



MARK A ERIKSON

AMD

24.00

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01/03/2003 04:25P

Clark County, WA

FILED FOR RECORD AT THE REQUEST OF,
AND WHEN RECORDED RETURN TO:

Mark A. Erikson
Attorney at Law, PLLC
1111 Main Street, Suite 402
Vancouver, Washington 98660-2958

SECOND AMENDMENT TO MASTER DECLARATION OF WHIPPLE CREEK PROPERTIES

Declarant:	Whipple Creek Properties, L.L.C.
Beneficiary:	The Owners of Lots within Whipple Creek Place, Phase C
Legal Description:	TL's 2, 31, 32 & 141, NW¼, Sec 22, T3N, R1E, W.M. (portion)
Assessor's Tax Parcels:	185540.005, 185541.000, 185422.000 & 185423.000 (portion)
Related Documents:	3505343 & 3516488

This *Second Amendment*, dated as of December 2, 2002, amends that certain *Master Declaration of Whipple Creek Properties* dated as of July 31, 2002 (the "Master Declaration"), filed for record at Clark County Auditor's File No. 3505343 by Whipple Creek Properties, L.L.C., a Washington limited liability company (referred to herein as the "Declarant"), as previously amended by that certain *First Amendment* dated as of September 18, 2002, filed for record at Clark County Auditor's File No. 3516488.

RECITALS

WHEREAS, the Master Declaration provides a common plan and scheme for development of Whipple Creek Place Phase A, and further provides that property described therein shall be held, sold and conveyed subject to covenants, conditions and restrictions, which shall run therewith and bind all parties having or acquiring any right, title or interest in said property or any Lot or part thereof, and shall inure to the benefit of each Owner; and

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**SECOND AMENDMENT TO
MASTER DECLARATION OF
WHIPPLE CREEK PROPERTIES - 1**

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WHEREAS, the Master Declaration was previously amended by that certain *First Amendment* dated as of September 18, 2002, filed for record at Clark County Auditor's File No. 3516488.

NOW THEREFORE, the Declarant hereby amends the Master Declaration as follows:

1. **Paragraph 2.8** of the Master Declaration is hereby amended to read, in its entirety, as follows:

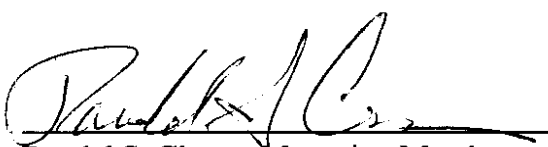
Property. The term "Property" shall mean the parcel or parcels of real property described in Exhibit A annexed hereto and incorporated herein by this reference; and any other parcels of real property which are subsequently added by amendment of this Declaration. In particular, the Declarant intends to add Phases B, B-1, C, D-1, D-2, E, F-1, F-2 and G, Whipple Creek Place, for a total of approximately 79.18 acres and 348 residential units, as approved under Clark County PUD2000-00002, as amended by Clark County Post Decision Review PST2002-00010, and as may be further amended at Declarant's sole discretion.

2. **Phase C.** The term "Property" as used in paragraph 2.8 of the Master Declaration is hereby amended to include the parcels of real property described in Exhibit A annexed hereto, which parcels are commonly known as Whipple Creek Phase C.

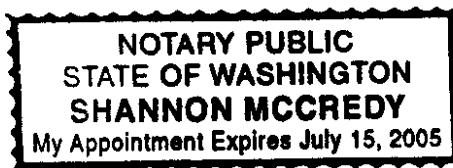
Except as explicitly amended herein, all terms and provisions of the Master Declaration are hereby reaffirmed and incorporated by reference.

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

DECLARANT:
Whipple Creek Properties, L.L.C.

By: 
Randal S. Clarno, Managing Member

STATE OF WASHINGTON)
) ss.
County of Clark)



On this 9 day of December, 2002, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Randal S. Clarno, known to me to be the Managing Member of Whipple Creek Properties, L.L.C., that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument by the Operating Agreement of said limited liability company.

Date: 12/9/02 By: Shannon McCredy

Notary Public in and for the State of Washington
residing at Vancouver

CLAR0227.CCR7.wpd

**SECOND AMENDMENT TO
MASTER DECLARATION OF
WHIPPLE CREEK PROPERTIES - 3**

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AND

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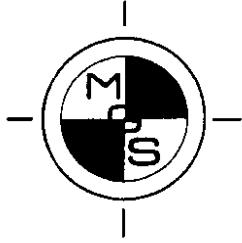
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Clark County, WA**MINISTER-GLAESER
SURVEYING INC.****(360) 694-3313**
FAX (360) 694-8410
2200 E. EVERGREEN
VANCOUVER, WA 98661

October 4, 2002

**PERIMETER DESCRIPTION
FOR
"WHIPPLE CREEK PHASE C"****EXHIBIT A**
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That portion of the North half of Section 22, Township 3 North, Range 1 East, Willamette Meridian, Clark County, Washington described as follows;

Beginning at the Southwest corner of the Northeast quarter of said Section 22;

Thence South 89°03'22" East, along the South line of said Northeast quarter for a distance of 15.09 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 89°03'22" East, along said South line for a distance of 202.40 feet;

Thence North 00°56'15" East, for a distance of 808.58 feet;

Thence North 89°03'45" West, for a distance of 146.00 feet;

Thence South 00°56'15" West, for a distance of 40.11 feet;

Thence North 89°03'33" West, for a distance of 593.91 feet to the East line of Lot 2 of that certain Short Plat recorded in Book 3 of Short Plats at Page 340 records of Clark County, Washington;

Thence South 01°44'50" West, along said East line for a distance of 100.01 feet to the Southeast corner of said Lot 2;

Thence North 89°03'33" West, along the South line of said Lot 2 for a distance of 65.15 feet;

Thence along the arc of a 58.00 foot radius tangent curve to the left, the long chord of which bears South 59°34'47" West, for a chord distance of



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60.37 feet through a central angle of $62^{\circ}43'22''$, for an arc distance of 63.49 feet;

Thence North $33^{\circ}49'34''$ West, for a distance of 38.25 feet to the Southwest corner of said Lot 2;

Thence North $01^{\circ}44'50''$ East, along the West lines of Lots 1 and 2 of said Short Plat for a distance of 210.77 feet;

Thence North $88^{\circ}57'58''$ West, for a distance of 21.15 feet;

Thence South $01^{\circ}42'32''$ West, for a distance of 229.06 feet;

Thence North $88^{\circ}15'06''$ West, for a distance of 79.52 feet;

Thence North $52^{\circ}34'39''$ West, for a distance of 13.99 feet;

Thence along the arc of a 58.00 foot radius non-tangent curve to the right, the long chord of which bears South $52^{\circ}07'21''$ West, for a chord distance of 29.43 feet through a central angle of $29^{\circ}23'49''$, for an arc distance of 29.76 feet;

Thence South $40^{\circ}47'16''$ East, for a distance of 20.00 feet;

Thence South $01^{\circ}44'54''$ West, for a distance of 62.88 feet;

Thence North $88^{\circ}15'06''$ West, for a distance of 169.22 feet;

Thence South $07^{\circ}38'16''$ West, for a distance of 1.62 feet;

Thence along the arc of a 177.00 foot radius tangent curve the left, the long chord of which bears South $02^{\circ}36'56''$ West, for a chord distance of 30.99 feet through a central angle of $10^{\circ}02'43''$ for an arc distance of 31.03 feet;

Thence North $87^{\circ}35'34''$ East, for a distance of 62.94 feet;

Thence North $78^{\circ}35'46''$ East, for a distance of 70.27 feet;

Thence North $88^{\circ}13'40''$ East, for a distance of 71.78 feet;

Thence South $89^{\circ}04'41''$ East, for a distance of 151.00 feet;

Thence South $00^{\circ}56'15''$ West, for a distance of 33.04 feet;

Thence South $89^{\circ}03'45''$ East, for a distance of 566.23 feet;

EXHIBIT A

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Thence South 00°56'15" West, for a distance of 100.00 feet;

Thence South 89°03'45" East, for a distance of 51.25 feet;

Thence South 00°56'15" West, for a distance of 246.01 feet;

Thence South 02°40'49" West, for a distance of 46.02 feet;

Thence South 00°56'15" West, for a distance of 130.32 feet to the TRUE
POINT OF BEGINNING.

Together with and subject to easements, reservations, covenants and restrictions apparent
or of record.

The above description is an accurate description of the land actually surveyed.

Kevin L. Bethje
Kevin L. Bethje
Professional Land Surveyor
Minister & Glaeser Surveying, Inc.



10-400

EXHIBIT - A

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