



Greg Perry
Lynnwood Center Office
19221 36th Avenue West #106
Lynnwood, WA 98036

March 22, 2007

Attn: Greg Panzanitu

Re: Cascade Meadows Apartments
314 Cascade Place
Burlington, WA

Dear Greg

The Cascade Meadows Apartments have 97 units of which 45 are 1 bedroom units, 43 are 2 bedroom units and 8 are 3 bedroom units. The price for the 1 bedroom units would be \$159,950 with a \$5,000 buyer bonus, the 2 bedroom units would be \$189,950 with a \$5,000 buyer bonus and the 3 bedroom units at \$220,000 with a \$5,000 buyer bonus.

This is a perfect location across from the Cascade Mall, close to colleges, restaurants, shopping and easy freeway access. The units have good street appeal and there is not much inventory of condos in the Burlington area. They will sell like hot cakes with a buyer bonus and on site financing. At this time the market is very strong and I expect the sell out time will be 120 to 150 days.

We have a very aggressive marketing program. We have signed a contract with Cascade Mall for 4 large billboards. One at the entrance, one at the theater, one at the food court and one in front of Macys. We also have brochures, magazine ads, postcards ready and in place. The first day on the market we took two reservations. Since the condo declarations were not ready we stopped taking reservations. We have several real estate agents waiting to show the units. Should you have questions please do not hesitate to give me a call, 425-744-5314 or 206-799-9610.

Sincerely,

Greg Perry

John L. Scott Real Estate

Phone: 425-744-5314 • Fax: 425-744-8387 • Email: gregoryp@johnlscott.com

Find your HOME on
www.JohnLScott.com

John L. Scott
REAL ESTATE

Greg Perry
Lynnwood Center Office
19221 36th Avenue West #106
Lynnwood, WA 98036

March 22, 2007

Attn: Financial Bank
Greg Panzanita

Re: Cascade Meadows
314 Cascade Place
Burlington, WA 98233

Dear Greg,

The Greg Perry Team of John L. Scott Real Estate have sold over 400 million in Real Estate and won the Top 1% Award, # 1 Resale Agent, # 1 Sales Agent and # 1 Listing Agent from 1994 to the present date. Also we have been the Official Real Estate Partner of the Seattle Seahawks, players, coaches and employees. We will target the first time home buyers and investors. We will give the renters the first right of refusal. We will expect at least 10-20+ sales per month and will target the Burlington, Mt Vernon and South Bellingham and all Western Washington areas. We will have a 120 day blow-out sale period. We currently employ 4 full time Sales Agents. 2 which are also attorneys. My plan is as follows:

Marketing: We will have an onsite sales office with a Sales Agent, 2 furnished models (1 bedroom & 2 bedrooms). Buyer Bonus of \$5,000. & -0- down loan program available. We will advertise on billboards, Homes & Land Magazine, John L. Scott Homes Magazine, Distinctive Homes Magazine, advertise on 4 large billboards in the Cascade Mall, will distribute brochures, postcards as well as post signage and directional arrows.

Financing: Wells Fargo Private Banking will have an onsite office with published rates and terms such as -0- down loan programs as well as 3%, 5%, 10% down and adjustable rate programs.

Property Management: C C & R's and budget to be drawn up at the condo conversion. Home Owners Dues will be established according to the square footage of the units with the approximate amount of \$175 for a one bedroom and \$200 for a two bedroom unit.

Phone: 425-744-5314 • Fax: 425-744-8387 • Email: gregoryp@johnlscott.com

Find your HOME on
www.JohnLScott.com

Exterior/Common Areas: Listing Agent will arrange a list of repairs, renovations, punch list items and a budget with a licensed bonded contractor.

Fees: Units will be turn key/mint condition with a commission of 6% of the gross sales price.

I look forward to doing business with you. You may want to look at www.gregperry.com. Should you need further information on my marketing plan you may call me at my office 425-744-5314 or my mobile 206-799-9610.

Sincerely,



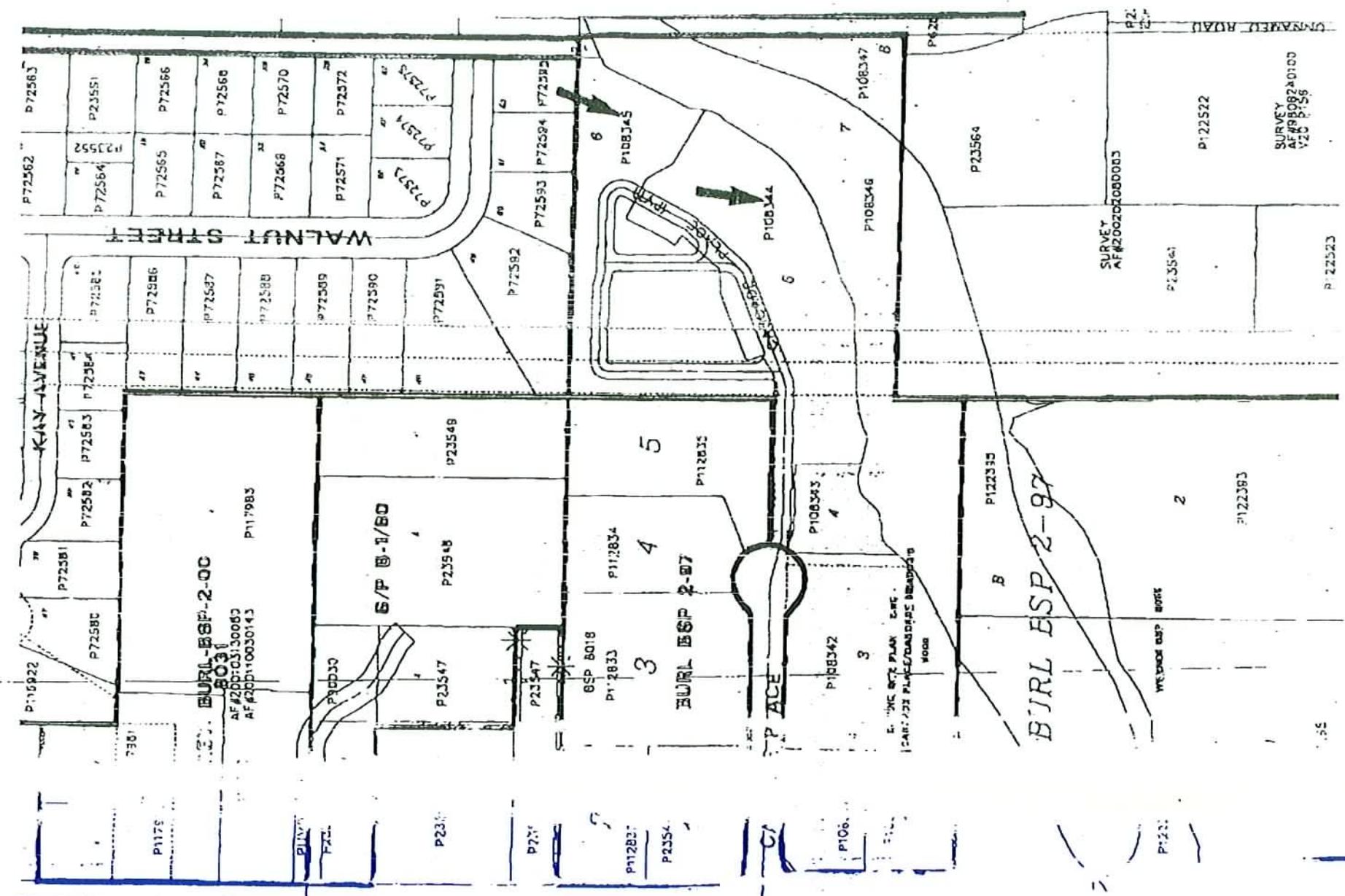
Greg Perry

John L Scott Real Estate

cc: Jay Rusin

11 no warrant is returned for information purposes only to assist in property location with reference to streets and other parcels. It is not guaranteed as to accuracy and the user assumes all liability.

Courtesy of CHICAGO TITLE COMPANY



Fax: 3604244458

AUG 16 2005 11:24

P.16

SP 12-616 TRD 618

9601180033

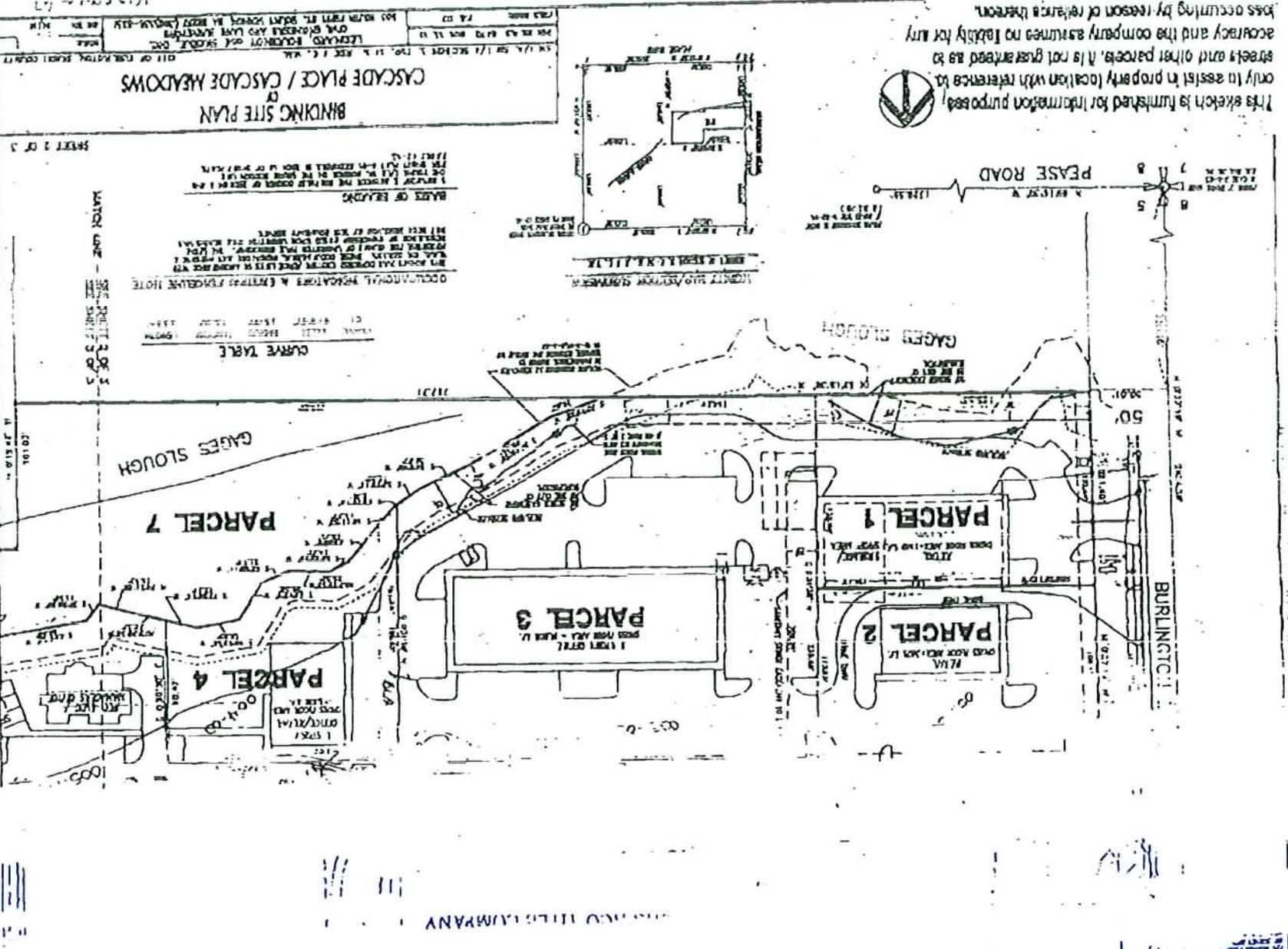


Exhibit "A"

PARCEL "A"

Lot 5, of Binding Site Plan No. 2-95, of Cascade Place/Cascade Meadow, approved January 18, 1996, recorded January 18, 1996, in Volume 12 of Short Plats, pages 66, 67 and 68, under Auditor's File No. 9601180033, records of Skagit County, Washington, being a portion of the southwest ¼ of the southwest ¼ of Section 5, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of Parcel 4, located in the Binding Site Plan of Cascade Place/Cascade Meadows, as approved October 26, 1995, and recorded January 18, 1996, in Volume 12 of Plats, on pages 66 to 68, under Auditor's File No. 9601180033, records of Skagit County, Washington, being a portion of the Southwest ¼ of the Southwest ¼ of Section 5, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the most Northerly corner of said Parcel 4; thence South 89°26'22" East, along the South line of Parcel 9 of said Binding Site Plan, a distance of 24.80 feet to the true point of beginning; thence continue South 89°28'22" East, a distance of 25.64 feet to the West line of Parcel 5, of said Binding Site Plan; thence South 0°37'19" East along the West line thereof, a distance of 9.02 feet to an angle point 1p, the Northerly line of said Parcel 4; thence North 70°53'23" West, a distance of 28.23 feet to the true point of beginning.

ALSO TOGETHER WITH that portion of Parcel 9, located in the Binding Site Plan of Cascade Place/Cascade Meadows, as approved October 26, 1995, and recorded January 18, 1996, in Volume 12 of Plats, on pages 66 to 68, under Auditor's File No. 9601180033, records of Skagit County, Washington, being a portion of the Southwest ¼ of the Southwest ¼ of Section 5, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the most Northwesterly corner of Parcel 4, of said Binding Site Plan; thence South 89°28'22" East along the South line of Parcel 9, in said Binding Site Plan, a distance of 24.80 feet to the true point of beginning; thence Northerly and Northeasterly along a non-circular curve concave to the Northwest whose radius point bears North 64°25'53" West, a distance of 55.00 feet through a central angle of 27°02'25", an arc distance of 25.96 feet to the North line of said Parcel 9; thence South 89°28'22" East along the North line thereof, a distance of 20.12 feet to the Northeast corner of said Parcel 9; thence South 0°37'19" East, a distance of 25.01 feet to the Southeast corner of said Parcel 9; thence North 89°28'22" West, a distance of 26.64 feet to the true point of beginning.

PARCEL "B"

Lot 6 of Binding Site Plan No. 2-95, of Cascade Place/Cascade Meadows, approved January 18, 1996, recorded January 18, 1996, in Volume 12 of Short Plats, pages 66, 67 and 68, under Auditor's File No. 9601180033, records of Skagit County, Washington, being a portion of the Southwest ¼ of the Southwest ¼ of Section 5, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

200012270005
Skagit County Auditor
1027/Alisa Page 2 of 2 Bids/Plans

JOHN C. BELCHER
JACK O. SWANSON
CHESTER T. LACKLEY
TERRANCE G. LEWIS
DOUGLAS K. ROBERTSON
JEFFERY J. SOLOMON

BELCHER SWANSON LAW FIRM, P.L.L.C.
BATTERSBY FIELD PROFESSIONAL BUILDING
900 DUPONT STREET
BELLINGHAM, WASHINGTON 98225-3105
TELEPHONE (360) 734-6390 • FACSIMILE (360) 671-0753

SCOT S. SWANSON
BRADLEY D. SWANSON
PETER R. DWORIKIN

May 1, 2007

John Rusin
Queens Plate Development, Inc.
Sent via Fax Only
(604) 922-1519

RE: Condominium Conversion

Dear John:

This letter is being sent at the request of John Rusin regarding the conversion of the Cascade Place/Cascade Meadows property. Once we receive the survey map and plans from Jones Engineering, we anticipate that our work for converting the apartment building to the condominium form of ownership will take approximately two weeks.

This letter is limited to John Rusin/Andy Visinski and their lenders in connection with the financing or sale of the project.

Very truly yours,



SCOT S. SWANSON
Attorney at Law

SSS:sc
enc.



QUEENS PLATE DEVELOPMENT

Cascade Meadows Apartments

310 Cascade Place

Burlington, WA 98233

RE: Discounted Value of the proposed conversion of the Cascade Meadows
Condominium complex located at 310 Cascade Place, Burlington, W.A.

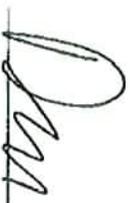
Dear Mr. Shin:

Following is the discounted value of the proposed conversion of the Cascade Meadows Condominium.

Reference is made to the narrative appraisal report addressing the individual unit values on the proposed Cascade Meadows Condominium Conversion dated December 12, 2006, which is fully embodied in this discounted value.

If you have any questions or if further information is required, please do not hesitate to contact me.

Sincerely,



M.A., SRA,

Don A. Gustafson, MAI, SRA, SRPA

License # 1100649

DAG:ddd

File No.: BG-9100



Braden Gustafson

License # 1101684

Final Conclusions

\$13,319,837 (Discounted Condo Sales)	+	\$723,571 (Present Value of Apartment Income)	=	\$14,043,408 (Discounted Value)
Discounted Value			(Rounded)	\$14,043,000

- - Property Data Selection Menu - -

Prop ID: P108344 (Real Property) QUEENS PLATE DEVELOPMENT INC
 Ref ID: 8008-000-005-0000 101-1000 W BROADWAY
 Legal : CASCAD E PLAC E/CASCAD E MEADOWS VANCOUVER, BC V762L6
 BSP-2-95, ACRES 2.02, PARCEL 5

Evy Code : 0905 Land Use : 550 2.02 Acres
 Prop Link : Neighborhood: 6MAPT Loc: 8008
 Situs Addr: 314 CASCAD E PLAC E Living Area : YB:

008 Exemptions: BURLINGTON, WA 98233
 ABC Freeze:

2006 Tax Status 2008 Property Values
 Current Levied Taxes : 38,029.46 Buildings \$ 3,724,200 (+)
 Special Assessments : 5,727.42 Improved Land \$ 480,000 (+)
 Check Treasurer's Office for Taxes Due* Total Market \$ 4,204,200 (=)
 Assessed=Taxable \$ 4,204,200

- (1) Alt. Disp. (2) Primary (4) Land/Impr. (5) General Appr.
- (6) Assessments (7) Ownership (8) History (.) More

Enter Option from Above, or <RET> to Exit: _

- - Property Data Selection Menu - -

Prop ID: P108345 (Real Property) QUEENS PLATE DEVELOPMENT INC
 Ref ID: 8008-000-006-0000 101-1000 W BROADWAY
 Legal : CASCAD E PLAC E/CASCAD E MEADOWS VANCOUVER, BC V762L6
 BSP-2-95, ACRES 2.21, PARCEL 6

Levy Code : 0905 Land Use : 550 2.21 Acres
 Prop Link : Neighborhood: 6MAPT Loc: 8008
 Situs Addr: 333 CASCAD E PLAC E Living Area : YB:

008 Exemptions:
 ABC Freeze: BURLINGTON, WA 98233

2006 Tax Status 2008 Property Values
 Current Levied Taxes : 36,509.69 Buildings \$ 3,477,000 (+)
 Special Assessments : 5,498.54 Improved Land \$ 480,000 (+)
 Check Treasurer's Office for Taxes Due* Total Market \$ 3,957,000 (=)
 Assessed=Taxable \$ 3,957,000

- (1) Alt. Disp. (2) Primary (4) Land/Impr. (5) General Appr.
- (6) Assessments (7) Ownership (8) History (.) More

Enter Option from Above, or <RET> to Exit: _



Private Mortgage Banking
600 108th AVE NE, Suite 535
Bellevue, WA 98004
425 452-0555 Office
425 454-3236 Fax

March 22, 2007

Mr. John Rusin
1210 Tyrol Road
West Vancouver, B.C.
V7S2L6

Subject: Cascade Meadows Condominium Conversion – FHLMC Project Approval.

John,

Pursuant to our conversation regarding the agency approval of Cascade Meadows I have initiated the single-agency, FHLMC (FreddieMac) project approval. Upon completion of the approval process Wells Fargo Home Mortgage will provide take-out financing of the condominium units using the full range of our convention mortgage lending products including, but not limited to Prime, Alt-A, Sub-Prime and various 100% Combined Loan-to-Value (CLTV) mortgage products. Wells Fargo Home Mortgage (WFHM) will provide onsite/on-call Home Loan Consultant(s) and marketing support at a level to be determined.

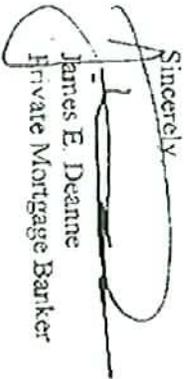
Key features of the FHLMC Project Approval are:

- No Presale requirement – close on first sale
- 70% owner occupancy
- 30% maximum non-owner occupied
- No single entity can own more than 10% of total units
- No attorney opinion letter required
- Single lender – Wells Fargo

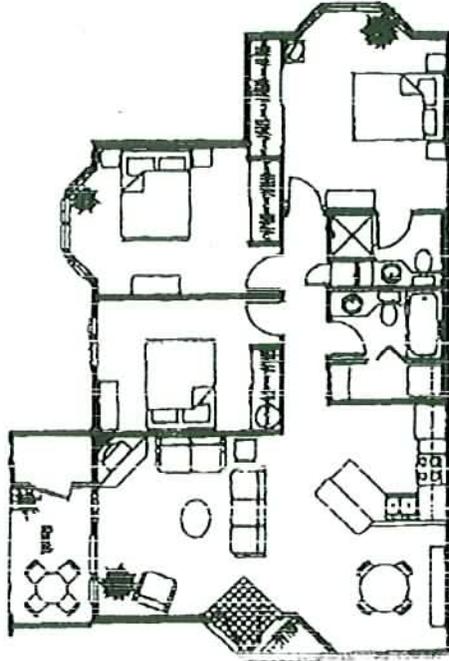
The above features are subject to the terms of any underlying liens and Wells Fargo Home Mortgage / FHLMC approval conditions. Based upon our initial review of the project I estimate the full project approval will take 5-10 business days after receipt of final document package.

I look forward to working with you on this project and am excited to begin selling and closing units. Please do not hesitate to call if you have any questions.

Sincerely,


James E. Deanne
Private Mortgage Barker

Three Bedroom Unit



3 bedroom, 1-3/4 bath - 2 Full baths
1010 square feet



Directions:

From I-5 Seattle & Bellingham - Use Burlington / Anacortes (Highway 20) exit. Take a right at first stop light. Turn right onto Burlington Blvd. Drive about 2 miles. Take a left on Cascade Place. (It is the same street used for the white oak entrance of Seaside Carwash/deli)

Cascade Meadows



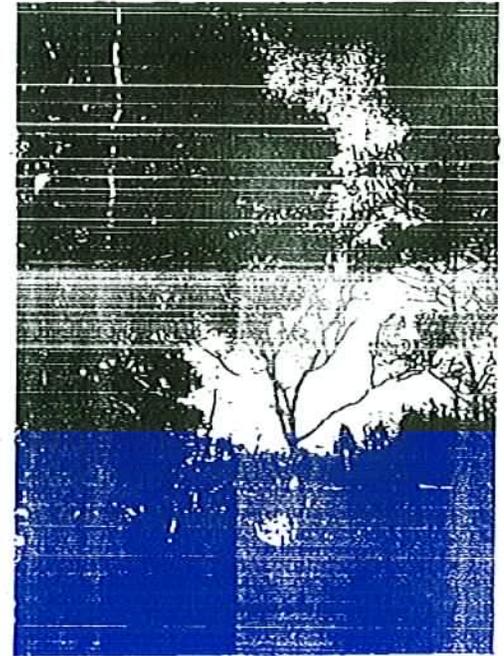
310 Cascade Place
Burlington, WA 98233
Phone (360) 757-1048



CREALTY GROUP
www.thecreativitygroup.com

Cascade Meadows

*Comfort without compromise
Move to a higher standard*

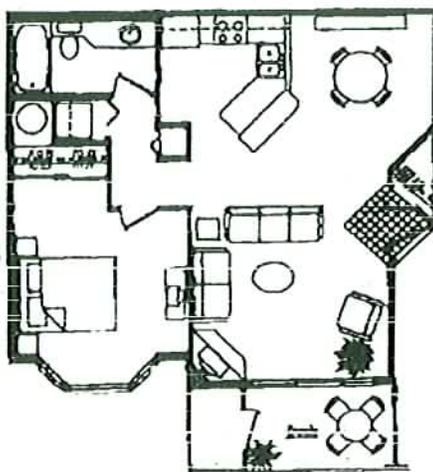


Cascade Meadows

Luxurious Home Amenities

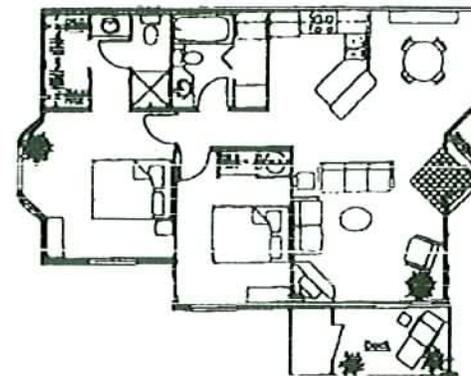
- ◆ Quiet neighborhood community with greenbelt area
- ◆ Brand new, generous home-like units.
- ◆ Variety of floor plans — standard, signature and deluxe units
- ◆ Vaulted ceilings
- ◆ Gas fireplaces
- ◆ Bay windows
- ◆ Fully equipped in each unit — mini laundry room w/washer & dryer
- ◆ Wetland and territorial views
- ◆ Garages & storage available
- ◆ Entertainment lounge and kitchenette
- ◆ Professionally equipped fitness center

One Bedroom Unit



1 bedroom, 1 bath, 754 square feet

Two Bedroom Unit



2 bedroom, 1-3/4 bath, 923 square feet

www.GregPerry.com

Comparative Market Analysis

Prepared Especially For:

Jay Rusin
Re: 314 Cascade Place
Burlington, WA 98233

Prepared By:

Greg Perry
19221 36th Ave. West
Lynnwood WA 98036

www.gregperry.com

425-744-5314

GRI PERRY

42 744 8387

p. 4

MLS CMA Report (215)

Page 1 of 2

CMA Report

Listings as of 08/16/05 at 11:05am

Property Type: Condominium Areas: 825-Burlington, 835-Mount Vernon Statuses: Active, Contingent, Active - STI, Expired (02/17/2005 - if after), Pending (02/17/2005 or after), Sold (02/17/2005 or after) Price: 120,000 to 300,000 Bedrooms: 1 to 3

Page 1

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	S/Sqft	DOM	Orig	Price	List	Price		
811 S Laventure Rd #D	Mount Vernon	D4	2	1	50	938	1998	08/09/05	135.93	7	127,500	127,500				
1416 Digby Pl #105	Mount Vernon	E5	1	1	702	117	2005	04/21/05	229.63	117	155,000	161,200				
1419 Digby Pl #304	Mount Vernon	E5	1	1	691	116	2005	04/22/05	242.26	116	155,000	167,400				
1418 Digby Pl #103	Mount Vernon	E5	1	1	831	116	2005	04/21/05	206.50	116	185,000	171,600				
1419 Digby Pl #208	Mount Vernon	E5	1	1	706	117	2005	04/21/05	252.83	117	170,000	178,500				
512 N Laventure #51	Mount Vernon	D3	1	1	694	117	2005	04/21/05	257.20	117	170,000	178,500				
1419 Digby Pl #203	Mount Vernon	D3	2	1	75	1252	2003	06/06/05	151.66	69	189,900	169,900				
1415 Digby Pl #308	Mount Vernon	E5	1	1	865	117	2005	04/21/05	224.57	117	185,000	194,250				
1419 Digby Pl #110	Mount Vernon	E5	1	1	708	115	2005	04/22/05	274.58	115	180,000	194,400				
1415 Digby Pl #209	Mount Vernon	E5	2	1	75	985	2005	04/21/05	205.89	117	195,000	202,800				
1419 Digby Pl #303	Mount Vernon	E5	2	1	75	1042	2005	04/21/05	199.98	113	189,000	208,375				
1419 Digby Pl #102	Mount Vernon	E5	1	1	75	890	2005	04/22/05	239.32	118	195,000	210,600				
1419 Digby Pl #202	Mount Vernon	E5	2	1	75	1004	2005	04/21/05	222.71	117	215,000	223,600				
1416 Lindsay Loop #210	Mount Vernon	E5	2	1	75	1009	2005	04/21/05	234.14	117	225,000	236,250				
1419 Digby Pl #310	Mount Vernon	E5	2	1	75	1006	2002	07/21/05	236.58	25	238,000	238,000				
1419 Digby Pl #310	Mount Vernon	E5	2	1	75	1014	2005	04/22/05	238.65	116	225,000	243,000				
1321 Eagle Ridge Dr #19	Mount Vernon	F4	2	2	1405	275	2004	11/12/04	206.37	275	269,950	289,950				
1329 Eagle Ridge Dr #17	Mount Vernon	F5	2	2	1405	157	2005	03/11/05	213.49	157	269,950	299,950				
Listing Count						952						220,74	114	198,294	208,432	
Averages:						299,950						Low	127,500		Median	198,800

CONTINGENT Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	S/Sqft	DOM	Orig	Price	List	Price		
1416 Lindsay Loop #206	Mount Vernon	D1, E5	1	1	679	180	2003	08/09/05	197.38	180	129,500	129,500				
1419 Digby Pl #207	Mount Vernon	E5	2	1	75	1001	2005	07/14/05	194.06	117	185,000	194,250				
Listing Count						840						192,72	165	157,250	162,700	
Averages:						149,250						Low	129,950		Median	162,100

ACTIVE - STI Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	S/Sqft	DOM	Orig	Price	List	Price		
2021 N Laventure #201	Mount Vernon	D2	1	1	722	117	1978	08/05/05	126.22	117	129,000	129,000				
2720 Club Ct	Mount Vernon	D1, D1	2	1	50	1112	1980	08/11/05	133.99	12	149,000	149,000				
Listing Count						1067						130,11	12	138,000	139,000	
Averages:						149,000						Low	129,000		Median	139,000

PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	S/Sqft	DOM	Orig	Price	List	Price		
803 S Laventure St #D	Mount Vernon	D4	2	1	904	12	1988	08/03/05	135.51	12	122,500	122,500				
2021 N Laventure Rd #106	Mount Vernon	D1, D1	2	1	1156	23	1982	08/15/05	108.08	23	124,950	124,950				
1419 Digby Pl #206	Mount Vernon	E5	1	1	677	110	2005	08/09/05	201.62	110	130,000	136,500				
1419 Digby Pl #305	Mount Vernon	E5	1	1	864	83	2005	07/14/05	226.08	83	139,000	150,120				
1419 Digby Pl #204	Mount Vernon	E5	1	1	692	85	2005	07/22/05	220.01	85	145,000	152,250				
1419 Digby Pl #309	Mount Vernon	E5	2	1	75	1095	2005	06/06/05	103.41	45	199,000	199,000				
423 Garden Ln #43	Burlington	A2	2	1	75	1327	2005	06/15/05	169.56	0	245,000	225,000				
1419 Digby Pl #210	Mount Vernon	E5	2	1	75	1012	2005	07/13/05	223.07	83	215,000	225,750				
448 Garden Ln #44	Burlington	A2	2	1	75	1314	2005	06/15/05	174.09	0	228,750	228,750				
445 Garden Ln #40	Burlington	A2	2	1	75	1327	2005	06/15/05	165.95	0	246,752	246,752				
385 Garden Ln #37	Burlington	A2	2	2	1521	0	2005	06/15/05	156.93	0	248,000	248,000				
442 Windmill Ln #16	Burlington	A2	3	2	1694	0	2005	06/16/05	156.18	0	263,000	263,000				
881 Deere Dr #22	Burlington	A2	3	2	1585	0	2005	06/15/05	156.63	0	267,830	267,830				
821 Deere Dr	Burlington	A2	3	2	1710	0	2005	08/12/05	164.99	0	278,000	278,000				
533 Windmill Ln	Burlington	A2	3	2	1685	0	2005	08/12/05	164.99	0	278,000	278,000				
750 Deere Dr	Burlington	A2	3	2	1685	0	2005	08/12/05	164.99	0	278,000	278,000				
040 Farmington Dr #8	Burlington	A2	3	2	1780	0	2005	06/12/05	143.43	0	284,000	284,000				
820 Farmington Dr	Burlington	A2	3	2	1980	0	2005	08/12/05	143.94	0	285,000	285,000				
553 Windmill Ln	Burlington	A2	3	2	1980	0	2005	06/12/05	143.94	0	285,000	285,000				
1325 Eagle Ridge Dr #18	Mount Vernon	F5, F5	2	2	1405	136	2005	09/12/05	143.93	136	284,950	284,950				
2411 Stonebridge Way	Mount Vernon	F1, A1	3	1	75	2045	2002	08/08/05	146.87	50	289,950	289,950				
Listing Count						1395						171,89	30	230,403	232,159	
Averages:						289,950						Low	122,500		Median	248,000

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	S/Sqft	DOM	Orig	Price	List	Price	Sale Price	Sale Price % LP
1416 Lindsay Loop #306	Mount Vernon	E5	1	1	673	113	2003	05/12/05	183.15	113	137,900	129,990	129,990	129,990	100.00	
118 N 6th St #A	Mount Vernon	E5	2	2	50	1200	1994	04/08/05	108.74	34	139,950	139,950	130,493	93.20		
1419 Digby Pl #104	Mount Vernon	E5	1	1	891	2005	06/30/05	195.37	1	135,000	135,000	135,000	135,000	100.00		
1416 Lindsay Loop Rd #104	Mount Vernon	E5	1	1	690	2003	07/28/05	195.65	27	135,000	135,000	135,000	135,000	100.00		

MIS CMA Report (216)

2021 N Lventure Rd	Mount Vernon 61, D3	2	2	1406	1978 08/10/05	95.02	18	135,000	135,000	135,100	130.00
17464 Dunbar Rd #3	Mount Vernon 64, F4	2	2	1577	1976 03/31/05	86.14	35	142,500	142,500	139,100	37.50
307 E Division St #D	Mount Vernon 61, B3	2	2	907	1994 07/06/05	144.73	18	135,950	139,950	139,950	70.00
1207 N 8th St #2	Mount Vernon 79, B3	3	3	1310	1979 06/15/05	108.02	69	134,950	141,500	141,500	110.00
325 N Lventure #8	Mount Vernon 61, D3	1	1	980	1998 07/01/05	151.37	7	139,950	148,500	148,147	39.90
1416 Lindsay Loop Rd #105	Mount Vernon 61, E5	1	1	733	2002 08/11/05	204.84	79	152,000	152,000	150,100	18.70
1416 Lindsay Loop #205	Mount Vernon 61, E5	2	1	690	2003 03/28/05	224.26	39	170,500	152,500	152,100	70.00
1416 Lindsay Loop #207	Mount Vernon 61, E5	2	1	635	2002 05/02/05	191.02	100	152,000	159,500	153,100	110.00
1207 Decatur Cir	Burlington 62, D4	2	2	1803	2004 02/25/05	159.85	67	159,950	159,950	160,25	110.20
1416 Lindsay Loop #307	Mount Vernon 61, E5	2	1	75	2003 04/20/05	196.54	72	188,500	184,500	164,500	110.00
1419 Digby Pl #107	Mount Vernon 79, D3	2	1	904	2005 06/02/05	167.68	82	165,000	165,000	165,000	110.00
514 N Lventure #52	Mount Vernon 79, D3	2	1	1192	2003 02/28/05	142.20	387	175,000	169,500	169,500	710.00
518 N Lventure Rd #54	Mount Vernon 61, E5	2	1	75	2003 06/29/05	143.04	30	169,500	169,500	170,100	110.00
1419 Digby Pl #109	Mount Vernon 61, E5	2	1	1015	2005 08/10/05	177.34	50	175,000	175,000	170,100	110.00
1419 Digby Pl #305	Mount Vernon 61, E5	1	1	691	2005 07/19/05	260.49	3	160,000	180,000	180,000	110.00
16746 County Club Dr	Burlington 53, B4	2	1	1276	1987 05/13/05	144.98	19	185,000	185,000	185,000	110.00
2910 Firwood Ln #211	Mount Vernon 55, C2	3	2	1372	1988 04/19/05	134.84	19	185,000	185,000	185,000	110.00
1416 Lindsay Loop Rd #302	Mount Vernon 61, E5	2	1	75	2003 04/01/05	139.85	9	210,000	210,000	200,000	65.20
1195 Decatur Cir	Burlington 62, D4	2	1	75	2004 05/17/05	130.42	181	213,591	216,500	216,500	102.00
1418 Lindsay Ln #303	Mount Vernon 61, E5	2	1	75	2004 05/16/05	121.30	77	117,950	217,950	217,950	102.00
1419 Digby Pl #307	Mount Vernon 61, E5	2	1	75	2004 05/15/05	131.39	77	218,100	218,100	218,100	102.00
1043 Fidelity Dr	Burlington 64, D4	2	2	1660	2004 04/22/05	131.39	56	218,100	218,100	218,100	101.00
1304 Maddox Creek Rd #4	Burlington 64, D4	2	2	1660	2004 04/26/05	134.74	67	218,500	221,950	223,670	101.80
1176 Decatur Cir	Mount Vernon 61, E5	2	1	75	2004 05/17/05	135.51	77	224,950	224,950	224,950	101.00
1182 Decatur Cir	Burlington 64, E1	2	2	2246	2005 07/05/05	214.59	11	226,000	226,000	225,010	101.00
1180 Decatur Cir	Mount Vernon 61, E5	2	1	75	1992 05/13/05	201.30	40	224,500	224,500	225,510	101.40
1184 Decatur Cir	Mount Vernon 61, E5	2	1	75	2005 07/20/05	217.80	11	230,000	230,000	230,010	101.00
1190 Decatur Cir	Mount Vernon 79, D3	2	1	75	2005 07/08/05	226.50	0	230,000	230,000	230,010	101.00
1188 Decatur Cir	Mount Vernon 80, A2	2	2	1521	2001 07/20/05	164.84	179	255,000	245,000	249,010	91.00
1419 Digby Pl #101	Mount Vernon 79, D3	2	1	75	2002 05/12/05	164.99	40	249,950	249,950	245,010	91.00
12542 Given Dr #11	Burlington 54, E1	2	2	2246	2003 04/12/05	141.59	446	250,000	250,000	247,510	91.00
1419 Digby Pl #201	Mount Vernon 61, E5	2	1	75	2005 06/12/05	156.13	0	259,185	259,185	252,971	10.40
1419 Digby Pl #302	Mount Vernon 61, E5	2	1	75	2005 06/17/05	147.73	0	260,780	260,780	252,576	101.70
502 Shady Ln	Mount Vernon 79, D3	2	1	75	2005 07/15/05	137.91	0	269,000	269,000	273,017	10.50
508 Garden Ln #47	Burlington 80, A3	2	2	1521	2005 08/02/05	141.66	0	279,000	279,000	280,817	101.70
2502 StoneBridge Way #16	Mount Vernon 79, D3	2	1	75	2004 03/28/05	159.00	0	278,000	278,000	286,045	101.90
841 Dent Dr #24	Mount Vernon 79, D3	2	1	75	2004 05/06/05	206.37	202	289,950	289,950	289,910	101.00
373 Windmill Ln #19	Burlington 80, A3	2	1	75	2004 05/06/05	206.37	202	289,950	289,950	289,871	91.93
1403 Alpine View Pl #9	Burlington 80, A3	3	2	1694	2005 07/19/05	171.43	56	270,000	270,000	270,010	101.00
661 Deere Dr #23	Mount Vernon 79, F5	2	2	1575	2005 06/28/05	156.13	0	270,000	270,000	270,010	101.00
860 Farmington Dr #8	Burlington 80, A3	3	2	1580	1999 07/19/05	171.43	56	270,000	270,000	270,010	101.00
353 Windmill Ln #20	Burlington 80, A3	3	2	1580	2005 07/15/05	137.91	0	269,000	269,000	273,017	10.50
1315 Eagle Ridge Dr #20	Burlington 80, B3	3	2	1798	2005 08/02/05	141.66	0	279,000	279,000	280,817	101.70
Listing Count 48	Mount Vernon 61, F4	2	2	1405	2004 05/06/05	206.37	202	289,950	289,950	289,910	101.00
	Averages	1293	1293								
	High	289,950	161,36	79	197,450	198,959	196,871	91,93			
	Low	129,990	175,54	75	203,067	205,971	199,821				
Report Count 91	Report Averages	1234	175,54	75	203,067	205,971	199,821				

Presented By: Greg N Perry/John L Scott, Inc. Phone: 425-744-5314
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(06/1/01)

Condominium Brief Report

Property Type: Condominium Area: 825-Burlington Statuses: Active, Contingent

Listings as of 12/10/06 at 11:59pm

Status	Listing#	List Price	Address	Project	Area	Beds	Sq Ft	Map/Gd Style	Wtr/New Nas/FP New Con.	Y-Bt
Date	Sell/Offc	Sold Price	City	Owner Name	Phone To Show	Baths	To Show			
Active	26185215	179,500	762 Westpoint Ct 0 Burlington Best P116739	Cascade Commons	825	2	838	73 A 1 30	No 3	No
	8604				360-421-1310	1.75				2000
Active	26063522	179,950	535 Neff Cir 0 Burlington	Cascade Commons	825	2	732	80 C 4 30	No	Yes
	8604				360-708-1040	1.00				2006
Active	26063621	227,950	547 Neff Cir 0 Burlington	Cascade Commons	825	2	1405	80 C 4 34	No	Yes
	8604				360-708-1040	2.25				2006
Active	26063537	229,950	539 Neff Cir 0 Burlington	Cascade Commons	825	2	1419	80 C 4 34	No	Yes
	8604				360-708-1040	2.25				2006
Active	26063424	234,950	519 Neff Cir 0 Burlington	Cascade Commons	825	2	1405	80 C 4 34	No	Yes
	8604				360-708-1040	2.25				2006
Active	26063429	234,950	523 Neff Cir 0 Burlington	Cascade Commons	825	2	1405	80 C 4 34	No	Yes
	8604				360-708-1040	2.25				2006
Active	26062329	237,950	551 Neff Cir 0 Burlington	Cascade Commons	825	2	1419	80 C 4 34	No	Yes
	8604				360-708-1040	2.25				2006
Active	26063398	239,950	515 Neff Cir 0 Burlington	Cascade Commons	825	2	1419	80 C 4 34	No	Yes
	8604				360-708-1040	2.25				2006
Active	26063436	239,950	527 Neff Cir 0 Burlington	Cascade Commons	825	2	1419	80 C 4 34	No	Yes
	8604				360-708-1040	2.25				2006
Active	26193891	252,000	635 Sandpiper Pl 0 Burlington	Sandpiper Place	825	3	1510	80 B 3 32	No	Yes
	9698				360-333-3707	2.50				2006
Active	26193877	252,000	623 Sandpiper Pl 0 Burlington	Sandpiper Place	825	3	1510	80 B 3 32	No	Yes
	9698				360-333-3707	2.50				2006

CMA Report

Listings as of 11/30/06 at 9:54am
Property Type Condominium City Burlington Storages Active, Contingent Price 80,000 to 250,000

ACTIVE PROPERTIES

Address	City	Map	sqFt	sqFt	LotSz	Year	Date	S/BaRt	CDOM	Orig Price	List Price
762 Westport Ct	Burlington	73, A1	1,175	838	0.100ac	2000	11/07/06	214,20	23	164,000	179,500
505 Nant Cr	Burlington	80, C4	2	732		2008	04/28/08	245,83	218	224,990	179,950
531 Nant Cr	Burlington	80, C4	2	732		2005	04/28/08	212,88	218	229,990	164,950
1141 Lopez Ln	Burlington	80, D4	2	1,75	0.119ac	2001	10/23/06	186,39	38	219,900	204,900
547 Nant Cr	Burlington	80, C4	2	2,25	1419	2005	04/28/08	182,24	218	230,425	227,950
538 Nant Cr	Burlington	80, C4	2	2,25	1419	2005	04/28/08	182,06	218	233,425	229,950
518 Nant Cr	Burlington	80, C4	2	2,25	1405	2005	04/28/08	187,22	218	235,425	234,950
523 Nant Cr	Burlington	80, C4	2	2,25	1405	2005	04/28/08	187,22	218	236,425	234,950
551 Nant Cr	Burlington	80, C4	2	2,25	1419	2005	04/28/08	187,68	178	247,450	237,950
515 Nant Cr	Burlington	80, C4	2	2,25	1419	2005	04/28/08	189,10	218	240,425	238,950
527 Nant Cr	Burlington	80, C4	2	2,25	1419	2005	04/28/08	189,10	218	238,425	238,950
Landing Count	Averages			1205				188,70	180	229,073	218,177
	High	230,950	Low	179,500	Median	229,950					
Report Count	Report Averages		1205					189	180	229,073	218,177

Prepared By: Debra B Winblad / CENTURY 21 North Haven Realty Phone: 380-424-2700 (row 4)
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