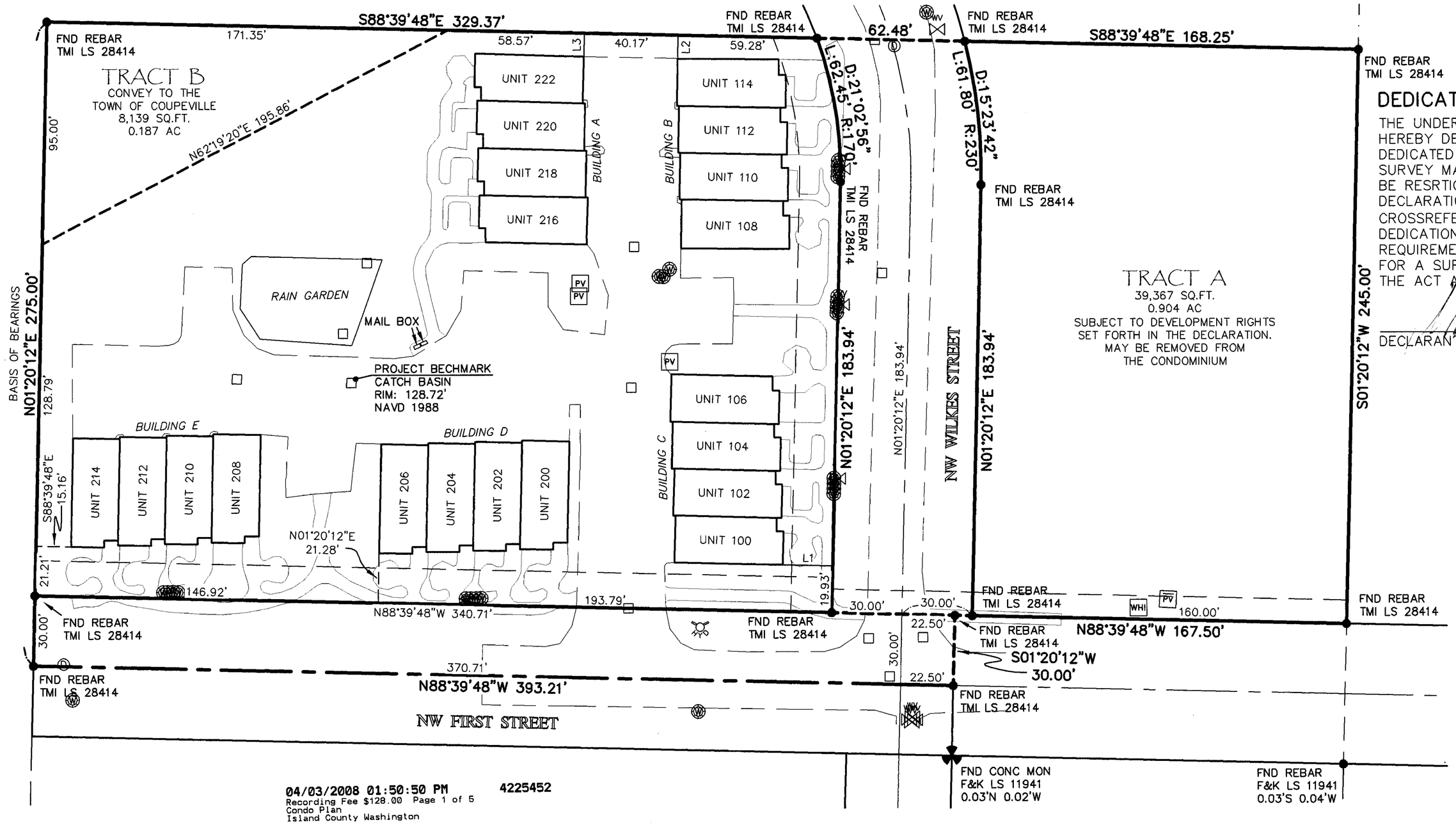
EXHIBIT I

# KRUEGER COMMONS CONDOMINIUMS




04/03/2008 01:50:50 PM 4225452
Recording Fee $128.00 Page 1 of 5
Condo Plan
Island County Washington

## DEDICATION

THE UNDERSIGNED OWNER(S) IN FEE SIMPLE ("DECLARANT") HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATED THE SAME FOR CONDOMINIUM PURPOSES. THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF SHALL BE RESRTICTED BY THE TERMS OF THE CONDOMINIUM DECLARATION FILED CONTEMPORANEOUSLY HEREWITHIN CROSSREFERENCED TO AUDITOR'S FILE NO. 4225453 THIS DEDICATION 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 PROPERTY TO THE ACT AS PROVIDED IN THE DECLARATION.

DECLARANT: CASCADIAN HOLDINGS, LLC.
JOHN MEEHAN, III
MEMBER

## LINE TABLE

L1: N88°39'48"W 21.36'
L2: S01°20'12"W 10.08'
L3: S01°20'12"W 10.02'

40 0 20 40 80
GRAPHIC SCALE
( IN FEET )
1 inch = 40 ft.

33

SEC. 33, TWP. 32 N., RNG. 1 E., W.M.

## ACKNOWLEDGMENT

STATE OF WASHINGTON )
)SS
COUNTY OF ISLAND )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT L. SHAYNE THATCHER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON WAS AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE SAID PERSON'S FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 2 DAY OF APRIL, 2008.

REED B THATCHER

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT FREELAND

MY APPOINTMENT EXPIRES OCT. 25 2011

**Notary Public**
**State of Washington**
REED B THATCHER
MY COMMISSION EXPIRES
October 25, 2011

## ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF ISLAND )SS

THIS IS TO CERTIFY THAT ON THIS 2ND DAY OF APRIL, 2008 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED JOHN MEEHAN, III, RESPECTIVELY OF COUPEVILLE WASHINGTON A ~~WASHINGTON CORPORATION~~, THAT THEY EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID ~~CORPORATION~~ FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

L. SHAYNE THATCHER

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT FREELAND

MY APPOINTMENT EXPIRES 10-25-2011

**Notary Public**
**State of Washington**
L. SHAYNE THATCHER
MY COMMISSION EXPIRES
October 25, 2011

## AUDITORS CERTIFICATE

FILED FOR RECORD THIS 3RD DAY OF APRIL 2008, AT M., UNDER AUDITOR'S FILE NO. 4225452, RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF CASCADIAN HOLDINGS, LLC.

ISLAND COUNTY AUDITOR / DEPUTY AUDITOR

ISLAND COUNTY COUNTY AUDITOR STATE OF WASHINGTON

## TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2008.

ISLAND COUNTY TREASURER / Deputy

## SURVEYOR'S CERTIFICATE

I, L. SHAYNE THATCHER, HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR KRUEGER COMMONS CONDOMINIUMS, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY, THAT ALL INFORMATION REQUIRED BY RCW 64.34.23.232(1) IS SUPPLIED THEREIN, AND THAT THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS. THIS IS TO CERTIFY FURTHER THAT THIS MAP REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CASCADIAN HOLDINGS, LLC.

4-2-08

L. SHAYNE THATCHER — DATE
CERTIFICATE NO. 28414

SHAYNE THATCHER — STATE OF WASHINGTON — 28414 — REGISTERED PROFESSIONAL LAND SURVEYOR — EXPIRES: 9/13/08
4-2-08

| | |
|---|---|
| FOR: CASCADIAN HOLDINGS, LLC. | |
| SCALE: 1" = 40' | |
| APPROVED BY: LST | |
| DRAWN BY: RLS | |
| F.B. No. SEE FILE | |
| DRAWING No. 7177 | |
| SHEET 1 OF 5 | |

TMI

CONDOMINIUM PLAT OF A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SEC. 33, TWP. 32 N., RNG. 1 E., W.M.

Island County — Washington

**Thatcher & Morrison, Inc.**
P.O. box 1011
1796 Main Street, Suite 105
Freeland, Washington 98249
360-331-7393 Fax 360-331-7394

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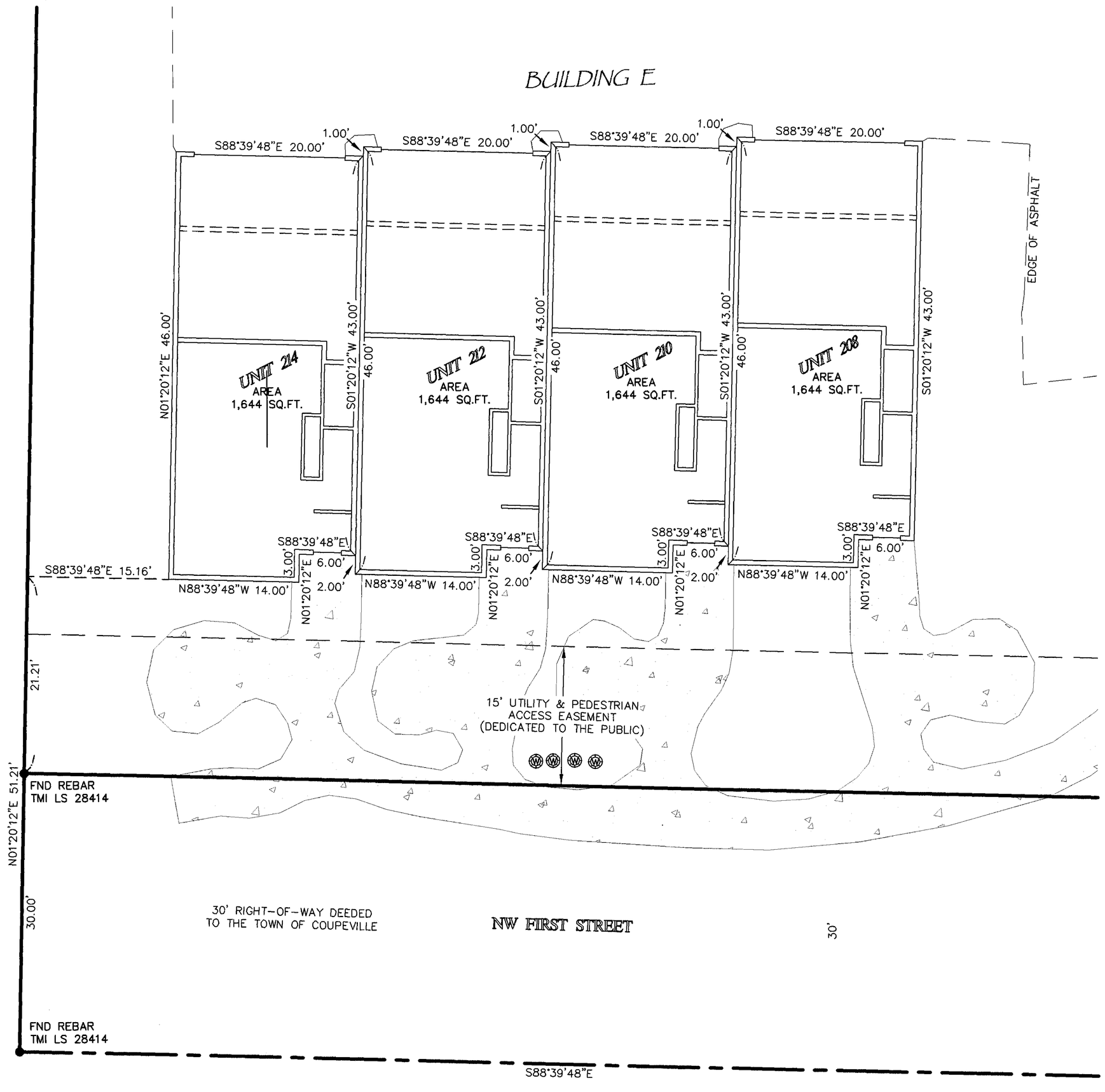
EXHIBIT 1

# KRUEGER COMMONS CONDOMINIUMS




## LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED, AFN 4170582)

LOT 3, COUPEVILLE SHORT PLAT NO. 04/01.R13233-164-3100 AS RECORDED DECEMBER 21, 2004, IN VOLUME 4 OF SHORT PLATS, PAGES 68 AND 69, UNDER AUDITOR'S FILE NO. 4121169, RECORDS OF ISLAND COUNTY, WASHINGTON; BEING A PORTION OF THE J. ALEXANDER DONATION LAND CLAIM, IN SECTION 33, TOWNSHIP 32 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

## EQUIPMENT & PROCEDURES

EQUIPMENT USED: ELECTRONIC TOTAL STATION
METHOD OF SURVEY: FIELD TRAVERSE

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS S01°20'12"W ALONG THE WEST LINE OF LOT 3, COUPEVILLE SHORT PLAT 04/01, AS SHOWN HEREON.

## SURVEY REFERENCES

COUPEVILLE SHORT PLAT 04/01, RECORDED IN VOLUME 4 OF SHORT PLATS, PAGES 68 & 69, RECORDS OF ISLAND COUNTY, WASHINGTON.

KRUEGER COMMONS, BINDING SITE PLAN NO. 06-02, RECORDED UNDER AUDITOR'S FILE NO. 4211791, RECORDS OF ISLAND COUNTY, WASHINGTON.

## NOTES

ALL DATA FOR THE CONDO BUILDINGS SHOWN HEREON WAS PROVIDED BY X-SOUND ENGINEERING.

## LEGEND

- ● DENOTES REBAR OR IRON PIPE FOUND AND HELD AS NOTED.
- DENOTES SURFACE MONUMENT FOUND AND HELD AS NOTED
- WV DENOTES WATER VALVE
- WM DENOTES WATER METER
- WHI DENOTES TELEPHONE RISER
- PV DENOTES POWER VAULT
- DENOTES FIRE HYDRANT
- Ⓓ DENOTES STORM DRAIN MANHOLE
- □ DENOTES STORM DRAIN CATCH BASIN
- DENOTES CONDO FIRST FLOOR
- DENOTES CONDO SECOND FLOOR

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Recording Fee $128.00 Page 2 of 5
Condo Plan
Island County Washington

SHAYNE THATCHER
STATE OF WASHINGTON
24414
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 9/13/08
4-2-08

N

GRAPHIC SCALE
( IN FEET )
1 inch = 10 ft.

| | |
|---|---|
| FOR: CASCADIAN HOLDINGS, LLC. | |
| SCALE: 1" = 40' | |
| APPROVED BY: LST | |
| DRAWN BY: RLS | |
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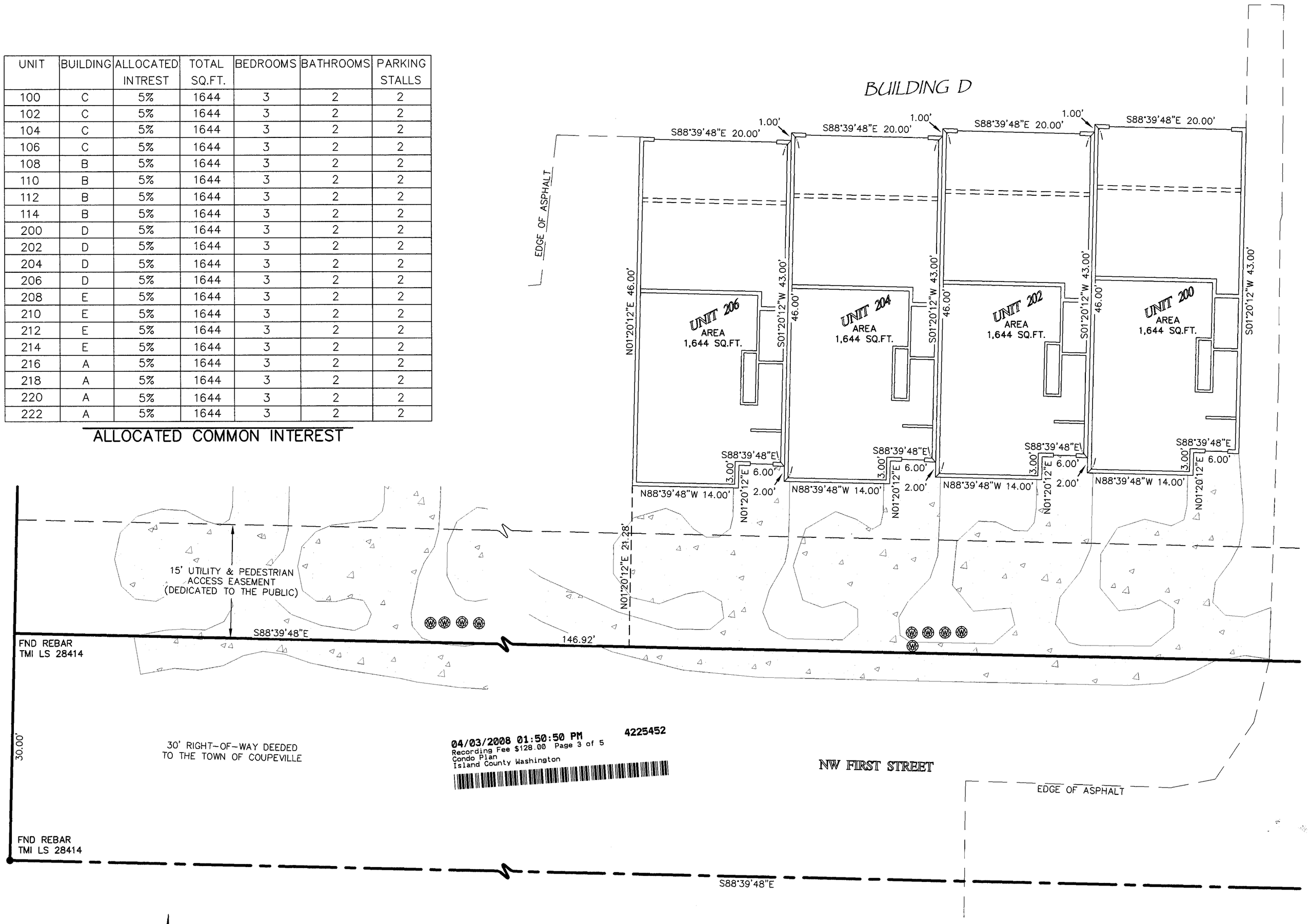
# KRUEGER COMMONS CONDOMINIUMS

| UNIT | BUILDING | ALLOCATED INTREST | TOTAL SQ.FT. | BEDROOMS | BATHROOMS | PARKING STALLS |
|---|---|---|---|---|---|---|
| 100 | C | 5% | 1644 | 3 | 2 | 2 |
| 102 | C | 5% | 1644 | 3 | 2 | 2 |
| 104 | C | 5% | 1644 | 3 | 2 | 2 |
| 106 | C | 5% | 1644 | 3 | 2 | 2 |
| 108 | B | 5% | 1644 | 3 | 2 | 2 |
| 110 | B | 5% | 1644 | 3 | 2 | 2 |
| 112 | B | 5% | 1644 | 3 | 2 | 2 |
| 114 | B | 5% | 1644 | 3 | 2 | 2 |
| 200 | D | 5% | 1644 | 3 | 2 | 2 |
| 202 | D | 5% | 1644 | 3 | 2 | 2 |
| 204 | D | 5% | 1644 | 3 | 2 | 2 |
| 206 | D | 5% | 1644 | 3 | 2 | 2 |
| 208 | E | 5% | 1644 | 3 | 2 | 2 |
| 210 | E | 5% | 1644 | 3 | 2 | 2 |
| 212 | E | 5% | 1644 | 3 | 2 | 2 |
| 214 | E | 5% | 1644 | 3 | 2 | 2 |
| 216 | A | 5% | 1644 | 3 | 2 | 2 |
| 218 | A | 5% | 1644 | 3 | 2 | 2 |
| 220 | A | 5% | 1644 | 3 | 2 | 2 |
| 222 | A | 5% | 1644 | 3 | 2 | 2 |

ALLOCATED COMMON INTEREST

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SHAYNE THATCHER
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EXPIRES: 9/13/08
4-2-08

GRAPHIC SCALE
( IN FEET )
1 inch = 10 ft.

| | |
|---|---|
| FOR: CASCADIAN HOLDINGS, LLC. | |
| SCALE: 1" = 40' | |
| APPROVED BY: LST | |
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| F.B. No. SEE FILE | |
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| SHEET 3 OF 5 | |

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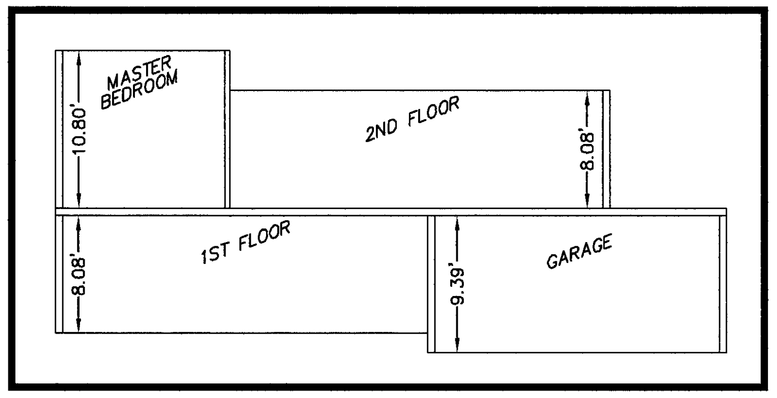



## VERTICLE DETAIL OF UNITS

(NOT TO SCALE)

ALL UNITS HEREON HAVE THE SAME INTERIOR DEMINSIONS, HORIZONTALLY & VERTICALY, THE FINISH FLOORS ARE AS FOLLOWS: (PER ESTABLISHED PROJECT BENCHMARK)

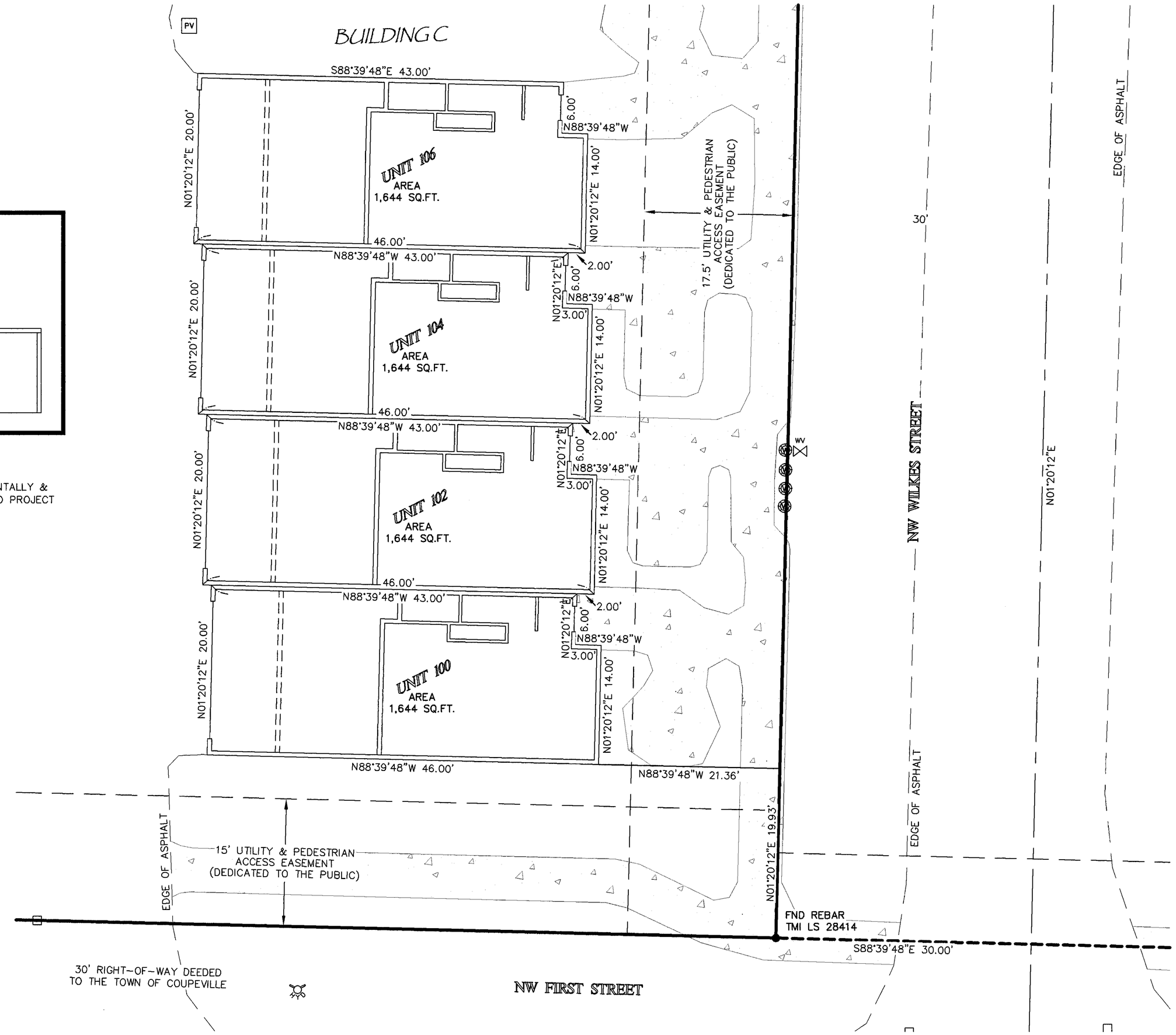
GARAGE FINISH FLOOR
BUILDING A
UNIT 216: 129.34'
UNIT 218: 129.34'
UNIT 220: 131.40'
UNIT 222: 131.40'

BUILDING B
UNIT 108: 129.52'
UNIT 110: 129.52'
UNIT 112: 131.47'
UNIT 114: 131.47'

BUILDING C
UNIT 100: 128.37'
UNIT 102: 128.37'
UNIT 104: 128.37'
UNIT 106: 128.37'

BUILDING D
UNIT 200: 129.42'
UNIT 202: 129.42'
UNIT 204: 129.42'
UNIT 206: 129.42'

BUILDING E
UNIT 208: 130.47'
UNIT 210: 130.47'
UNIT 212: 130.47'
UNIT 214: 130.47'

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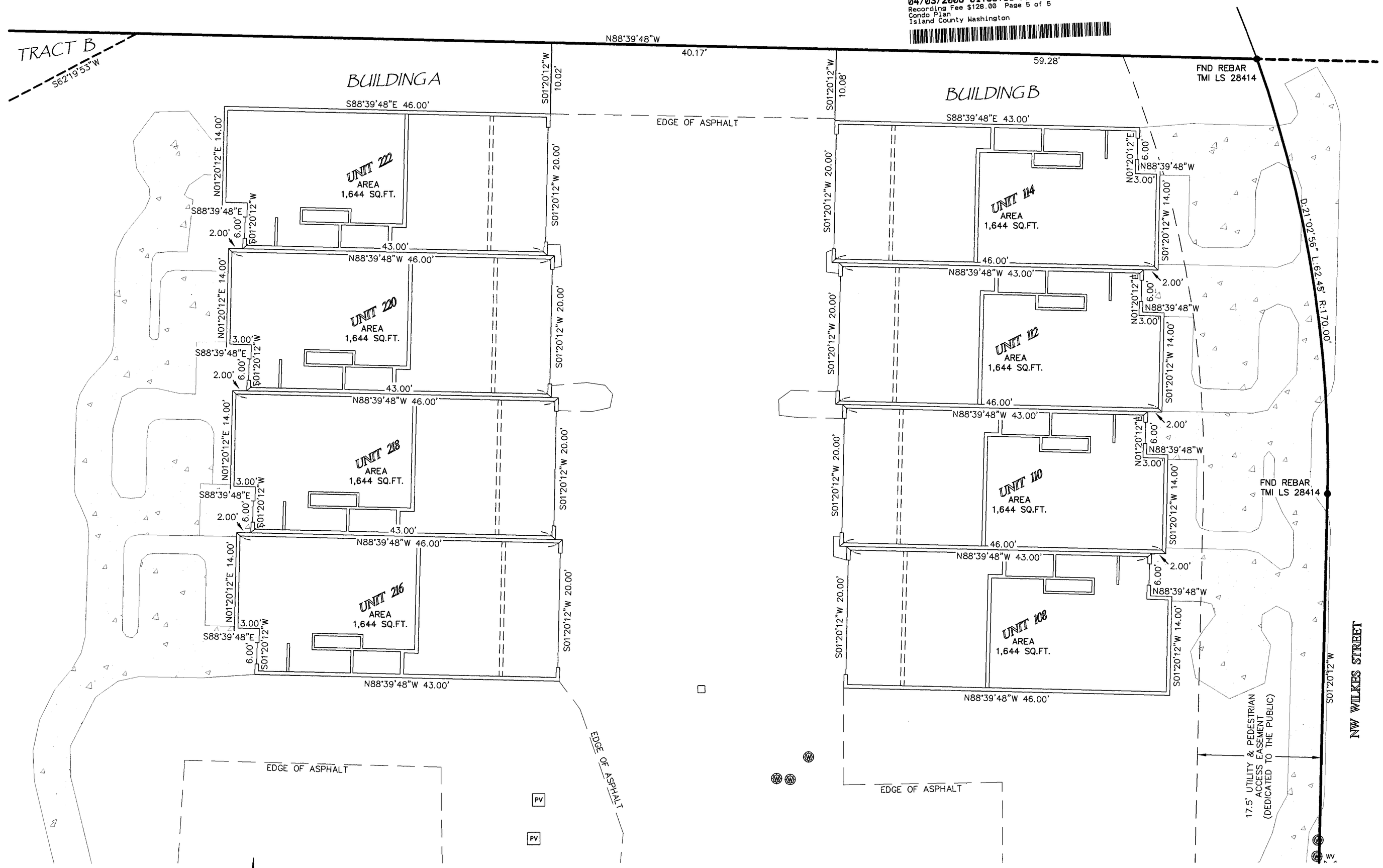


SHAYNE THATCHER
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REGISTERED PROFESSIONAL LAND SURVEYOR
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