

LEGAL DESCRIPTION

PARCEL "A":
THE NORTH 240 FEET OF THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., LYING EAST OF THE PACIFIC HIGHWAY AND WEST OF THE RIGHT-OF-WAY OF THE PACIFIC NORTHWEST TRACTION COMPANY; EXCEPT THE NORTH 40 FEET OF THE WEST 242 FEET THEREOF.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, ROADWAY AND UTILITIES, OVER, UNDER AND UPON THE SOUTH 25 FEET OF THE SOUTH 50 FEET OF THE NORTH 315 FEET OF THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., LYING EAST OF THE PACIFIC HIGHWAY AND WEST OF THE RIGHT OF WAY OF THE PACIFIC NORTHWEST TRACTION COMPANY, EXCEPT THE EAST 225.01 FEET THEREOF.

PARCEL "B":
THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH ALONG SAID SECTION LINE 110 FEET; THENCE SOUTH 84°33' EAST, 275 FEET; THENCE SOUTH 0°37' EAST, 110 FEET TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 84°33' WEST, 275 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, EXCEPT STATE HIGHWAY RIGHT-OF-WAY COMMONLY KNOWN AS SOUTH BURLINGTON BOULEVARD ALONG THE WEST LINE OF SAID SECTION 5; ALSO EXCEPT THAT PORTION THEREOF, IF ANY, LYING WITHIN THE PLAT OF "SLIKER'S ADDITION TO BURLINGTON", AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 24.

PARCEL "C":
THE NORTH 40 FEET OF THE WEST 242 FEET OF THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., LYING EAST OF THE RIGHT-OF-WAY OF THE PACIFIC HIGHWAY.

ALL OF THE ABOVE PARCELS BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL BEING SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT STANLEY C. WALTERS AND HELEN L. WALTERS, HUSBAND AND WIFE, OWNERS OF THE LAND HEREBY PLATTED, DECLARE THIS BINDING SITE PLAN AND DEDICATE TO THE CITY OF BURLINGTON A 10 FOOT UTILITY EASEMENT ADJOINING THE 30 FOOT RIGHT-OF-WAY OF BURLINGTON BOULEVARD AND A 10 FOOT EASEMENT ADJOINING THAT CERTAIN 50 FOOT PRIVATE ROAD EASEMENT, RUMP DRIVE, BOTH AS SHOWN ON SHEET 2 OF 2 AND AS OUTLINED UNDER EASEMENTS ON THIS STREET.

IT IS UNDERSTOOD THAT ANY DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THIS BINDING SITE PLAN UNLESS OTHERWISE APPROVED BY THE CITY OF BURLINGTON.

IN WITNESS WHEREOF, THIS 1ST DAY OF August, 2000

Stanley C. Walters Helen L. Walters
STANLEY C. WALTERS, HUSBAND HELEN L. WALTERS, WIFE

ACKNOWLEDGEMENT

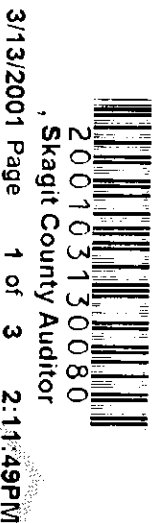
STATE OF WASHINGTON
COUNTY OF SKAGIT
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT, STANLEY C. WALTERS AND HELEN L. WALTERS, HUSBAND AND WIFE, ARE THE INDIVIDUALS WHO APPEARED BEFORE ME AND SAID INDIVIDUALS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Aug 1, 2000

Bruce G. Lissner
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-14-2004

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSNER & ASSOCIATES, PLLC.



200103130080
Skagit County Auditor

3/13/2001 Page 1 of 3 2:11:49PM

Bruce G. Lissner Clayton A. Davis
SKAGIT COUNTY AUDITOR DEPUTY

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES, HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR OF 2001.

Kate Jungquist 2001
TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR OF 2001 THIS 13th DAY OF March, 2001

Kate Jungquist 2001
SKAGIT COUNTY TREASURER DEPUTY

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR OF OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 8TH DAY OF August, 2000.

Robert A. Patrick
CITY TREASURER

APPROVALS

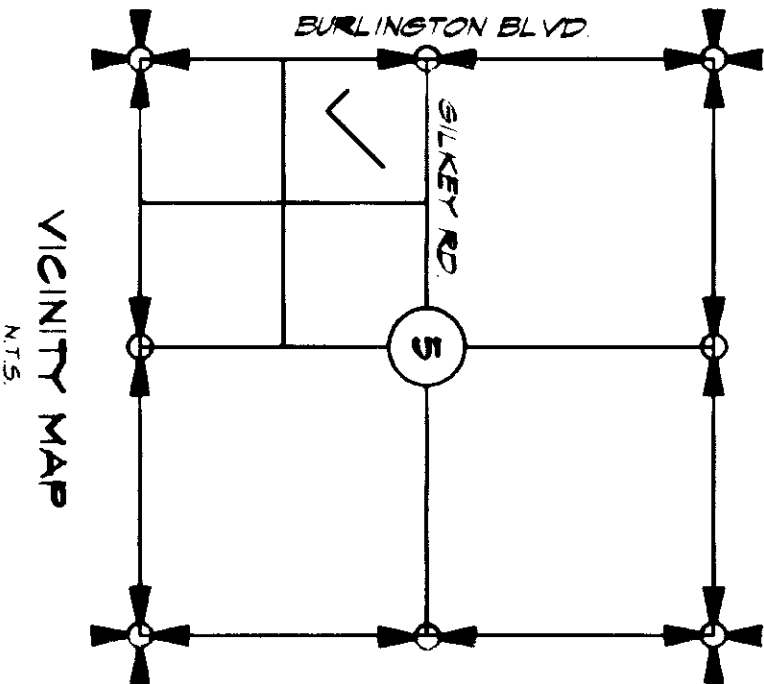
EXAMINED AND APPROVED THIS 2 DAY OF Aug., 2000.

Paul Stewart
CITY ENGINEER

SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE BURLINGTON BINDING SITE PLAN ORDINANCE.

Bruce G. Lissner
DATE: Aug 1, 2000
BRUCE G. LISSNER, PLLC, CERTIFICATE NO. 22460
LISSNER & ASSOCIATES, PLLC
24 RIVERSIDE DRIVE, SUITE 107
MOUNT VERNON, WA 98273
PHONE (360) 424-5517
FAX (360) 424-6614
E-MAIL: bruce@lissner.com



SHEET 1 OF 3

BINDING SITE PLAN NO. BUR-BSP-2-00

WALTERS BINDING SITE PLAN

A PORTION OF THE NW 1/4 OF THE SW 1/4
AND OF THE SW 1/4 OF THE NW 1/4 OF
SECTION 5 TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.,
CITY OF BURLINGTON, WASHINGTON

B-2 PG 5 LISSNER & ASSOCIATES, PLLC SCALE: 1" = 50'
SURVEYING & LAND USE CONSULTATION
MOUNT VERNON, WA 98273 360-424-5517 DRAWING: 99-020TP

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.
2. ZONING: C-1 COMMERCIAL
- CITY OF BURLINGTON DEVELOPMENT STANDARDS. (CHAPTER 11.36.040)
- A. MINIMUM LOT AREA: NONE REQUIRED
- B. MINIMUM LOT WIDTH: NONE REQUIRED
- C. MINIMUM LOT DEPTH: NONE REQUIRED
- D. MAXIMUM LOT COVERAGE: NONE REQUIRED
- E. MAXIMUM BUILDING HEIGHT: FOUR STORES NOT TO EXCEED 45 FEET. BUILDINGS MAY EXCEED 45 FEET IF ONE FOOT OF THE SETBACK IS PROVIDED FROM EACH PROPERTY LINE, FOR EACH FOOT THE BUILDING EXCEEDS 45 FEET.
- F. MINIMUM YARD SETBACKS:
1. FRONT: 0 FEET
2. SIDE, INTERIOR: NONE REQUIRED
3. SIDE, STREET: 0 FEET
4. REAR: NONE REQUIRED
- H. MAXIMUM SETBACK REQUIREMENT IN ALL OTHER LOCATIONS:
1. TEN FEET FROM THE PROPERTY LINE ON THE STREET
- SIDE FOR NEW CONSTRUCTION. IF THE NEW CONSTRUCTION OCCURS ON A CORNER LOT, THE MAXIMUM SETBACK SHALL APPLY TO EACH BOUNDARY LINE ADJACENT TO A STREET.
2. PARKING SHALL NOT BE LOCATED IN THE SETBACK IN FRONT OF THE BUILDING.
3. SEWAGE DISPOSAL: CITY OF BURLINGTON PUBLIC SEWER
4. WATER: PUD, NO. 1
5. • - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER L1SSER 22960
- 0 - INDICATES EXISTING REBAR OR IRON ROD FOUND
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.
- BEARING = NORTH 00°37'00" WEST
8. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE RECORD OF SURVEY MAPS RECORDED IN VOLUME 21 OF SURVEYS, PAGES 195 AND 196, VOLUME 19 OF SURVEYS, PAGE 87, VOLUME 8 OF SURVEYS, PAGE 193 AND PLAT OF GILKEY'S ADDITION TO BURLINGTON RECORDED IN VOLUME 7 OF PLATS, PAGE 24 AND BURLINGTON SHORT PLAT NO. BURL-1-80, RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 10, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON
9. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY, SUBDIVISION GUARANTEE ORDER NO. H-443168, DATED JULY 5, 2000.
10. THE PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD AS DISCLOSED IN THE ABOVE REFERENCED TITLE REPORT INCLUDING THOSE INSTRUMENTS RECORDED UNDER AUDITORS' FILE NUMBERS: 983040052, 203792, 555795, 8207180033, 9607180070, 9208240071, 8406260015, 9405060041 AND 200003200036
11. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. OWNER: STANLEY AND HELEN WALTERS 14744 BEAVER MARSH ROAD MOUNT VERNON WA 98273 PHONE (360) 424-6688
- DEVELOPER: ARIMADA 2115 SIXTH AVENUE SEATTLE WA 98121 PHONE (206) 443-1940 EXT. 3083
14. EACH LOT WITHIN THIS BINDING SITE PLAN MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
15. APPROVAL OF ACCESS TO BURLINGTON BOULEVARD WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION.
16. BUYERS SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOOD PLAIN OF THE SKAGIT RIVER, AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF CONSTRUCTION. CONTACT THE CITY OF BURLINGTON FOR FURTHER INFORMATION.
17. FLOOD ZONE DESIGNATION: A-18 PER NATIONAL FLOOD INSURANCE FIRM MAP NO. 530153-0001-B DATED JANUARY 3, 1985. THE CITY OF BURLINGTON REQUIRES AN ADDITIONAL 1.0 FOOT OF ELEVATION ABOVE THE MINIMUM FEMA REQUIREMENTS. MINIMUM ELEVATION IS DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION. THE FEMA MAP SHOWS A MINIMUM OF 30.5, THEREFORE CITY REQUIREMENTS SHOULD BE 31.5.

18. THERE SHALL EXIST FOR THE BENEFIT OF THE RESPECTIVE PARCELS, THEIR OWNERS, SUCCESSORS, IN INTEREST AND ASSIGNEES SHOWN HEREON, THE RIGHT OF INGRESS AND EGRESS OVER FUTURE PARKING LOTS, TO BE DEVELOPED AND/OR PLACED ON PARCELS 1 THROUGH 4. THE FUTURE DEVELOPMENT OF THE RESPECTIVE PARCELS SHALL BE SUCH THAT THERE SHALL BE NO PREVENTION OF REASONABLE ACCESS TO THE PRIVATE EASEMENT ROAD (PUMP DRIVE) ALONG THE SOUTH LINE OF THIS BINDING SITE PLAN AS SHOWN.

19. COMMON MULTI-TENANT SIGN EASEMENT AREA FOR THE EQUAL BENEFIT OF LOTS 1 THROUGH 4. TOTAL SIGN FACE AREA IS SUBJECT TO THE REQUIREMENTS OF THE CITY OF BURLINGTON AS DEFINED BY CITY OF BURLINGTON MUNICIPAL CODE.

20. A 10.00 (TEN) FOOT LANDSCAPING BUFFER IS PROVIDED ALONG THE EASTERLY AND NORTHERLY PROPERTY LINES OF LOTS 2 AND 4 AS SHOWN. THE AREA WILL CONTAIN LANDSCAPING AS APPROVED BY THE CITY OF BURLINGTON PLANNING DEPARTMENT. ADDITIONALLY A 6 (SIX) FOOT HIGH CONCRETE BLOCK WALL SHALL BE CONSTRUCTED ALONG THE SAME PROPERTY LINES. THE CONCRETE BLOCK WALL SHALL BE CONSTRUCTED ON A SCHEDULE CONSISTENT WITH THE DEVELOPMENT OF THE BINDING SITE PLAN. SAID SCHEDULE IS BASED UPON A CITY OF BURLINGTON MEMORANDUM FROM MARGARET FLEEK, PLANNING DIRECTOR, DATED JULY 13, 2000. AT THIS TIME ONLY LOT 2 AND THE WEST 60.00 FEET OF LOT 4 OF THE BINDING SITE PLAN SHALL REQUIRE CONSTRUCTION OF SAID CONCRETE WALL (AREA OF PHASE 1 DEVELOPMENT). THE FINAL CONSTRUCTION OF THE CONCRETE WALL ALONG THE LOT 4 PROPERTY LINES SHALL BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT OF SAID LOT 4.

21. THE LOCATIONS OF THE UTILITY EASEMENTS FOR STORM, SANITARY AND WATER SHOWN HEREON ARE BASED UPON APPROVED CIVIL ENGINEERING DRAWINGS. ALL AS CONSTRUCTED STORM, SANITARY AND WATER LINES SHALL BE PROVIDED WITH AN EASEMENT ALONG THE AS CONSTRUCTED UTILITY LINE. 10 (TEN) FOOT WIDE FOR STORM AND SANITARY AND 20.00 (TWENTY) FOOT WIDE FOR WATER.

22. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM THE LAND OWNER AND/OR AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE UTILITY COMPANIES DO NOT LOCATE THEIR UTILITIES OUTSIDE OF PUBLIC RIGHTS-OF-WAY. UNDERGROUND ON SITE UTILITIES AND THE UTILITY LOCATIONS ARE NOT KNOWN OR WERE NOT AVAILABLE TO US AT THIS TIME EXCEPT AS SHOWN. UNDERGROUND UTILITY INFORMATION MAY BE REQUESTED FROM THE FOLLOWING SOURCES:

- GAS (-6-) CASCADE NATURAL GAS CO. 1520 S. SECOND ST. MOUNT VERNON WA 98273 (360) 336-6155
- WATER (-W-) PUBLIC UTILITY DISTRICT NO. 1 1415 FREEMAN DRIVE, MOUNT VERNON WA 98273 (360) 424-7104
- SANITARY SEWER (-S-) CITY OF BURLINGTON ENGINEERING DEPARTMENT 820 E. WASHINGTON ST. BURLINGTON WA 98233 (360) 757-4715
- STORM SEWER (-D-) CITY OF BURLINGTON ENGINEERING DEPARTMENT 820 E. WASHINGTON ST. BURLINGTON WA 98233 (360) 757-4715
- BURIED TELEPHONE (-BURIED TEL-) GTE. PEASE RD. BURLINGTON WA 98233 (360) 757-1620
- ELECTRICAL (-P-) PUGET SOUND ENERGY 1700 E. COLLEGE WAY, MOUNT VERNON WA 98273 (360) 336-9604
- TELEVISION (-CABLE-) TCI CABLEVISION 717 BENNETT RD. BURLINGTON WA 98233 (360) 757-2877

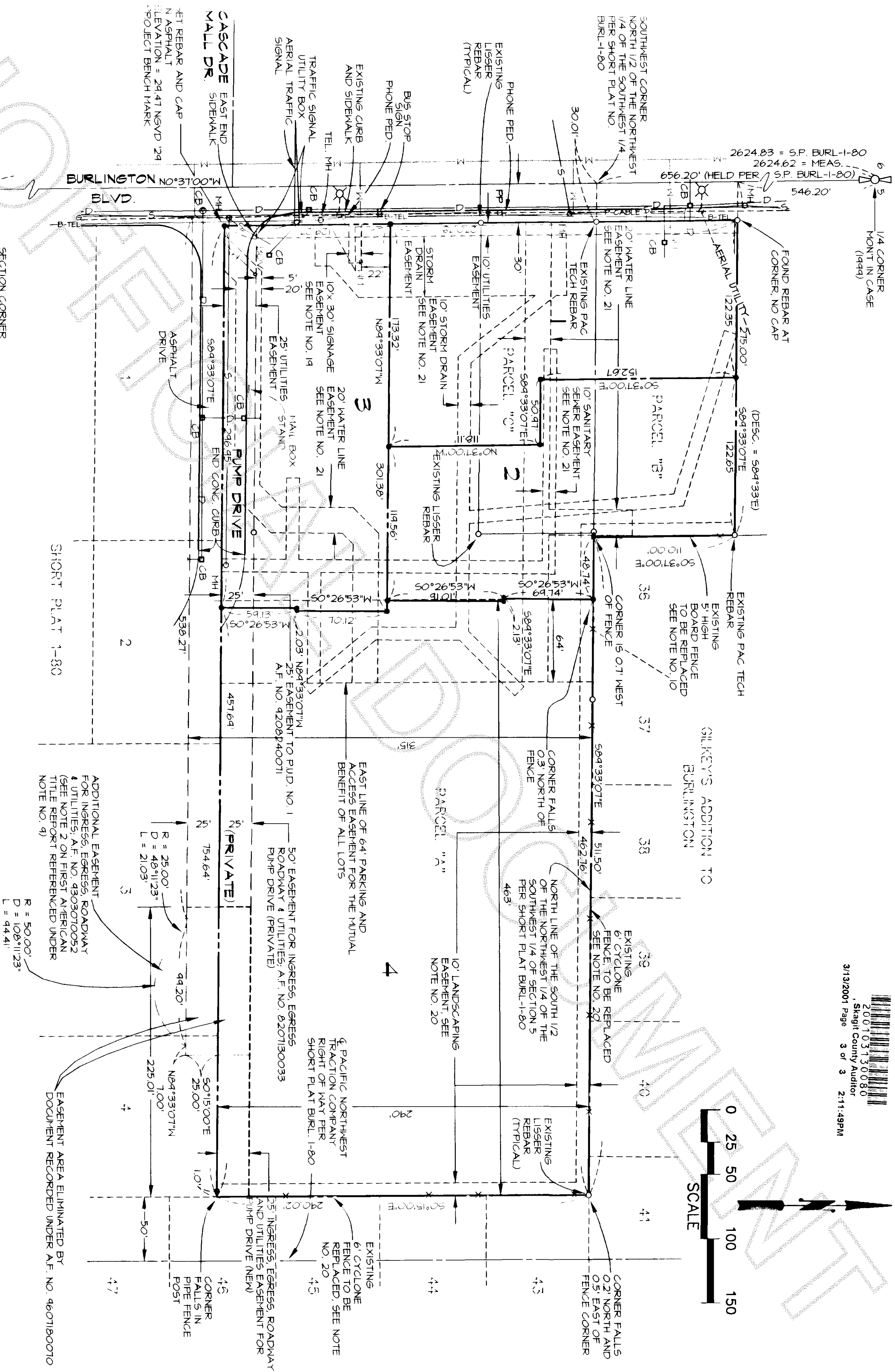
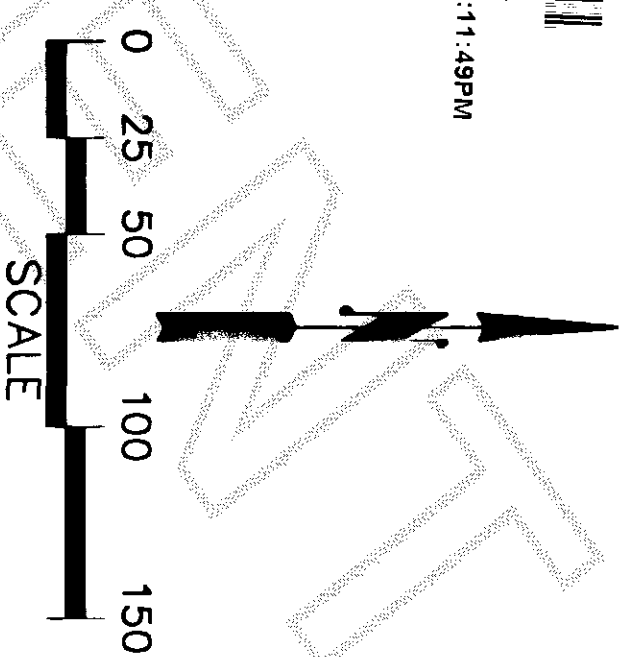
EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, GTE, CASCADE NATURAL GAS CORP., AND TCI CABLEVISION OF WASHINGTON INC. AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINE ALONG BURLINGTON BOULEVARD AND THE SOUTH TWENTY-FIVE (25) FEET OF THE PROPERTY ALONG PUMP DRIVE OF ALL LOTS AND TRACTS AND OTHER UTILITY EASEMENTS AS SHOWN ON THE FACE OF THE BINDING SITE PLAN, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNED IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

BINDING SITE PLAN NO. BURL-BSP-2-00

WALTERS BINDING SITE PLAN
A PORTION OF THE NW 1/4 OF THE SW 1/4
AND OF THE SW 1/4 OF THE NW 1/4 OF
SECTION 5 TOWNSHIP 34 NORTH RANGE 4 EAST WM.
CITY OF BURLINGTON WASHINGTON





NOT A DRESS FOR A DANDY

LOT 1	1230	S. BURLINGTON BOULEVARD	34,415 SQ. FT.
LOT 2	1240	S. BURLINGTON BOULEVARD	34,475 SQ. FT.
LOT 3	1250	S. BURLINGTON BOULEVARD	38,619 SQ. FT.
LOT 4	101	PUMP DRIVE	133,264 SQ. FT.
LOT 5	175	PUMP DRIVE	133,264 SQ. FT.

ALL OF THE ABOVE SHOWN LOT AREAS ARE INCLUSIVE OF ALL EASEMENTS.

STREET 304 W

DATE: 10/11/00

BINDING SITE PLAN NO. BUR-ESP-2-00

WALTERS BINDING SITE PLAN
A PORTION OF THE NW 1/4 OF THE SW 1/4
AND OF THE SW 1/4 OF THE NW 1/4 OF
SECTION 5 TOWNSHIP 34 NORTH RANGE 4 EAST WM
CITY OF BURLINGTON WASHINGTON