

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT, SAKUMA COMMERCIAL, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, SATORU SAKUMA AND GRACE SAKUMA, HUSBAND AND WIFE, NEWMAN DEVELOPMENT GROUP OF BURLINGTON, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, PUGET WESTERN, INC., A WASHINGTON CORPORATION, NORTHWEST FARM CREDIT SERVICES, FLCA, OWNERS OR MORTGAGE HOLDERS OF THE LAND HEREBY PLATED, DECLARE THAT THIS BINDING SITE PLAN IS MADE AS A FREE AND VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE ROAD RIGHT OF WAY, AS SHOWN HEREON, TO THE CIT OF BURLINGTON FOR ROAD AND UTILITY PURPOSES. IN WITNESS WHEREOF WE HAVE SIGNED AND ACKNOWLEDGED BELOW.

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 March, 2004.

SAKUMA COMMERCIAL, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY,
PARCELS A-F, I, J

BY: [Signature]
STEVEN M. SAKUMA

SATORU SAKUMA AND GRACE SAKUMA, HUSBAND AND WIFE, AS TO
PARCELS "G" AND "H"

BY: [Signature]
SATORU SAKUMA, HUSBAND

BY: [Signature]
GRACE SAKUMA, WIFE

NEWMAN DEVELOPMENT GROUP OF BURLINGTON, L.L.C., A WASHINGTON
LIMITED LIABILITY COMPANY, AS TO PARCEL "K"

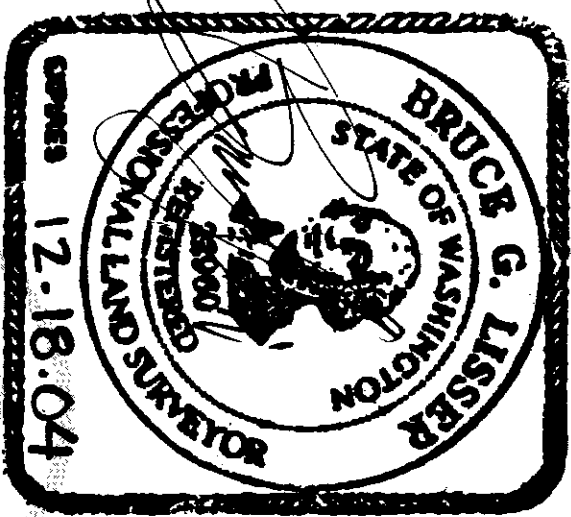
BY: [Signature]
TITLE: Manager

PUGET WESTERN, INC., A WASHINGTON CORPORATION

BY: [Signature]
TITLE: Vice Pres.

NORTHWEST FARM CREDIT SERVICES, FLCA

BY: [Signature]
TITLE: Vice President



02-12-04
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT HAVE COMPLIED WITH THE PROVISIONS OF THE BURLINGTON BINDING SITE PLAN ORDINANCE.

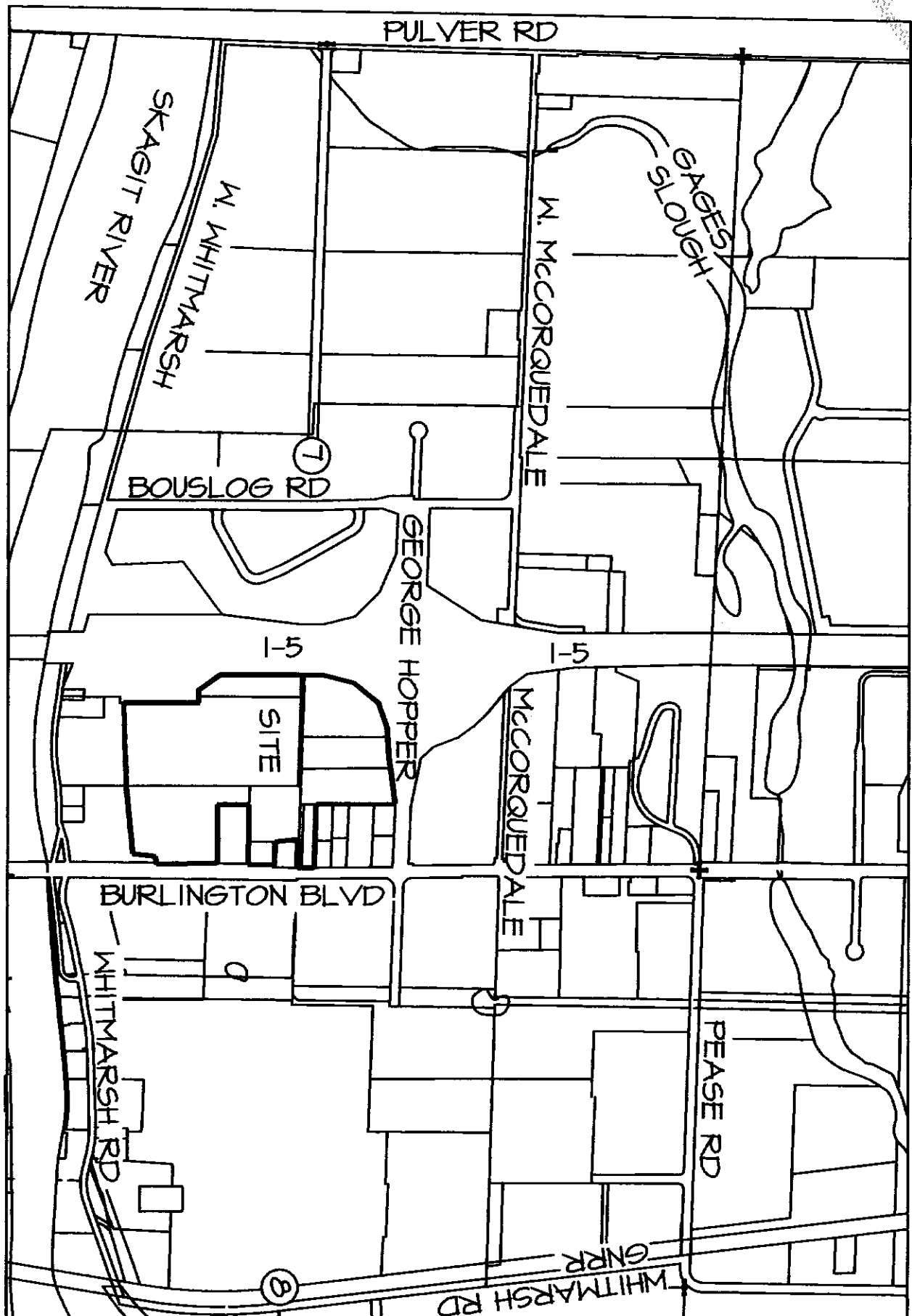
BRUCE G. LISSNER, P.L.S., CERTIFICATE NO. 22960
LISSNER & ASSOCIATES, PLLC
320 MILWAUKEE ST. PO BOX 1104
MOUNT VERNON, WA 98275
PHONE (360) 414-7442
FAX (360) 414-0561
E-MAIL BRUCE@LISSNER.COM

DATE: Feb. 12, 2004

5/6 PROPERTIES, L.P., A WASHINGTON LIMITED LIABILITY PARTNERSHIP
PARCELS A-F, I, J

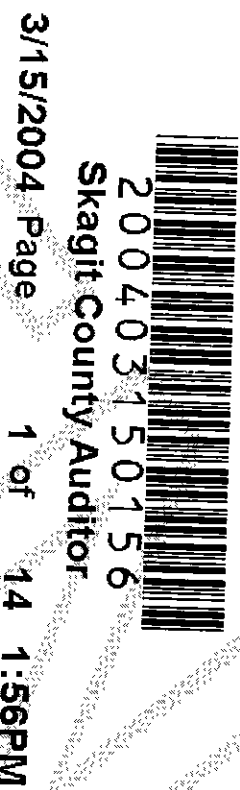
BY: [Signature]

BY: _____



AUDITOR'S CERTIFICATE

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



200403150156
Shagit County Auditor
3/15/2004 Page 1 of 14 1:56PM

BY: [Signature]
N. Brummett
SKAGIT COUNTY AUDITOR

BY: [Signature]
DEPUTY

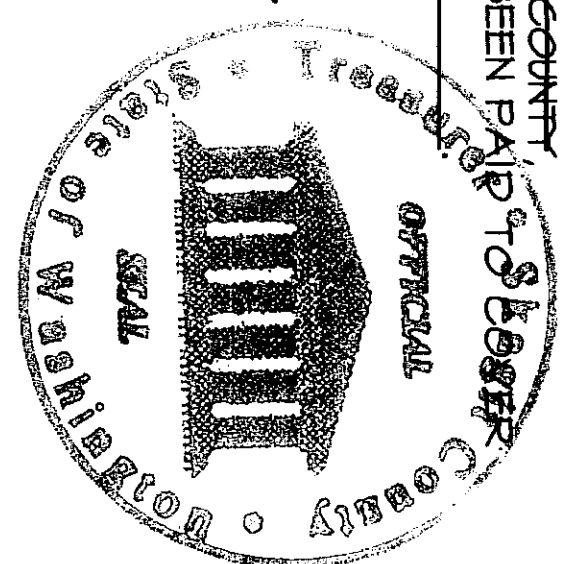
TREASURER'S CERTIFICATE

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 2004.

TREASURER OF SKAGIT COUNTY
WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID "S" BESSER
ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR
THIS 15th DAY OF March, 2004.

BY: [Signature]
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 8 DAY OF March, 2004.

BY: [Signature]
CITY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 8 DAY OF MARCH, 2004.

BY: [Signature]
CITY ENGINEER

SHEET 1 OF 14

DATE: 2/11/04

BINDING SITE PLAN NO. 01-04

PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4
AND A PORTION OF GOVERNMENT LOT 8
SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
AND A PORTION OF GOVERNMENT LOT 8
CITY OF BURLINGTON, WASHINGTON
FOR: NEWMAN DEVELOPMENT OF BURLINGTON, LLC,
RETAIL / COMMERCIAL CENTER

FB 41 Pg 24	LISSNER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-414-7442	SCALE: N/A
MERIDIAN: ASSIGNED		DRAWING: 03-045BSP

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS, ON SITE SANITARY SEWER, STORM SEWER OUTSIDE OF CITY RIGHT OF WAY AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, SEE BINDING SITE PLAN COVENANTS FOR ADDITIONAL RESTRICTIONS AND REQUIREMENTS.

2. ZONING: C-1 COMMERCIAL.
CITY OF BURLINGTON DEVELOPMENT STANDARDS. (CHAPTER 17.36.040)
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 STORIES 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 REQUIRED 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 UNLESS OTHERWISE APPROVED BY THE CITY OF BURLINGTON.

3. SEWAGE DISPOSAL: CITY OF BURLINGTON PUBLIC SEWER

4. WATER: P.U.D. NO. 1
● - INDICATES IRON ROD SET WITH YELLOW CAP INSCRIBED LLSGR 22960
⊕ - INDICATES CONCRETE MONUMENT WITH YELLOW CAP INSCRIBED LLSGR 22960. IN CASE
○ - INDICATES EXISTING REBAR OR IRON ROD FOUND

6. MERIDIAN: ASSUMED

7. BASIS OF BEARING: MONUMENTED EAST-WEST CENTERLINE OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 14M, BEARING = SOUTH 84°04'45" EAST

8. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 20010622001, 20010723013 AND 200008240064 AND IN VOLUME 19 OF SURVEYS, PAGE 133, VOLUME 16 OF SURVEYS, PAGE 26, VOLUME 19 OF SURVEYS, PAGE 4, VOLUME 15 OF SURVEYS, PAGE 27, VOLUME 21 OF SURVEYS, PAGE 172, AND SHORT PLAT NO. 13-71 IN RECORDS OF SKAGIT COUNTY PUBLIC WORKS. SHORT PLAT NO. 65-78 RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 251, SHORT PLAT NO. 28-78 RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 204 AND SHORT PLAT NO. 57-74 RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 4. ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON. ALSO SEE SR 1-5 HIGHWAY RIGHT OF WAY MAPS SKAGIT RIVER TO JCT. SR 20 SHEETS 2 AND 3 OF 14.

9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY OF SKAGIT COUNTY SUBDIVISION GUARANTEE NO. 1100789, 2ND AMENDMENT, DATED FEBRUARY 9, 2004.

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 THE FOLLOWING AUDITOR'S FILE NUMBERS: 742778, 808347, 107010100, 144904270071, 200003200051, 200303280149, 144910140102, 200004070042, 144912280156, 200303280149, 200301280107, 200303280149, 49303030056, 301122306618, 200207010001, 2036178, 23580, 33364, 810142, 777110, 804823, 304044, 878475, 200006220094, 200008150055, 20001140056, 4807210077, 200006220084, 200009280064 AND 200006220043.

11. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER

12. SURVEY PROCEDURE: FIELD TRAVERSE

13. OWNER/DEVELOPER: SAKLAND ENTERPRISES AND NEWMAN DEVELOPMENT GROUP OF BURLINGTON, LLC
GEORGE AKEL
2255 VAN NESS AVENUE, SUITE 102
SAN FRANCISCO, CA 94104
PHONE: (415) 423-0880

14. EACH LOT WITHIN THIS BINDING SITE PLAN MAY BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.

15. BUYERS SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF CONSTRUCTION. CONTACT THE CITY OF BURLINGTON FOR FURTHER INFORMATION.

16. FLOOD ZONE DESIGNATION: A-7, ELEVATION 30.0 PER FEMA FLOOD INSURANCE FIRM MAPS 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 (31.0). MINIMUM ELEVATION IS DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION. SEE CITY OF BURLINGTON BUILDING DEPARTMENT FOR SPECIFIC MINIMUM BUILDING ELEVATION REQUIREMENTS.

17. THERE SHALL EXIST FOR THE BENEFIT OF THE CITY OF BURLINGTON, ALL UTILITY COMPANIES AND ALL THE RESPECTIVE LOT OWNERS, SUCCESSORS IN INTEREST AND ASSIGNEES SHOWN HEREON THE RIGHT OF INGRESS AND EGRESS OVER, UNDER AND ACROSS THE PRIVATE ROADWAY AND PARKING AREAS, COST OF MAINTENANCE OF SAID PRIVATE ROADWAY AND PARKING AREAS SHALL BE SHARED AS DESCRIBED IN THE RECORDED COVENANTS.

18. COMMON MULTI-TENANT SIGN EASEMENT AREAS FOR THE EQUAL BENEFIT OF ALL LOTS 1 THROUGH 15. TOTAL SIGN FACE AREAS ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF BURLINGTON AS DEFINED BY CITY OF BURLINGTON MUNICIPAL CODE.

19. THIS BINDING SITE PLAN IS SUBJECT TO THE REQUIREMENTS OF THE CITY OF BURLINGTON LANDSCAPING ORDINANCE CHAPTER 17.50 OF THE CITY OF BURLINGTON ZONING CODE. ALL PLANNING AND MAINTENANCE IS THE RESPONSIBILITY OF THE LOT OWNERS OR THEIR ASSIGNS.

20. BENCH MARK ESTABLISHED FOR THIS BINDING SITE PLAN IS AS FOLLOWS:
BENCH MARK "A" = TOP CONCRETE BASE AT SOUTHWEST CORNER OF SIGN FOR "SKAGIT ANIMAL CLINIC" AT 1881 SOUTH BURLINGTON BOULEVARD ELEVATION = 28.3 NGVD'24

21. PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR THE LAST (FINAL) BUILDING IN THIS BINDING SITE PLAN, A FINAL BINDING SITE PLAN SHALL BE RECORDED, WHICH REFLECTS THE AS-CONSTRUCTED UTILITIES, BUILDINGS AND OTHER IMPROVEMENTS AS WELL AS CORNER STAKING FOR THE FINAL LOT CORNER.

22. SEE COVENANTS, ROAD MAINTENANCE AGREEMENT, RESTRICTIONS, ETC. FOR THIS BINDING SITE PLAN, RECORDED UNDER AUDITOR FILE NO. ~~2~~ INCLUDES STIPULATIONS FOR OFFSITE OWNERS USE OF ON SITE UTILITIES AND ACCESS. ~~20040315 0106 and 0158 and 20040315 0106 and 0158~~

23. LOCATIONS OF EXISTING AND PROPOSED UTILITIES SHOWN HEREON ARE FROM BINDING SITE PLAN CONSTRUCTION PLANS LABELED "NEWMAN DEVELOPMENT OF BURLINGTON, LLC RETAIL/COMMERCIAL CENTER" PREPARED BY RAYNIX & ASSOCIATES, INC. ALL UNDERGROUND ON SITE UTILITIES AND THEIR LOCATIONS ARE NOT KNOWN OR WERE NOT AVAILABLE TO US AT TIME OF MAP PREPARATION EXCEPT AS SHOWN. ADDITIONAL UNDERGROUND UTILITY INFORMATION MAY BE REQUESTED FROM THE FOLLOWING SOURCES:
GAS (-G-) 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 (ON SITE SEWER-PRIVATE) 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-) VERIZON
PEASE RD., BURLINGTON WA 98233
(360) 757-1630
ELECTRICAL (-P-) PUGET SOUND ENERGY
1700 E COLLEGE WAY, MOUNT VERNON WA 98273
(360) 336-4604
TELEVISION (-CABLE-) COMCAST CORPORATION
717 BENNETT RD., BURLINGTON WA 98233
(360) 757-2877

EXISTING RECORDED EASEMENTS:
A 3.5' EASEMENT FOR INGRESS, EGRESS AND UTILITIES A.F. NO. 810142 (ELIMINATED AS A PART OF THIS BINDING SITE PLAN)
B EASEMENTS TO PUGET SOUND ENERGY A.F. NO. 200006220094, 200006220084, 200006220093.
C SLOPE AND ROAD EASEMENT TO CITY OF BURLINGTON A.F. NO. 200008150055
D SLOPE AND ROAD EASEMENT TO CITY OF BURLINGTON A.F. NO. 20001140056
E SLOPE AND ROAD EASEMENT TO CITY OF BURLINGTON A.F. NO. 200204210064
F 20-FOOT DRAINAGE EASEMENT A.F. NO. 4807210077 (PROPOSED TO BE ELIMINATED AS A PART OF THIS BINDING SITE PLAN IN FAVOR OF THE AS-CONSTRUCTED STORM DRAINAGE ALIGNMENT, SEE EASEMENT NOTE)
G PERMISSIVE USE EASEMENT A.F. NO. 200402060102 AND 200402060103. (MAY BE TERMINATED WITH PROPER NOTICE)
H SLOPE AND LANDSCAPING EASEMENTS A.F. NO.20040110100 AND 200402101032.
I YACOM OUTDOOR, INC. (BILLBOARD) A.F. NO. 200207010001, TO BE REMOVED OR RELOCATED.
J INGRESS, EGRESS AND UTILITIES EASEMENT A.F. NO.20040210094
- LOT AREA AND ADDRESS INFORMATION
LOT 1 2001 MARKETPLACE DRIVE 462,494 SQ. FT.
LOT 2 1964 MARKETPLACE DRIVE 123,766 SQ. FT.
LOT 3 1947 MARKETPLACE DRIVE 56,914 SQ. FT.
LOT 4 1915 MARKETPLACE DRIVE 40,644 SQ. FT.
LOT 5 1893 MARKETPLACE DRIVE 66,806 SQ. FT.
LOT 6 1851 MARKETPLACE DRIVE 115,340 SQ. FT.
LOT 7 1825 MARKETPLACE DRIVE 65,945 SQ. FT.
LOT 8 1804 MARKETPLACE DRIVE 64,826 SQ. FT.
LOT 9 1866 MARKETPLACE DRIVE 61,368 SQ. FT.
LOT 10 1920 MARKETPLACE DRIVE 113,323 SQ. FT.
LOT 11 1942 MARKETPLACE DRIVE 101,221 SQ. FT.
LOT 12 1960 MARKETPLACE DRIVE 24,941 SQ. FT.
LOT 13 2034 MARKETPLACE DRIVE 62,853 SQ. FT.
LOT 14 2050 MARKETPLACE DRIVE 52,766 SQ. FT.
LOT 15 1953 S. BURLINGTON BOULEVARD 20,862 SQ. FT.
Right of Way to the City of Burlington 125,075 SQ. FT.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE NEWMAN DEVELOPMENT OWNERS' ASSOCIATION, THE CITY OF BURLINGTON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AND COMCAST CORPORATION AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON ALL LOTS AND TRACTS AND OTHER UTILITY EASEMENTS AS SHOWN ON THE FACE OF THE BINDING SITE PLAN, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, 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 GRANTTEE 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. RIGHT OF WAYS SHALL BE CENTERED ALONG THE AS-CONSTRUCTED UTILITIES USING THE FOLLOWING WIDTHS: WATER, 10- FEET (5- FEET LEFT AND RIGHT OF PIPE)
SANITARY SEWER, 20- FEET (10- FEET LEFT AND RIGHT OF PIPE) (PRIVATE MAINTAINED BY OWNERS' ASSOC.)
STORM DRAINAGE, 20- FEET (10- FEET LEFT AND RIGHT OF PIPE)
POWER, TELEPHONE, TV, 10- FEET (5- FEET LEFT AND RIGHT OF PIPE)
NATURAL GAS, 10- FEET (5- FEET LEFT AND RIGHT OF PIPE)

WATER PIPELINE EASEMENT

AN EASEMENT (AS SHOWN ON THE FACE OF THE BINDING SITE PLAN) IS HEREBY GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS SHOWN ON THE BINDING SITE PLAN TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

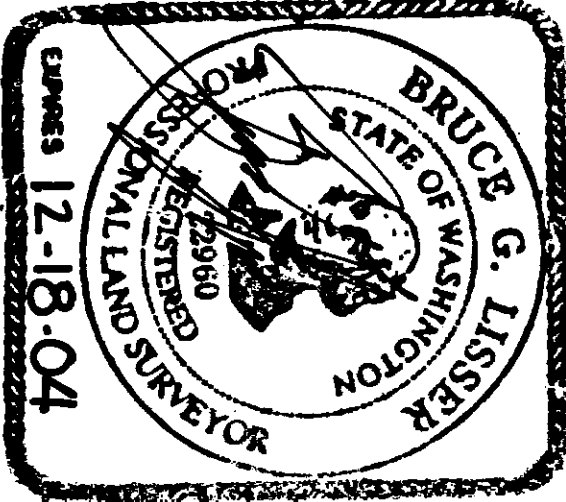
GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTORS PROPERTY SO AS NOT TO INTERFERE WITH OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

LINE TABLE

N/M	DISTANCE	BEARING
L1	36.88'	N81°24'43"E
L2	70.44'	S81°24'43"W
L3	22.70'	S03°56'37"W
L4	4.87'	S84°03'11"E
L5	3.50'	N84°10'27"E
L6	32.10'	S84°37'54"W
L7	40.13'	S04°49'35"E
L8	20.06'	N84°37'54"E
L9	43.12'	S07°57'22"W
L10	10.00'	S87°57'22"W
L11	30.00'	S87°57'22"W
L12	3.01'	N84°37'54"E
L13	31.35'	S84°04'45"E
L14	112.88'	S71°44'34"E
L15	16.36'	S87°03'57"E
L16	27.06'	N0°51'14"W
L17	72.47'	N0°51'14"W
L18	2.71'	N84°04'27"W
L19	45.64'	S1°23'26"E
L20	24.75'	N°12'08"W
L21	14.41'	S67°42'59"E
L22	18.84'	S0°44'33"E
L23	18.34'	S0°44'33"E
L24	4.01'	S0°44'33"E
L25	13.94'	N0°44'33"W
L26	15.00'	S84°10'27"W
L27	8.00'	S1°23'26"E
L28	16.31'	N0°51'14"W
L29	5.42'	S84°04'45"E
L30	11.84'	N0°51'14"W
L31	20.00'	N84°08'41"E
L34	1.47'	S1°12'08"E
L35	14.57'	S87°03'57"E

CURVE TABLE

N/M	DELTA	LENGTH	RADIUS
C1	52°31'13"	68.75'	75.00'
C2	45°00'01"	235.62'	300.00'
C3	50°35'44"	264.42'	300.00'
C4	37°16'53"	81.34'	125.00'
C5	15°26'25"	34.77'	124.02'
C6	15°14'03"	58.50'	118.00'
C7	25°00'46"	87.31'	200.00'
C8	30°44'12"	107.15'	200.00'
C9	2°20'26"	100.45'	2454.00'
C10	1°24'23"	60.36'	2454.00'
C11	2°30'02"	5.70'	140.00'
C12	26°13'51"	77.83'	170.00'
C13	25°00'46"	100.41'	230.00'
C14	91°44'48"	60.85'	38.00'
C15	15°14'03"	65.87'	247.00'
C16	26°01'36"	47.24'	104.00'
C17	50°35'44"	246.38'	274.00'
C18	40°00'04"	62.85'	40.00'
C19	87°10'35"	45.64'	30.00'
C20	84°34'51"	62.83'	40.00'
C21	45°00'01"	215.20'	274.00'
C22	44°30'47"	52.10'	30.00'
C23	42°51'16"	74.71'	100.00'
C24	45°00'01"	258.74'	324.50'
C25	50°35'44"	240.47'	324.50'
C26	24°01'23"	64.78'	154.50'
C27	12°56'17"	62.12'	275.08'
C28	86°46'40"	67.32'	44.45'
C29	25°00'46"	74.21'	170.00'
C30	26°13'51"	105.30'	230.00'
C31	5°16'17"	22.08'	240.00'
C32	15°46'41"	40.74'	324.50'
C33	26°34'43"	152.85'	324.50'
C34	8°14'20"	47.38'	324.50'
C35	23°24'10"	135.06'	324.50'
C36	21°30'51"	123.72'	324.50'
C37	18°14'36"	88.84'	274.00'
C38	32°21'08"	157.54'	274.00'



SHEET 2 OF 14

DATE: 3/1/04

BINDING SITE PLAN NO. 01-04		
FB 41	P6 24	LISSENER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION		SCALE: N/A
MERIDIAN: ASSUMED		DRAWING: 03-045BSP



LEGAL DESCRIPTION

SALVAD ENTERPRISES ET AL LEGAL DESCRIPTION

PARCEL "A"
THAT PORTION OF THE FOLLOWING DESCRIBED TRACT LYING SOUTHERLY AND EASTERLY OF THOSE PORTIONS CONDEMNED BY THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY JUDGMENT AND DECREE OF APPROPRIATION ENTERED APRIL 26, 1973 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 33364,

THE WEST 1/2 OF THE FOLLOWING DESCRIBED TRACT:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M, EXCEPT THE WEST 20 RODS AND THE SOUTH 1 ROD THEREOF AND EXCEPT COUNTY ROADS.

PARCEL "B"
THE WEST 462 FEET OF THE SOUTH 660 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M, AND THE SOUTH 1 ROD OF THE EAST 52 RODS, EXCEPT THE EAST 430 FEET THEREOF OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M, EXCEPT THAT PORTION OF SAID PROPERTY CONDEMNED BY THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DECREE ENTERED ON JULY 26, 1960, IN THE SUPERIOR COURT FOR SKAGIT COUNTY CAUSE NO. 23580.

PARCEL "C"
THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 1/4M, WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 2041.6 FEET;
THENCE NORTH 86°50'30" WEST 431.0 FEET, MORE OR LESS, TO THE WEST LINE OF THOSE PREMISES CONVERTED TO EML HANSON, ET UX, BY DEED DATED JUNE 1, 1943, FILED JUNE 2, 1943, UNDER AUDITORS' FILE NO. 362754 AND RECORDED IN VOLUME 194 OF DEEDS, PAGE 132;
THENCE SOUTH 1°28'28" EAST ALONG SAID WEST LINE AND THE PRODUCTION SOUTH THEREOF 218.04 FEET TO THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4,
THENCE SOUTH 84°22'00" EAST ALONG SAID SOUTH LINE 431.61 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

EXCEPT STATE HIGHWAY,
EXCEPT THE SOUTH 23.5 FEET THEREOF,

AND EXCEPT THE NORTH 105.66 FEET THEREOF, ALSO KNOWN AS TRACT A OF SHORT PLAT NO. 13-11, APPROVED OCTOBER 14, 1971.

PARCEL "D"
THE SOUTH 23.5 FEET OF THE EAST 430 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M,

EXCEPT STATE HIGHWAY,

AND EXCEPT THAT PORTION OF SAID PROPERTY, IF ANY, LYING WEST OF THE WEST LINE OF THOSE PREMISES CONVERTED TO EML HANSON, ET UX, BY DEED DATED JUNE 1, 1943, FILED JUNE 2, 1943, UNDER AUDITORS' FILE NO. 362754 AND RECORDED IN VOLUME 194 OF DEEDS, PAGE 132.

PARCEL "E"
TRACTS "A" AND "B" OF SKAGIT COUNTY SHORT PLAT NO. 57-14, APPROVED NOVEMBER 6, 1974, AND RECORDED NOVEMBER 6, 1974 IN BOOK 1 OF SHORT PLATS, PAGE 4, UNDER AUDITORS' FILE NO. 804823, BEING A PORTION OF GOVERNMENT LOT 8, IN SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M,

EXCEPT THAT PORTION OF TRACT "B", SKAGIT COUNTY SHORT PLAT NO. 57-14, APPROVED NOVEMBER 6, 1974 AND RECORDED NOVEMBER 6, 1974 IN VOLUME 1 OF SHORT PLATS
PAGE 4, UNDER SKAGIT COUNTY AUDITORS' FILE NO. 804823, BEING A PORTION OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 8 (EAST 1/4 CORNER);
THENCE NORTH 84°21'56" WEST ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8 FOR A DISTANCE OF 30.01 FEET TO THE NORTHEASTERLY MOST CORNER OF SAID TRACT "B", SKAGIT COUNTY SHORT PLAT NO. 57-14 AND BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 1°08'30" EAST ALONG THE EAST LINE OF SAID TRACT "B", SKAGIT COUNTY SHORT PLAT NO. 57-14 FOR A DISTANCE OF 16.51 FEET, MORE OR LESS, TO A SOUTHEASTERLY CORNER OF SAID TRACT "B", SKAGIT COUNTY SHORT PLAT NO. 57-14, ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL NO. 5 DESCRIBED ON QUIT CLAIM DEED TO THE A. ELLIOTT JOHNSON CHILDRENS TRUST OF DECEMBER 1942, RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 921210124;
THENCE NORTH 84°21'56" WEST ALONG THE NORTH LINE OF SAID A. ELLIOTT JOHNSON CHILDRENS TRUST TRACT FOR A DISTANCE OF 165.08 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF, ALSO BEING A CORNER OF SAID TRACT "B", SKAGIT COUNTY SHORT PLAT NO. 57-14;
THENCE NORTH 1°08'30" WEST FOR A DISTANCE OF 16.51 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID TRACT "B", SKAGIT COUNTY SHORT PLAT NO. 57-14 AT A POINT BEARING NORTH 84°21'56" WEST FROM THE POINT OF BEGINNING;
THENCE SOUTH 84°21'56" EAST ALONG SAID NORTH LINE, ALSO BEING THE NORTH LINE OF SAID GOVERNMENT LOT 8, FOR A DISTANCE OF 165.08 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
AND ALSO EXCEPT ROAD RIGHT-OF-WAY.

PARCEL "F"
TRACT "B" OF SHORT PLAT NO. 28-7B, APPROVED MAY 3, 1978, RECORDED MAY 4, 1978 IN BOOK 2 OF SHORT PLATS, PAGE 200, UNDER AUDITORS' FILE NO. 878475, AND BEING A PORTION OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M,

PARCEL "G"
THAT PORTION OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 514.75 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 8;
THENCE EAST ALONG THE CENTERLINE OF SAID SECTION 7, A DISTANCE OF 26.23 FEET;
THENCE SOUTH 16.5 FEET;
THENCE WEST 262.3 FEET;
THENCE NORTH 16.5 FEET TO THE POINT OF BEGINNING,
EXCEPT THAT PORTION, IF ANY, LYING WITHIN THE BOUNDARIES OF THE EAST 544.6 FEET OF SAID LOT 8,

PARCEL "H"
A STRIP OF LAND 16.5 FEET WIDE ALONG THE NORTH LINE OF THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 206.25 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 8;
THENCE SOUTH TO THE SKAGIT RIVER
THENCE EASTERLY ALONG THE BANK OF SAID RIVER, A DISTANCE OF 313.5 FEET;
THENCE NORTH TO THE NORTH LINE OF SAID LOT 8;
THENCE WEST TO THE POINT OF BEGINNING.

PARCEL "I"
THAT PORTION OF THE WEST 1250 RODS (206.25 FEET) OF THE NORTH 780 FEET OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M, ENBRACED WITHIN THE BOUNDARIES OF THE NORTH 1/2 OF THE WEST 750 ACRES OF SAID GOVERNMENT LOT 8, EXCEPT THE NORTH 1 ROD (16.50 FEET) THEREOF, AND EXCEPT THAT PORTION CONVERTED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES, BY DEED DATED AUGUST 14, 1954 AND FILED FOR RECORD OCTOBER 14, 1954, UNDER AUDITORS' FILE NO. 508076, ALSO EXCEPT THAT PORTION AS CONVERTED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES, SAID DEED RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 777110.

PARCEL "J"
THE NORTH 1 ROD (16.50 FEET) OF THE FOLLOWING DESCRIBED TRACT:
THAT PORTION OF THE WEST 1250 RODS (206.25 FEET) OF THE NORTH 780 FEET OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M, ENBRACED WITHIN THE BOUNDARIES OF THE NORTH 1/2 OF THE WEST 750 ACRES OF SAID GOVERNMENT LOT 8,

EXCEPT THAT PORTION CONVERTED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES, BY DEED DATED AUGUST 14, 1954 AND FILED FOR RECORD OCTOBER 14, 1954, UNDER AUDITORS' FILE NO. 508076,
ALSO EXCEPT THAT PORTION AS CONVERTED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES, SAID DEED RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 777110.

ALL OF THE ABOVE PARCEL, A THROUGH J, 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.

NEWMAN DEVELOPMENT GROUP OF BURLINGTON LLC LEGAL DESCRIPTION

PARCEL "K"

THAT PORTION OF GOVERNMENT LOT 8, SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 8, THENCE WEST ALONG THE NORTH LINE THEREOF A DISTANCE OF 544.6 FEET;
THENCE SOUTH TO THE SKAGIT RIVER;
THENCE EASTERLY ALONG SAID RIVER TO THE EAST LINE OF SAID GOVERNMENT LOT 8;
THENCE NORTH TO THE POINT OF BEGINNING.

EXCEPT THE NORTH 324.5 FEET THEREOF,

ALSO EXCEPT THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF THAT PORTION CONVERTED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITORS' FILE NO. 242417,

ALSO EXCEPT THOSE PORTIONS CONVERTED TO SKAGIT COUNTY BY DEED RECORDED IN VOLUME 87 OF DEEDS, PAGE 544, UNDER AUDITORS' FILE NO. 88548 AND IN VOLUME 91 OF DEEDS, PAGE 408, UNDER AUDITORS' FILE NO. 45646,

ALSO EXCEPT THAT PORTION TAKEN BY DIKING DISTRICT NO. 12 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 3113,

AND ALSO EXCEPT ANY PORTION LYING WITHIN SHORT PLAT NO. 28-7B, RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 204,

EXCEPT THE FOLLOWING DESCRIBED TRACTS 1 THROUGH 4:

TRACT 1:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 8, THENCE SOUTH ALONG THE CENTER LINE OF THE PAVED ROAD 1366.4 FEET;
THENCE WEST AT RIGHT ANGLES 316.7 FEET TO THE TRUE POINT OF BEGINNING;
THENCE WEST TO A POINT 744.6 FEET WEST OF THE EAST LINE OF SAID GOVERNMENT LOT 8,
THENCE SOUTH TO THE NORTH LINE OF THE COUNTY ROAD ALONG THE SKAGIT RIVER,
THENCE EASTERLY ALONG SAID ROAD TO A POINT SOUTH OF THE TRUE POINT OF BEGINNING,
THENCE NORTH TO THE TRUE POINT OF BEGINNING.

TRACT 2:
BEGINNING AT A POINT ON THE WEST LINE OF BURLINGTON BOULEVARD (FORMERLY U.S. 99 AND THE PACIFIC HIGHWAY) WHICH IS 324.5 FEET SOUTH OF THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 8, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 8 A DISTANCE OF 400 FEET;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BURLINGTON BOULEVARD A DISTANCE OF 200 FEET;
THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 8 A DISTANCE OF 400 FEET TO THE WEST LINE OF SAID BURLINGTON BOULEVARD,
THENCE NORTH ALONG THE WEST LINE OF BURLINGTON BOULEVARD A DISTANCE OF 200 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

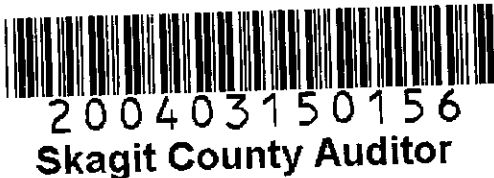
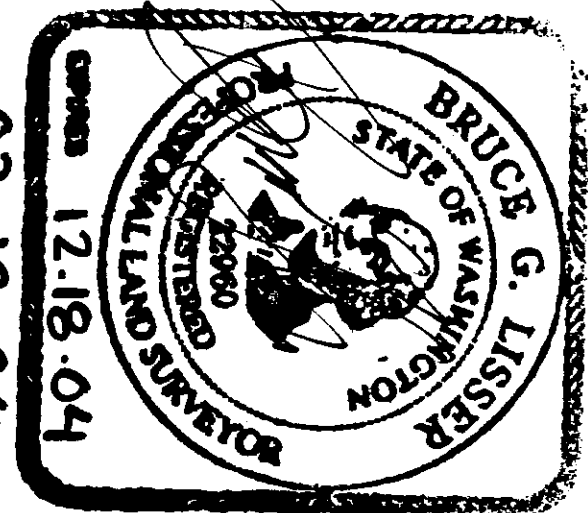
TRACT 3:
THAT PORTION WHICH LIES SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 8 IN SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M;
THENCE NORTH 84°04'45" WEST (CALLED WEST IN PREVIOUS DESCRIPTIONS) 544.6 FEET;
THENCE SOUTH 1°27'19" EAST (CALLED SOUTH IN PREVIOUS DESCRIPTIONS) PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 16.51 FEET TO THE NORTHEAST CORNER OF LOT 8, SKAGIT COUNTY SHORT PLAT NO. 28-7B, APPROVED MAY 3, 1978, AND RECORDED MAY 4, 1978, IN BOOK 2 OF SHORT PLATS, PAGE 204, UNDER AUDITORS' FILE NO. 878745;
THENCE CONTINUE SOUTH 1°27'19" EAST 1106.94 FEET ALONG THE EAST LINES OF LOT 8 AND OF LOT A OF SAID SHORT PLAT NO. 28-7B TO THE TRUE POINT OF BEGINNING OF SAID LINE DESCRIPTION;
THENCE NORTH 84°37'54" EAST, A DISTANCE OF 422.04 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY OF BURLINGTON BOULEVARD, FORMERLY OLD HIGHWAY 99 AND BEING THE TERMINUS OF SAID LINE.

TRACT 4:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 7, THENCE ALONG THE LINE BETWEEN SAID CORNER AND EAST 1/4 CORNER OF SAID SECTION 7, NORTH 0°03'04" EAST, 2,081.14 FEET TO THE SOUTH LINE OF THE NORTH 524.5 FEET OF SAID GOVERNMENT LOT 8;
THENCE PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 8, 88°31'13" WEST, 50.02 FEET TO THE WEST LINE OF THE EXISTING RIGHT OF WAY OF SOUTH BURLINGTON BOULEVARD;
THENCE SOUTH 0°03'04" WEST, 347.07 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 84°56'51" WEST, 50.74 FEET;
THENCE SOUTH 6°02'25" WEST, 228.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 180.00 FEET AND TO WHICH BEGINNING A RADIAL LINE BEARS NORTH 1°05'28" WEST;
THENCE SOUTHWESTERLY 105.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°33'06";
THENCE PARALLEL TO THE NORTH LINE OF SAID GOVERNMENT LOT 8, SOUTH 88°51'13" EAST, 173.58 FEET TO THE WEST LINE OF THE EXISTING RIGHT OF WAY OF SOUTH BURLINGTON BOULEVARD
THENCE ALONG SAID WEST LINE, NORTH 0°03'04" EAST, 263.84 FEET TO THE POINT OF BEGINNING.

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

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



BINDING SITE PLAN NO. 01-04			
FB 41	PG 24	LISSENER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-7442	SCALE: N/A DRAWING: 03-045BSP

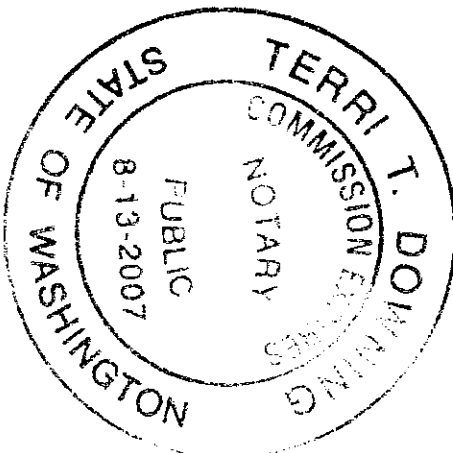
ACKNOWLEDGEMENTS

STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Steven Sakuma IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF SAKUMA COMMERCIAL, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2-13-04

Terri T. Downing
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 8-13-2007
RESIDING AT Mount Vernon

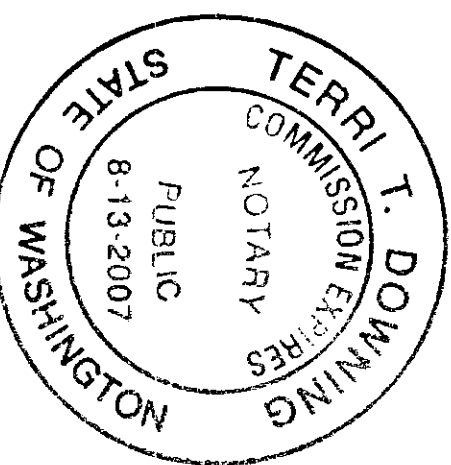


STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SATORU SAKUMA IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2-13-04

Terri T. Downing
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 8-13-07
RESIDING AT Mount Vernon

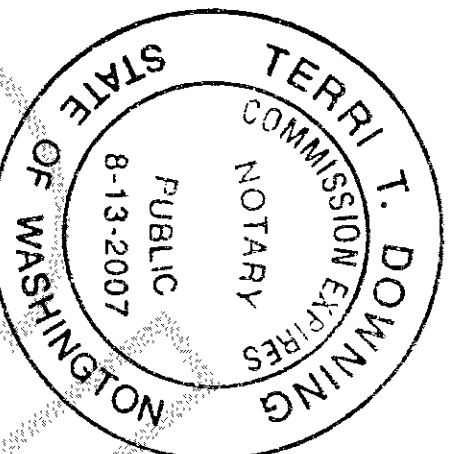


STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GRACE SAKUMA IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2-13-04

Terri T. Downing
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 8-13-07
RESIDING AT Mount Vernon

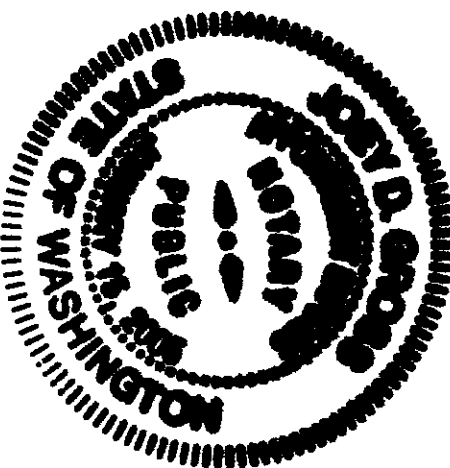


STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Grace Lee IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MEMBER OF NEWMAN DEVELOPMENT GROUP OF BURLINGTON, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 3-01-04

Terri T. Downing
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 01/15/05
RESIDING AT Sedro Woolley

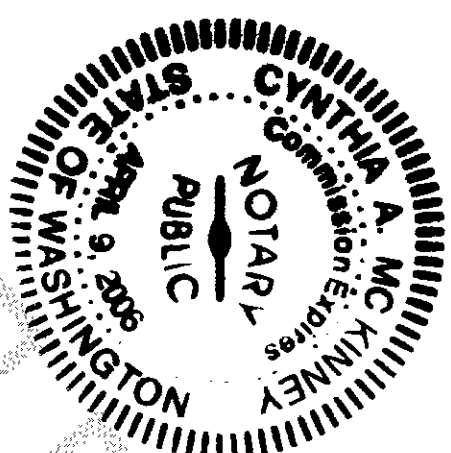


STATE OF WA
COUNTY OF Kila

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Jeff M. Calkins IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF RUST WESTERN INC., A WASHINGTON CORPORATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2-17-04

Quetta C. McHenry
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 4-9-06
RESIDING AT Kirkland, WA

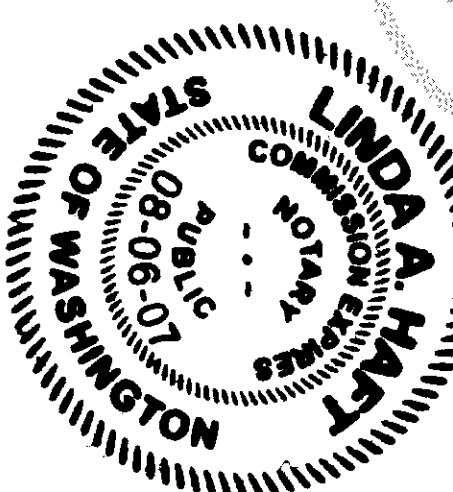


STATE OF WASHINGTON
COUNTY OF Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Amel Weisheit Shmida IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT CREDIT OF NORTHWEST FARM CREDIT SERVICES, FLCA, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2-24-04

Quetta C. McHenry
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 08-01-07
RESIDING AT Snohomish

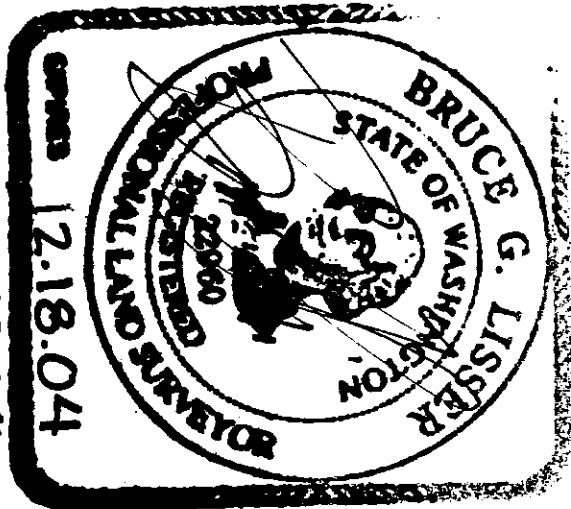
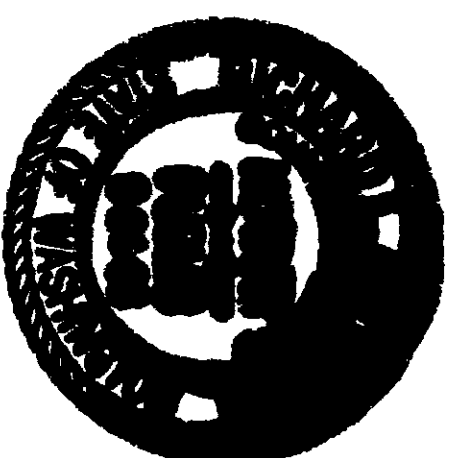


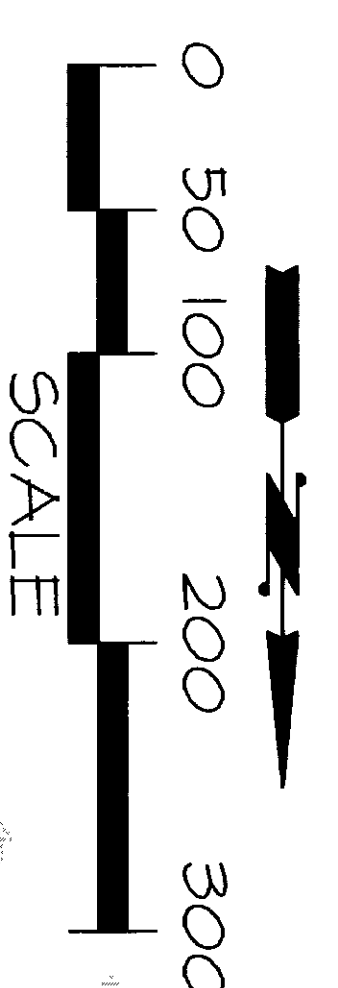
STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STACEY SAKUMA IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PARTNER OF S/G PROPERTIES, LP, A WASHINGTON LIMITED LIABILITY PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 3/10/4

Quetta C. McHenry
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 9/01/06
RESIDING AT Burlington





SHEET 11

SHEET 13

SHEET 9

SHEET 10

SHEET 12

SHEET 8

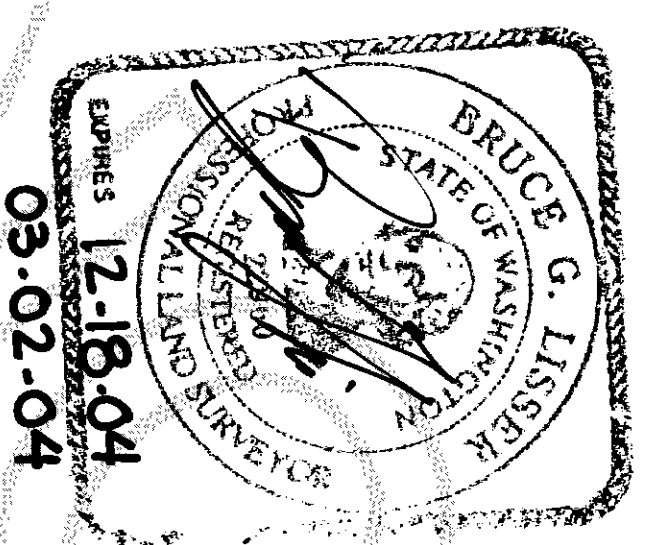
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4 BURLINGTON BOULEVARD

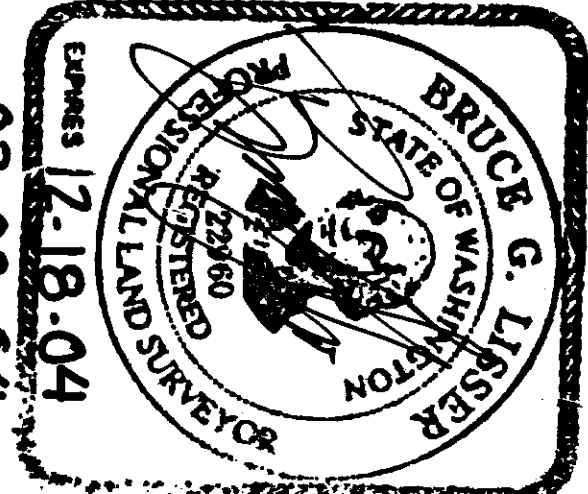
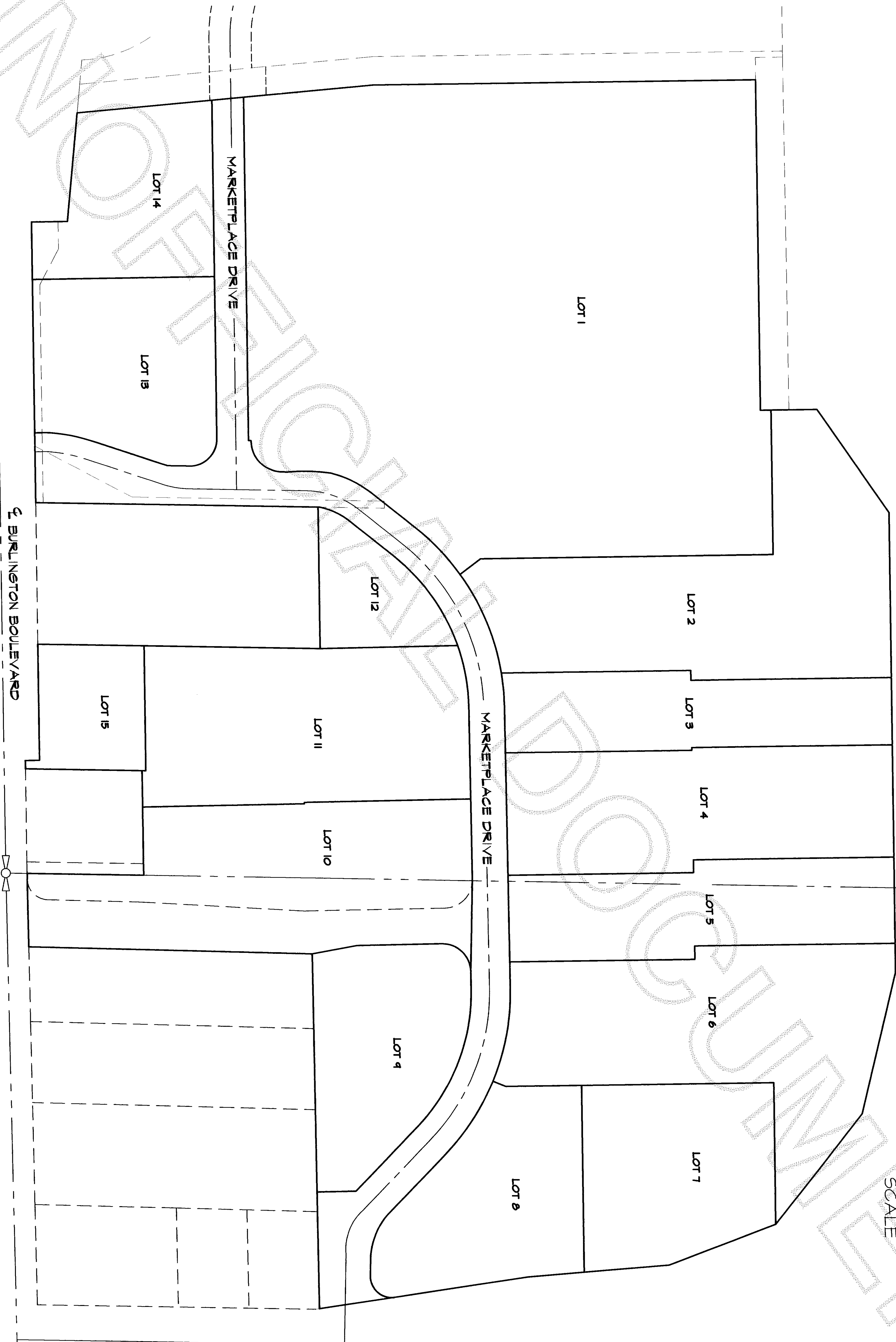
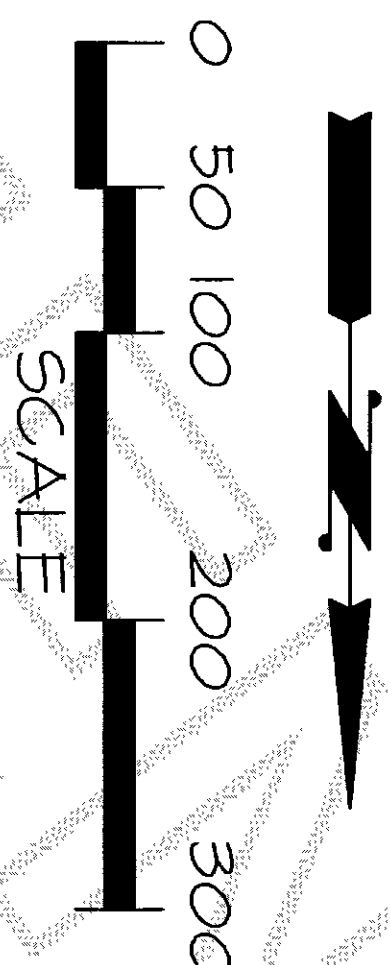
SHEET 7

SHEET 14



STATE ROUTE INTERSTATE 5

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Skagit County Auditor
3/15/2004 Page 6 of 14 1:56PM



FOR LINE AND CURVE TABLE SEE SHEET 2 OF 14
LISSNER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-414-7442

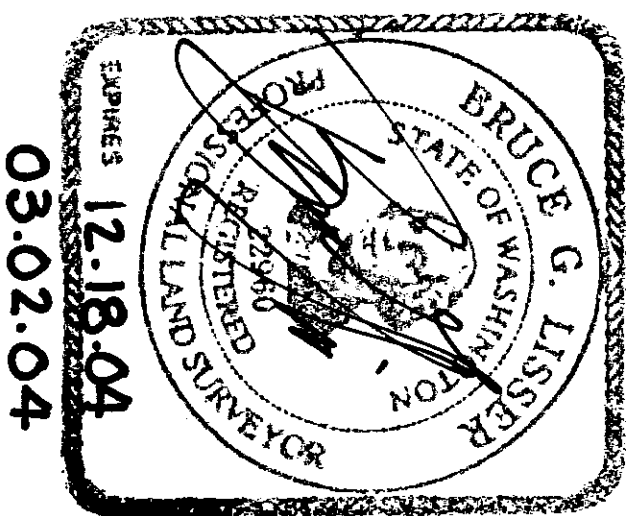
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SHEET 6 OF 14 OVERALL LOT LAYOUT BINDING SITE PLAN NO. 01-04
NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL / COMMERCIAL CENTER

DATE: 3/1/04

FOR LINE AND CURVE TABLE SEE SHEET 2 OF 14
LISBER & ASSOCIATES, PLLC
SURVEYING & LAND USE CONSULTATION
MOUNT VERNON, WA 98215 360-443-1442

SCALE: 1"=40'
DRAWING: 03-045BSP



DATE: 03.02.04

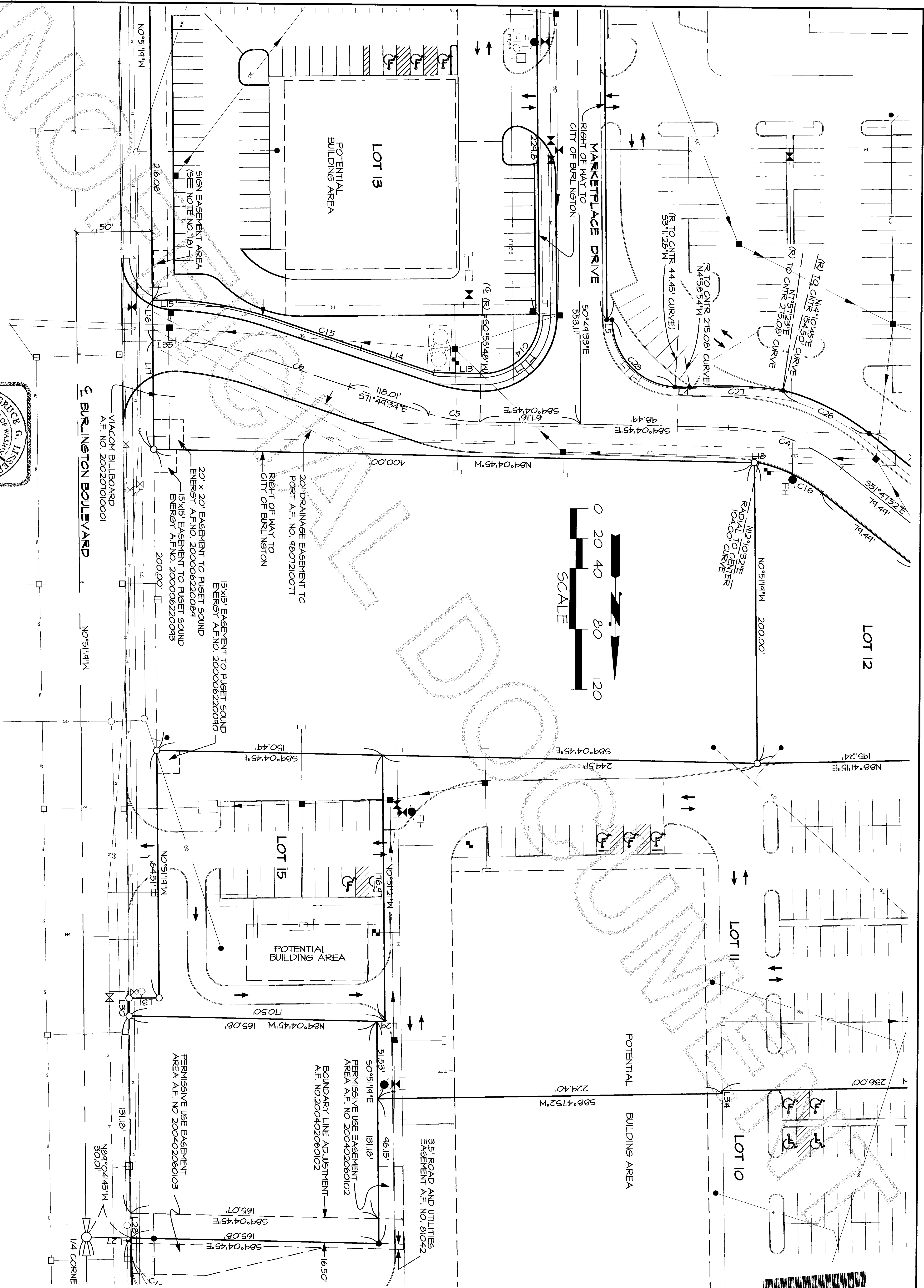
SHEET 7 OF 14

LOT DIMENSIONS

BINDING SITE PLAN NO. 01-04

NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL / COMMERCIAL CENTER

DATE: 3/1/04



200403150156
Skagit County Auditor

3/15/2004 Page 7 of 14 1:56PM

LOT A
S.P. 28-78

40' SLOPE AND LANDSCAPING
EASEMENT FROM DIKE DISTRICT NO. 12
A.F. NO. 20040210132

200403150156
Skagit County Auditor
3/15/2004 Page 8 of 14 1:56PM

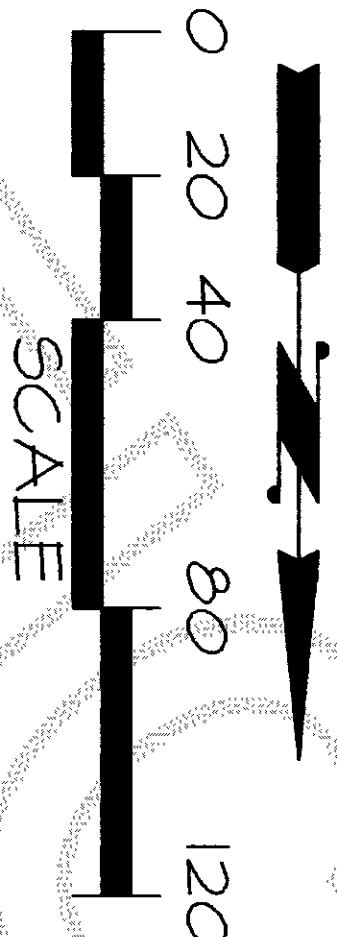
EXISTING R&L REBAR
AT NORTHEAST CORNER
LOT A S.P. 28-78

INGRESS, EGRESS AND UTILITIES
EASEMENT FROM DIKE DISTRICT NO. 12
A.F. NO. 20040210049

40' SLOPE AND LANDSCAPING
EASEMENT FROM DIKE DISTRICT NO. 12
A.F. NO. 20040210100

BOUNDARY LINE ADJUSTMENT
TO DIKE DISTRICT NO. 12
A.F. NO. 200401220103

SLOPE EASEMENT TO
CITY OF BURLINGTON
A.F. NO.200009260004

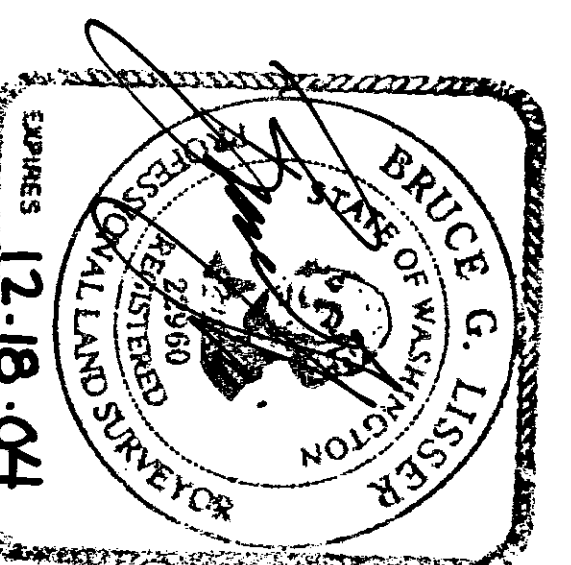


FOR LINE AND CURVE TABLE SEE SHEET 2 OF 14
LISSENER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 360-419-7442
DRAWING: 03-045B9P

SHEET 8 OF 14 LOT DIMENSIONS BINDING SITE PLAN NO. 01-04
NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL / COMMERCIAL CENTER

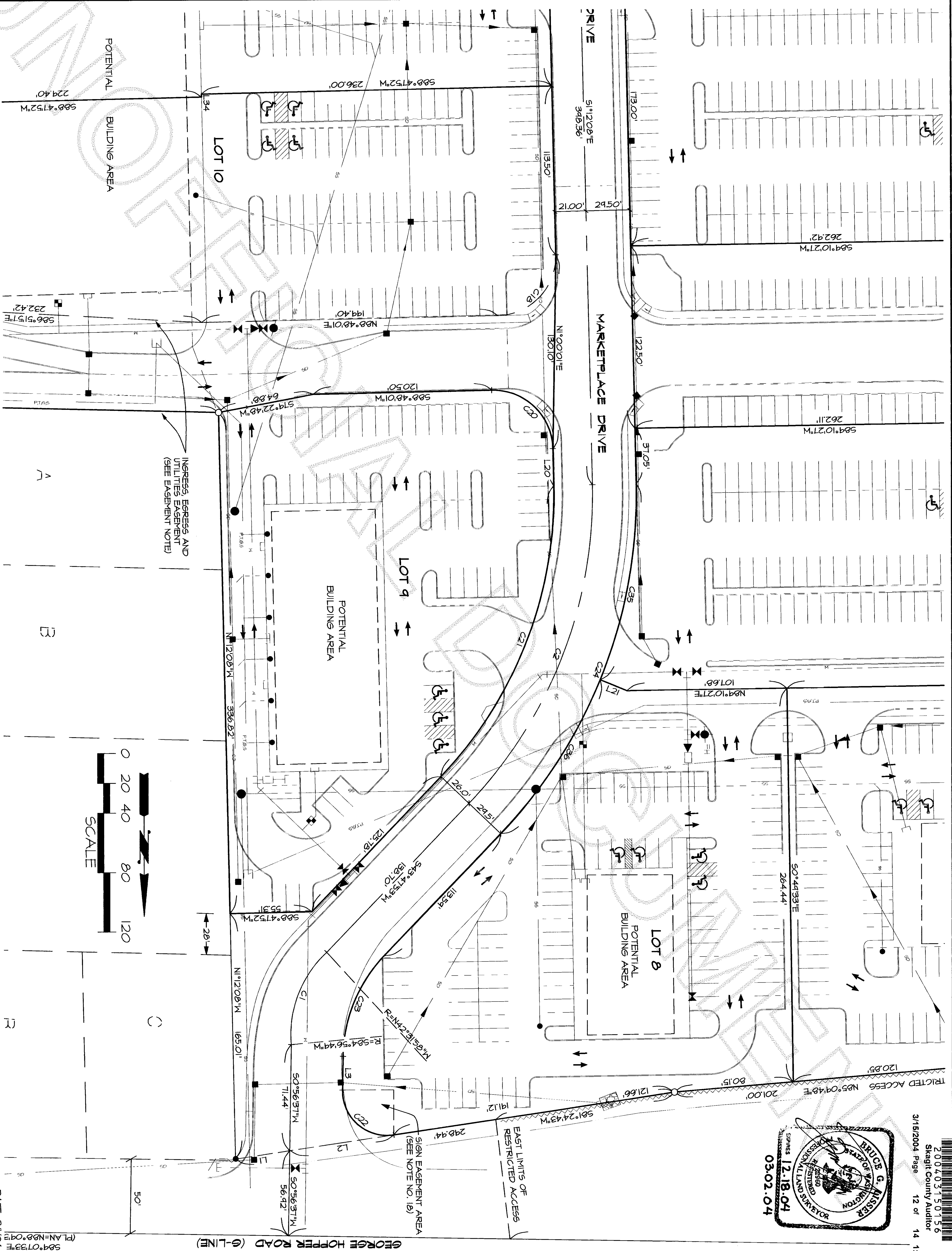
DATE: 3/1/04

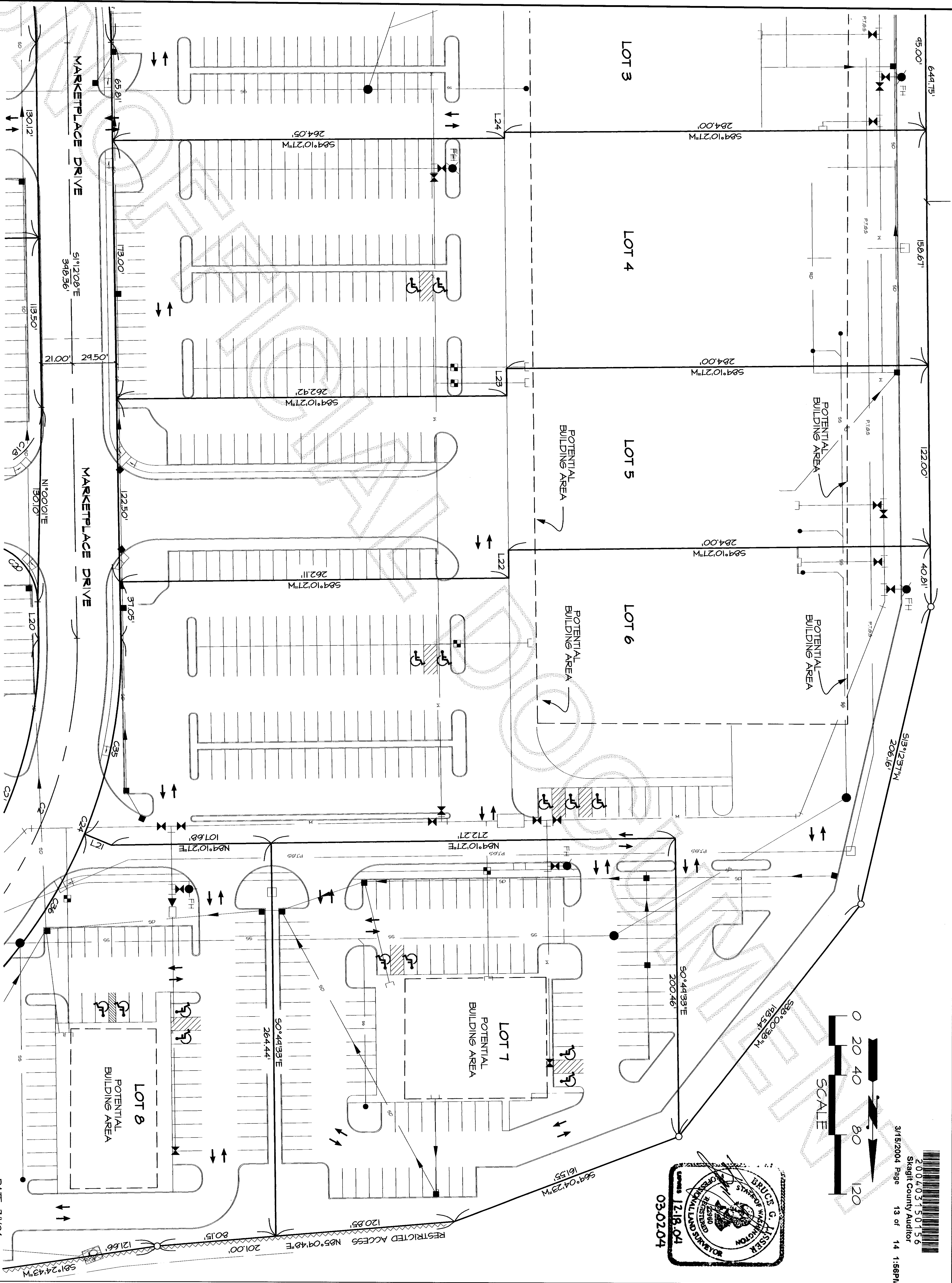
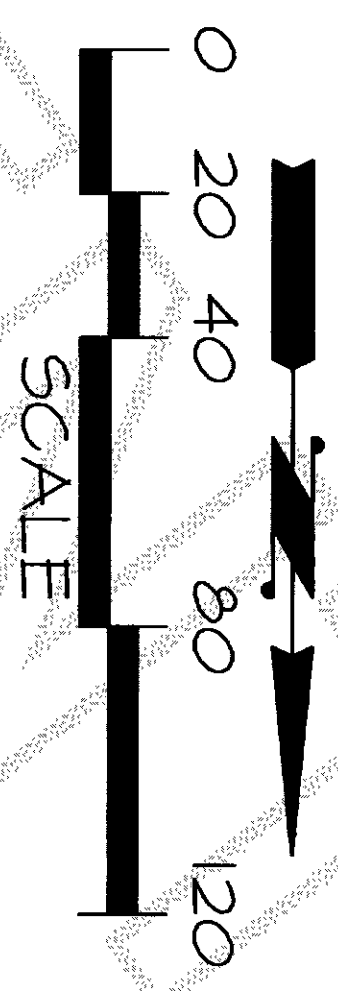
200403150156
Skagit County Auditor
2004 Page 10 of 14 1:56PM
589*0702 PM 262'92'



SHEET 10 OF 14	LOT DIMENSIONS	BINDING SITE PLAN NO. 01-04
NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL / COMMERCIAL CENTER		

DATE: 3/1/04





SIGN EASEMENT AREA
(SEE NOTE NO. 16)

GEORGE HOPPER ROAD (G-LINE)

S69°07'33"E
(PLAN=N68°04'30"W)

464.02'

SCALE

0 20 40 80 120

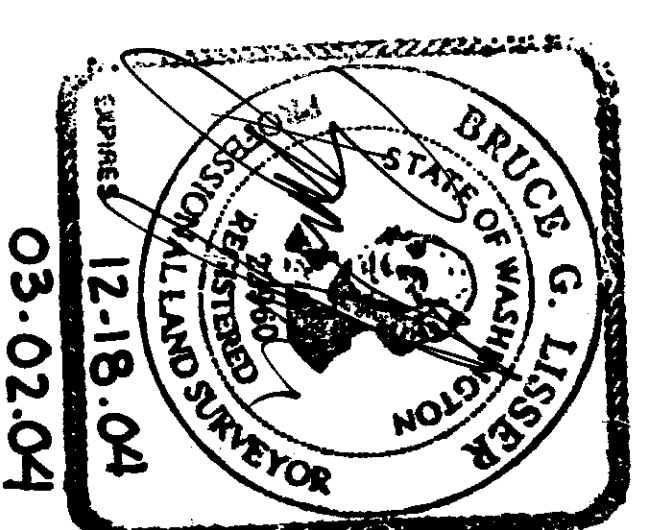
65-73

65-73

A

B

C



6 BURLINGTON BOULEVARD

N1°23'26"W
660.37'

5' SLOPE AND ROAD EASEMENT
TO CITY OF BURLINGTON
A.F. NO. 200001140056

SIGN EASEMENT AREA
(SEE NOTE NO. 16)

ALLOWABLE ACCESS AREA
FOR LOTS A & B, S.P. 65-76
(SEE NOTE 22 FOR
ADDITIONAL REFERENCES,
RESTRICTIONS AND CONDITIONS)

INGRESS, EGRESS AND
UTILITIES EASEMENT
(SEE EASEMENT NOTE)

POTENTIAL
BUILDING AREA

LOT 9

LOT 10

POTENTIAL
BUILDING AREA

PERMISSIVE USE EASEMENT
AREA A.F. NO. 200402060102

3.5' ROAD AND UTILITIES
EASEMENT A.F. NO. B1042

PERMISSIVE USE EASEMENT
AREA A.F. NO. 200402060103

1/4 CORNER

FOR LINE AND CURVE TABLE SEE SHEET 2 OF 14

LISSNER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-7442

SCALE: 1"=40'
DRAWING: 03-045BSP

SHEET 14 OF 14

LOT DIMENSIONS

BINDING SITE PLAN NO. 01-04

NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL / COMMERCIAL CENTER

DATE: 3/1/04