.3.2(a) of the Declaration.

† Square footages are calculated from architects' drawings, being measured from the center-line of party walls separating adjoining units to the exterior surfaces of perimeter walls. Such measurements are believed but not warranted to be accurate and will differ somewhat from calculations derived from Section 4.2 of the Declaration.



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