

LEGAL DESCRIPTION

PARCEL "A"

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 4 EAST, 11th, DESCRIBED AS FOLLOWS:

TRACT A OF SHORT PLAT NO. 22-82, AS RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 6, AS RECORDED UNDER AUDITOR'S FILE NO. B207240006, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALSO, THE SOUTH 40 FEET OF THE WEST 200 FEET OF TRACT B OF SHORT PLAT NO. 22-82, AS MEASURED ALONG THE WEST AND SOUTH LINES OF SAID TRACT B.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR DRAINAGE OVER AND ACROSS SAID TRACT B OF SHORT PLAT NO. 22-82, AS DESCRIBED IN DOCUMENT RECORDED MAY 4, 1983, UNDER AUDITOR'S FILE NO. B305040030.

AND ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROADWAY PURPOSES FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS SAID RIGHT OF WAY AND FOR SUCH CONSTRUCTION AS AGREED UPON BY THE PARTIES IN ACCORDANCE WITH THE DESCRIPTION OF THE RIGHT OF WAY EASEMENT AS SET FORTH IN TRACT B OF SHORT PLAT NO. 22-82 IN VOLUME 6 OF SHORT PLATS, PAGE 6, UNDER AUDITOR'S FILE NO. B207240006, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B"

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT B, SKAGIT COUNTY SHORT PLAT NO. 22-82, 1000.00 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTERLINES OF COOK ROAD AND INTERSTATE 5; THENCE SOUTH 20°11'00" EAST ALONG SAID WEST LINE OF LOT B, SHORT PLAT NO. 22-82 FOR A DISTANCE OF 116.63 FEET TO AN ANGLE POINT ON SAID WEST LINE; THENCE SOUTH 37°46'43" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 370.32 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF THE SOUTH 40 FEET OF THE WEST 200 FEET OF SAID LOT B (AS MEASURED ALONG THE WEST AND SOUTH LINES THEREOF); THENCE NORTH 52°13'17" EAST ALONG THE NORTHERLY LINE OF SAID SOUTH 40 FEET OF THE WEST 200 FEET FOR A DISTANCE OF 200.00 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 37°46'43" EAST ALONG THE EASTERLY LINE OF SAID SOUTH 40 FEET OF THE WEST 200 FEET, OR EASTERLY LINE EXTENDED, FOR A DISTANCE OF 14.53 FEET; THENCE NORTH 15°04'54" WEST FOR A DISTANCE OF 128.74 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE TO THE EAST, HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 30°08'06" AN ARC DISTANCE OF 278.76 FEET, MORE OR LESS, TO A CURSP ON A NON-TANGENT CURVE; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE TO THE SOUTH, HAVING AN INITIAL TANGENT BEARING OF NORTH 77°23'34" WEST, A RADIUS OF 1000 FEET, THROUGH A CENTRAL ANGLE OF 12°52'10", AN ARC DISTANCE OF 224.61 FEET, MORE OR LESS, TO THE EAST LINE OF SAID LOT B, SHORT PLAT NO. 22-82. THENCE CONTINUE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1000 FEET, THROUGH A CENTRAL ANGLE OF 13°36'21" AN ARC DISTANCE OF 237.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

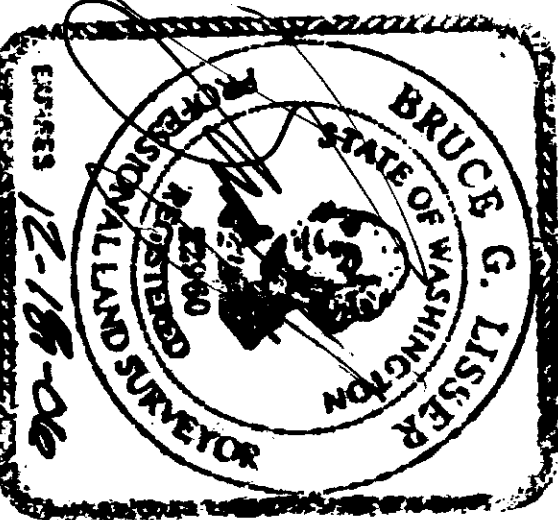
ALL OF THE ABOVE ALSO BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN OF FAST BREAK ENTERPRISES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACABLE AND BASED ON A TRUE SUBDIVISION OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 4 EAST, 11th, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THIS BINDING SITE PLAN IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 332-120-WAC.

BRUCE G. LISSER, PLS., CERTIFICATE NO. 22460
DATE April 1, 2005
LISSER & ASSOCIATES, PLLC
307 MILWAUKEE ST., PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-1442
FAX (360) 419-0581
E-MAIL BRUCE@LISSER.COM



AUDITOR'S CERTIFICATE

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

200504200093
Skagit County Auditor
4/20/2005 Page 1 of 4 1:55PM

N. Brummett
SKAGIT COUNTY AUDITOR

Deputy Auditor

APPROVALS

THE WITHIN AND FOREGOING BINDING SITE PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE SECTION 14.18.500 ON THIS 14th DAY OF April, 2005.

Steve White
SKAGIT COUNTY ENGINEER

Planning Director

THE WITHIN AND FOREGOING BINDING SITE PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 14 DAY OF April, 2005.

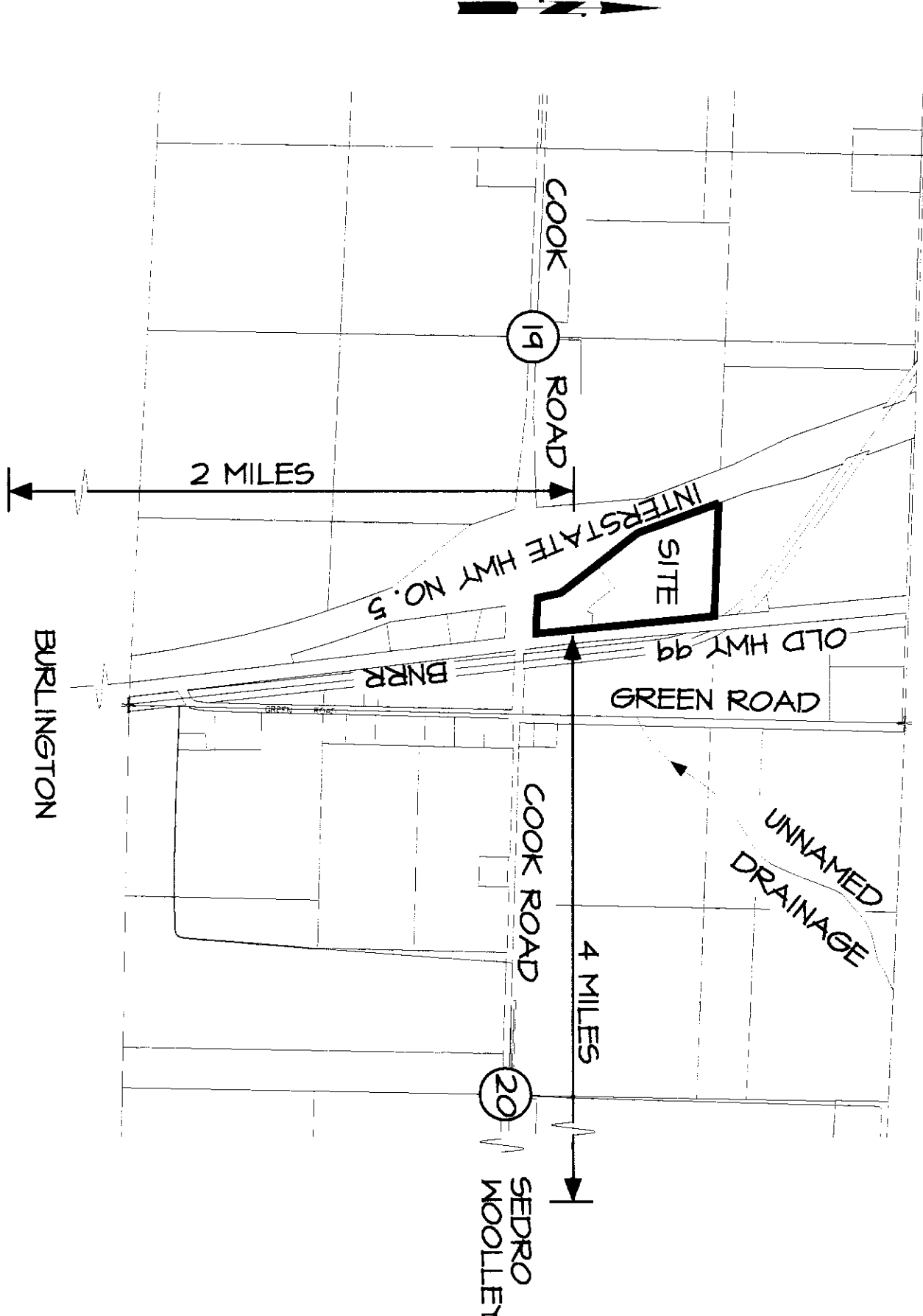
Skagit County Health Officer

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 THE OFFICE, UP TO AND INCLUDING THE YEAR OF 2005.

Skagit County Treasurer

VICINITY MAP
SCALE 1" = 500'



BINDING SITE PLAN NO. PL-04-0916

DATE: 12/22/04

SHEET 1 OF 4

SURVEY IN A PORTION OF
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF
SECTION 19, TOWNSHIP 35 NORTH, RANGE 4 EAST, 11th,
SKAGIT COUNTY, WASHINGTON

FOR: FASTBREAK ENTERPRISES, LLC

FB 258	PG 56	LISSER & ASSOCIATES, PLLC	SCALE: 1" = N/A
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442	DRAWING: 04-094BSP

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS BINDING SITE PLAN DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS BINDING SITE PLAN WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC HIGHWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS BINDING SITE PLAN IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 1st DAY OF April, 2005

FAST BREAK ENTERPRISES, LLC,
A WASHINGTON LIMITED LIABILITY CO.

BY: [Signature]
MANAGER
PAR FOUR ENTERPRISES, LLC,
A WASHINGTON LIMITED LIABILITY CO.

BY: [Signature]
MANAGER
INTEREST BANK
(NOW KNOWN AS WELLS FARGO BANK)

BY: [Signature]
TITLE: VP Accounting Mgr
PACIFIC NORTHWEST BANK

BY: [Signature]
TITLE: VP Accounting Mgr.
WHIDBEY ISLAND BANK

BY: [Signature]
TITLE: VP Accounting Mgr.
WHIDBEY ISLAND BANK

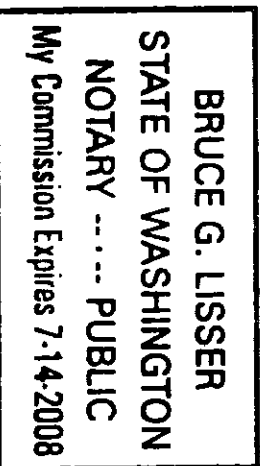
ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAY DUFFY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GENERAL MANAGER OF FAST BREAK ENTERPRISES, LLC, A WASHINGTON LIMITED LIABILITY CO., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 1, 2005

BY: [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-4-09
RESIDING AT Adams Washington

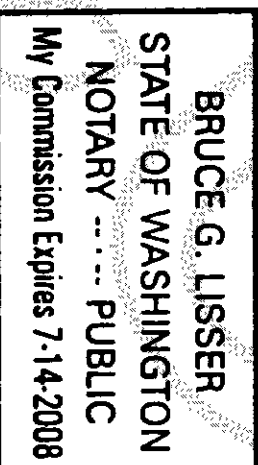


STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James Jir Carr 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 PAR FOUR ENTERPRISES, LLC, A WASHINGTON LIMITED LIABILITY CO., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 1, 2005

BY: [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-4-08
RESIDING AT Adams Washington

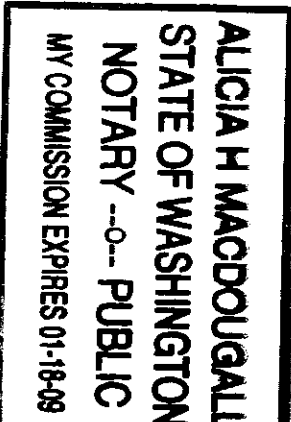


STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Steve Arney 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 VP OF INTEREST BANK (NOW KNOWN AS WELLS FARGO BANK) TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 1, 2005

BY: [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 01-18-09
RESIDING AT Everett

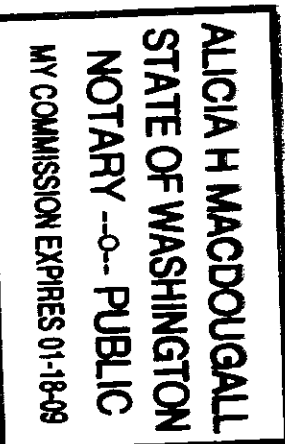


STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Steve Arney 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 VP OF PACIFIC NORTHWEST BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 1, 2005

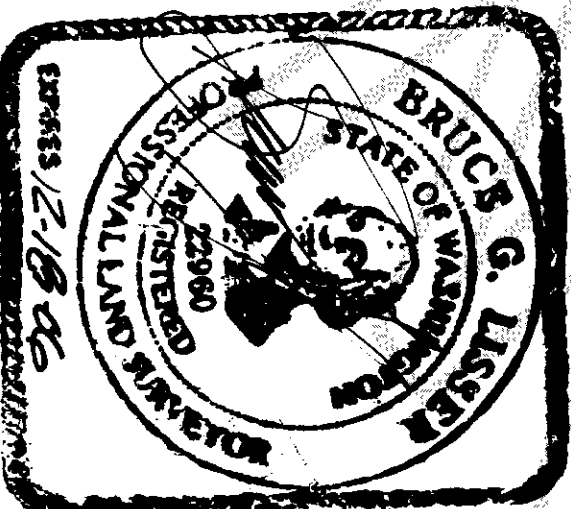
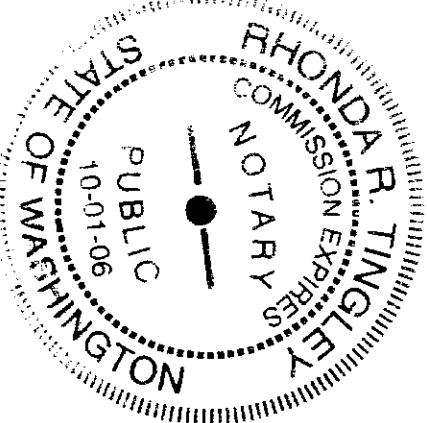
BY: [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 01-18-09
RESIDING AT Everett



STATE OF Washington
COUNTY OF Skagit
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Timothy Mc 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 VP OF WHIDBEY ISLAND BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: April 1, 2005

BY: [Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 10-10-06
RESIDING AT Burlington



4-1-05

BINDING SITE PLAN NO. PL-04-0916

DATE: 2/8/05

SURVEY IN A PORTION OF
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF
SECTION 19, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,
SKAGIT COUNTY, WASHINGTON

FOR: FASTBREAK ENTERPRISES, LLC



EASEMENT DEDICATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COUNTY OF SKAGIT, PUBLIC UTILITY DISTRICT NO. 1, WHATCOM COUNTY WATER DISTRICT NO. 12, PUGET SOUND ENERGY, AT&T BROADBAND, VERIZON, CASCADE NATURAL GAS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AND OTHER SPECIFIC UTILITY EASEMENT SHOWN ON THE FACE OF THIS 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 ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

NOTES

1. THE BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD. SEE DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 8305040030.
- ALL PRIVATE ROADS, EASEMENTS, COMMUNITY UTILITIES AND PROPERTIES SHALL BE OWNED AND MAINTAINED BY SEPARATE CORPORATE ENTITY OR THE OWNERS OF PROPERTY SERVED BY THE FACILITY AND KEPT IN GOOD REPAIR AND ADEQUATE PROVISIONS SHALL BE MADE FOR APPROPRIATE PRO-RATA CONTRIBUTIONS FOR SUCH MAINTENANCE BY ANY FUTURE LAND DIVISIONS THAT WILL ALSO USE THE SAME PRIVATE ROAD.
3. ● INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER L1589R 22460
O- INDICATES EXISTING REBAR OR IRON PIPE FOUND
4. WATER: SKAGIT COUNTY P.U.D. NO. 1
5. SEWAGE DISPOSAL: CITY OF BURLINGTON SANITARY SEWER SYSTEM VIA WHATCOM COUNTY WATER DISTRICT NO. 12, SANITARY SEWER FORCE MAIN
6. ZONING: RURAL FREEWAY SERVICE (RFS)
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED EAST-WEST CENTERLINE OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
BEARING = NORTH 87°07'34" WEST
9. ELEVATION POINTS ARE INDICATIVE OF THE EXISTING GROUND CONDITIONS IN DECEMBER 2002 TO CURRENT. DATUM = NAVD24 BENCHMARK: TOP RAILROAD SPIKE IN NORTHWEST FACE OF UTILITY POLE
10. INSTRUMENTATION: LEICA TCRT05A THEODOLITE DISTANCE METER.
11. SURVEY PROCEDURE: FIELD TRAVERSE
12. ALL DISTANCES SHOWN HEREON ARE IN FEET.
13. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE NO. 114440-P, DATED NOVEMBER 23, 2004.
14. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 22-82 RECORDED IN VOLUME 6 OF SHORT PLATS, PAGE 6 AND RECORD OF SURVEY MAP RECORDED UNDER AUDITORS' FILE NO. 200104240124, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
15. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LENS, LEASES, COKE CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 13 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 980160073, 200003030140, 200304150015, 200307010146, 2003102710252, 200404120156, 860476, 8504260016, 806010032, 9412220051, 9501260001, 200010240025, 200211040151, 200307110118, 200307010147, 200310303067, 200304240164, 200307110118, 200307010147, 200310303067, 200304240164, 200401260051, 8207240006, 200402240074 AND 8305040030. ALSO SEE DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200104180101.
16. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES THAT ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
17. THE EXISTING STORM DRAINAGE AND EXISTING IMPROVEMENTS ON LOTS 1 AND 2 MAY BE AMENDED IN THE FUTURE IF DEVELOPMENT PLANS CONFLICT. PERMITTING BY SKAGIT COUNTY MAY BE REQUIRED.
18. PARKING REQUIREMENTS FOR EACH LOT SHALL BE DETERMINED ON AN INDIVIDUAL LOT BASIS AT THE TIME OF BUILDING PERMIT APPLICATION.
19. LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE DETERMINED ON AN INDIVIDUAL LOT BASIS AT THE TIME OF BUILDING PERMIT APPLICATION AND SHALL CONFORM TO THE SKAGIT COUNTY LANDSCAPING CODE IN EFFECT AT THE TIME OF APPLICATION.
20. LOT DIMENSIONAL STANDARDS: PER SCC 14.16.12015)
(A) SETBACKS:
FRONT: 35 FEET. WHERE PARKING IS LOCATED IN FRONT OF STRUCTURE, 55 FEET.
SIDE AND REAR: 35 FEET. WHERE PARKING IS LOCATED IN FRONT OF STRUCTURE, 55 FEET.
SETBACKS FROM NRI LANDS SHALL BE PROVIDED PER SCC 14.16.11017).
(B) SIZE LIMITATIONS:
A USE SHALL NOT EXCEED 6,000 SQUARE FEET OF GROSS FLOOR AREA WITH A MAXIMUM OF 1 ESTABLISHMENT PER PARCEL.
RETAIL SHALL NOT EXCEED 4,500 SQUARE FEET AND 1,500 SQUARE FEET OF STORAGE.
OVERNIGHT LODGING FACILITIES SHALL NOT EXCEED 35 UNITS AND SHALL NOT EXCEED 12,000 SQUARE FEET OF GROSS FLOOR AREA PER PARCEL INCLUDING ANY RELATED COMMERCIAL SERVICES. OPERATORS MAY NOT ALLOW ANY PERSON TO OCCUPY OVERNIGHT LODGING ON THE PREMISES FOR MORE THAN 4 MONTHS IN ANY YEAR. STORAGE OR OTHER NON-COMMERCIAL USES THAT ARE ACCESSORY TO A PERMITTED USE UP TO A TOTAL OF 1,500 SQUARE FEET PER PARCEL SHALL ALSO BE PERMITTED.
(C) MAXIMUM HEIGHT: SHALL CONFORM TO SKAGIT COUNTY BUILDING CODE
(D) MAXIMUM LOT COVERAGE: GROSS BUILDING AREA SHALL NOT EXCEED 25% OF THE LOT AREA.

SPECIAL VESTED CONDITIONS APPLY TO THIS PROPERTY PER SKAGIT COUNTY COMMISSIONERS' RESOLUTION NO. 18186 RECORDED UNDER AUDITORS' FILE NO. 200104180101.

21. DEVELOPER/OWNER: FAST BREAK ENTERPRISES, LLC
JAY DUFFY
3814 RIDGE COURT
MOUNT VERNON WA 98274

22. A SKAGIT COUNTY ADDRESS RANGE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24. SEE SHEET 4 OF 4 FOR ADDRESS RANGE INFORMATION.

CHANGE IN THE LOCATION OF ACCESS MAY NECESSITATE A CHANGE IN ADDRESS. CONTACT THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

23. A DRAINAGE REPORT WAS PREPARED FOR THIS PROPERTY BY RAVNIK AND ASSOCIATES, INC. SEE REPORT FOR SPECIFIC DETAILS. A COPY OF WHICH IS AVAILABLE AT SKAGIT COUNTY PLANNING AND PERMIT CENTER. THE POND MAINTENANCE PLAN AND AGREEMENT HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200503280007.

24. THIS BINDING SITE PLAN SHOWS PROTECTED CRITICAL AREAS (PCAE) PER THE REQUIREMENTS OF SKAGIT COUNTY CODE (SCC) CHAPTER 14.24.170 CRITICAL AREAS ORDINANCE. THE PCA TRACTS SHOWN HEREON REPRESENT CRITICAL AREAS TOGETHER WITH ANY BUFFERS AS DELINEATED BY NORTHWEST WETLAND SOLUTIONS REPORT DATED AUGUST 2001, ON FILE WITH THE SKAGIT COUNTY PLANNING AND PERMIT CENTER.

A PCA EASEMENT HAS BEEN RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200304200015 REFERENCING THIS BINDING SITE PLAN.

25. IN NO CASE SHALL THE COUNTY ACCEPT A DEDICATION OR ANY OBLIGATION AS TO ANY SUCH ROAD, STREET, AND/OR ALLEY UNTIL THE SAME AND ALL ROADS, STREETS AND/OR ALLEYS CONNECTING THE SAME TO THE FULL CURRENT COUNTY ROAD SYSTEM HAVE BEEN BROUGHT TO FULL COUNTY ROAD STANDARDS AND A RIGHT-OF-WAY DEED HAS BEEN TRANSFERRED TO AND ACCEPTED BY THE COUNTY.

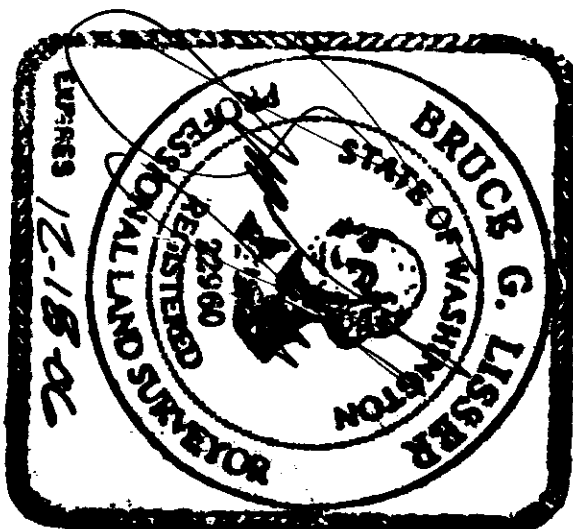
26. BUYER SHOULD BE AWARE THAT THIS SUBDIVISION IS LOCATED IN THE FLOODPLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR CONSTRUCTION.

27. THIS PROJECT IS LOCATED IN FLOOD ZONE AT AS IDENTIFIED ON FEMA FLOODPLAIN MAP NO. 530151-0235-D DATED JANUARY 3, 1985.

28. THIS PARCEL LIES WITHIN AN AREA OR WITHIN 500 FEET OF LAND DESIGNATED AS NATURAL RESOURCE LAND (AGRICULTURAL, FOREST OR MINERAL RESOURCE LAND OF LONG-TERM COMMERCIAL SIGNIFICANCE) BY SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE LAND COMMERCIAL ACTIVITIES OCCUR OR MAY OCCUR IN THE AREA THAT MAY NOT BE COMPATIBLE WITH NON-RESOURCE USES AND MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING, PRUNING, HARVESTING OR EXTRACTION WITH ASSOCIATED ACTIVITIES, WHICH OCCASIONALLY GENERATES TRAFFIC, DUST, SMOKE, NOISE, AND ODOR. SKAGIT COUNTY HAS ESTABLISHED NATURAL RESOURCE MANAGEMENT OPERATIONS AS A PRIORITY USE ON DESIGNATED NATURAL RESOURCE LANDS, AND AREA RESIDENTS SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES, INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LANDS OPERATION WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE AND FEDERAL LAW. IN THE CASE OF MINERAL LANDS, APPLICATION MIGHT BE MADE FOR MINING-RELATED ACTIVITIES INCLUDING EXTRACTION, WASHING, CRUSHING, STOCKPILING, BLASTING, TRANSPORTING AND RECYCLING OF MINERALS. IF YOU ARE ADJACENT TO DESIGNATED NATURAL RESOURCE LANDS, YOU WILL HAVE SETBACK REQUIREMENTS FROM DESIGNATED NATURAL RESOURCE LANDS CONSISTENT WITH SCC 14.16.1101.

SEE DOCUMENTS RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NUMBERS 200211040151 AND 200307110128.

CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER FOR DETAILS.



4-1-05

BINDING SITE PLAN NO. PL-04-0916				DATE: 3/24/05	
SHEET 3 OF 4					
SURVEY IN A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON					
FOR: FASTBREAK ENTERPRISES, LLC					
FB 256 Pg 56		LISSEER & ASSOCIATES, PLLC		SCALE: 1" = 100'	
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION		DRAWING: 04-044BSP	
		MOUNT VERNON, WA 98273		360-419-7442	

LOT AREA AND ADDRESS INFORMATION

LOT 1 9440 OLD HIGHWAY 99 NORTH RD AREA 134,104 SQ FT = 3.08 ACRES
CRITICAL AREA "A" WITHIN LOT 1 = 50,780 +/- SQ FT

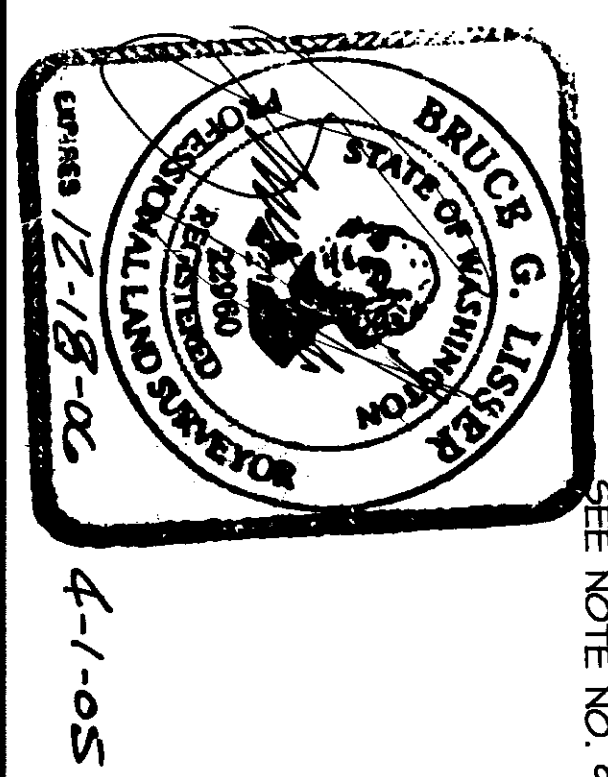
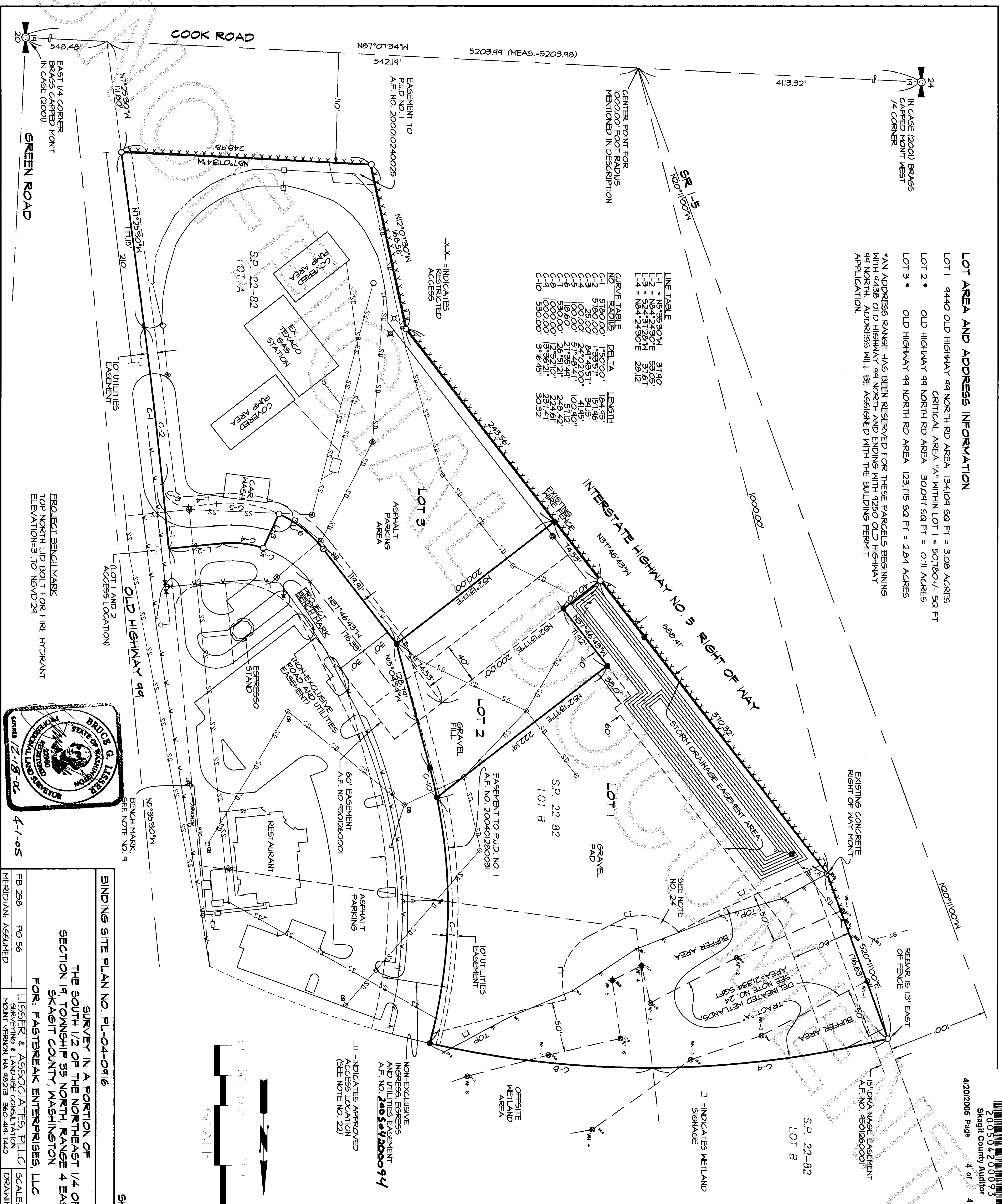
LOT 2 * OLD HIGHWAY 99 NORTH RD AREA 30,097 SQ FT = 0.71 ACRES

LOT 3 * OLD HIGHWAY 99 NORTH RD AREA 123,775 SQ FT = 2.84 ACRES

*AN ADDRESS RANGE HAS BEEN RESERVED FOR THESE PARCELS BEGINNING WITH 9438 OLD HIGHWAY 99 NORTH AND ENDING WITH 9250 OLD HIGHWAY 99 NORTH. ADDRESS WILL BE ASSIGNED WITH THE BUILDING PERMIT APPLICATION.

LINE TABLE			
L-1	=	N8°35'30"W	37.90'
L-2	=	N84°24'50"E	52.05'
L-3	=	N84°24'50"E	28.12'
L-4	=	N84°24'50"E	28.12'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C-1	5180.00'	1°50'00"	184.95'
C-2	5180.00'	1°53'57"	157.46'
C-3	5200.00'	1°43'57"	34.15'
C-4	100.00'	24°03'50"	41.15'
C-5	100.00'	57°45'47"	101.90'
C-6	118.60'	27°35'44"	57.12'
C-7	5300.00'	26°51'21"	248.42'
C-8	1000.00'	12°52'10"	224.61'
C-9	1000.00'	13°36'21"	237.47'
C-10	530.00'	3°16'45"	30.32'



BINDING SITE PLAN NO. PL-04-0416

SURVEY IN A PORTION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON

FOR: FASTBREAK ENTERPRISES, LLC

FB 258 PG 56 LISSNER & ASSOCIATES, PLLC SCALE: 1" = 60'
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 360-447-7442
DRAWING: 04-0416SP

SHEET 4 OF 4

DATE: 3/7/05