

When Recorded Return to:

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200506150069  
Skagit County Auditor

6/15/2005 Page 1 of 3 3:41PM

**NOTICE OF REMOVAL OF CURRENT USE CLASSIFICATION  
AND ADDITIONAL TAX CALCULATIONS**

**Chapter 84.34 RCW**

Skagit COUNTY

Grantor(s): Skagit County Assessors Office

Grantee(s): Bouslog Investments, LLC

Legal Description:

Ptn Lt 2H of Bay Ridge Business Park Binding Site Plan as described on attached in  
Sec. 3, Twp. 34, Rge. 3.

O/S#188 791911 1975 Selling to Port of Skagit County under threat of condemnation.

Assessor's Property Tax Parcel or Account Number: P122848

Reference Numbers of Documents Assigned or Released: C/U Vio#34-2005

You are hereby notified that the current use classification for the above described property which has  
been classified as:

- ☒ Open Space Land
- ☐ Timber Land
- ☐ Farm and Agricultural Land

is being removed for the following reason:

- ☐ Owner's request
- ☐ Property no longer qualifies under Chapter 84.34 RCW
- ☐ Change to a use resulting in disqualification
- ☐ Exempt Owner
- ☐ Notice of Continuance not signed

☒ Other No back taxes due to the above.

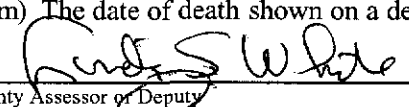
(state specific reason)

## PENALTY AND APPEAL

The property owner may appeal the assessor's removal of classification to the County Board of Equalization. Said Board may be reconvened to consider the appeal. The appeal must be filed within 30 calendar days following the date this notice is mailed.

Upon removal of classification from this property, an additional tax shall be imposed equal to the sum of the following:

1. The difference between the property tax that was levied upon the current use value and the tax that would have been levied upon the fair market value for the seven tax years preceding removal in addition to the portion of the tax year when the removal takes place; plus
2. Interest at the statutory rate charged on delinquent property taxes specified in RCW 84.56.020 from April 30 of the year the tax would have been paid without penalty to the date of removal; plus
3. A penalty of 20% added to the total amount computed in 1 and 2 above, **except** when the property owner complies with the withdrawal procedure specified in RCW 84.34.070, or where the additional tax is not applied as provided in 4 (below).
4. The additional tax specified in 1 and 2 (above) **shall not** be imposed if removal of classification resulted solely from:
  - a) Transfer to a government entity in exchange for other land located within the State of Washington;
  - b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power;
  - c) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property;
  - d) Official action by an agency of the State of Washington or by the county or city where the land is located disallowing the present use of such land;
  - e) Transfer of land to a church when such land would qualify for exemption pursuant to RCW 84.36.020;
  - f) Acquisition of property interests by State agencies or organizations qualified under RCW 84.34.210 and 64.04.130 (see RCW 84.34.108(5)(f));
  - g) Removal of land classified as farm and agricultural land under RCW 84.34.020(2)(e) (farm homesite value);
  - h) Removal of land from classification after enactment of a statutory exemption that qualifies the land for exemption and receipt of notice from the owner to remove the land from classification;
  - i) The creation, sale, or transfer of forestry riparian easements under RCW 76.13.120;
  - j) The creation, sale, or transfer of a fee interest or a conservation easement for the riparian open space program under RCW 76.09.040;
  - k) The sale or transfer of land within two years after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as classified forest land, designated as forest land under chapter 84.33 RCW, or this chapter 84.34 RCW continuously since 1993;
  - l) The sale or transfer of land after the death of the owner of at least a fifty percent interest in the land if the land has been assessed and valued as classified forest land, designated as forest land under chapter 84.33 RCW, or this chapter 84.34 RCW, continuously since 1993, and the sale or transfer takes place within two years after July 22, 2001, and the death of the owner occurred after January 1, 1991; or
  - m) The date of death shown on a death certificate is the date used.

  
County Assessor or Deputy

6/15/05

Date

(See Next Page for Current Use Assessment Additional Tax Statement.)



EXHIBIT A  
(Legal Description)

That portion of Lot 2H, Bay Ridge Business Park Binding Site Plan No. PL-03-0706, as recorded July 9, 2004, under Auditor's File No. 200407090108, more particularly described as follows:

Beginning at the Northeast corner of said Section 3 as shown on Skagit Regional Airport Binding Site Plan, Phase 2, Division 1, as approved January 22, 2002, and recorded January 22, 2002, under Skagit County Auditor's File No. 200201220163;  
thence South  $0^{\circ}18'24''$  West, along the East line of said Section (called South  $0^{\circ}16'51''$  West on said Skagit County Short Plat No. 96-012), 2,725.88 feet to the East  $\frac{1}{4}$  corner of said Section (also being the Southeast corner of said Lot 4, Skagit County Short Plat No. 96-012);  
thence North  $88^{\circ}19'14''$  West, along the East-West centerline of said Section, 747.19 feet, more or less, to a point on the Southeasterly line of the Southeast Runway Protection Zone for Runway 10/28 and being the true point of beginning;  
thence continue North  $88^{\circ}19'14''$  West along said East-West centerline 570.34 feet, more or less, to the Southwest corner of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence North  $0^{\circ}13'06''$  East along the West line of said subdivision, 1,159.60 feet, more or less, to the Northeasterly line of said Runway Protection Zone;  
thence South  $60^{\circ}53'48''$  East along said Northeasterly line, 1,179.29 feet, more or less, to an angle point in said Runway Protection Zone at a point bearing North  $37^{\circ}38'02''$  East from the true point of beginning;  
thence South  $37^{\circ}38'02''$  West along said Southeasterly line of the Runway Protection Zone, 761.08 feet, more or less, to the true point of beginning.

SUBJECT TO a 30.00 foot wide easement for sanitary sewer and maintenance thereof, to be transferred to the City of Burlington via a future conveyance, being more particularly described as follows:

Beginning at the Southwest corner of the above described parcel;  
thence North  $0^{\circ}13'06''$  East along the West line of said parcel, 431.44 feet, to the true point of beginning;  
thence continue North  $0^{\circ}13'06''$  East, 38.18 feet;  
thence North  $52^{\circ}00'04''$  East, 655.81 feet, more or less, to the Northeasterly line of the above described parcel;  
thence South  $60^{\circ}53'48''$  East along said Northeasterly line, 32.57 feet, more or less, to a point bearing North  $52^{\circ}00'04''$  East from the true point of beginning;  
thence South  $52^{\circ}00'04''$  West, 692.11 feet, more or less, to the true point of beginning.



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