

Return Name & Address:

Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon, WA 98273



200506210026
Skagit County Auditor

6/21/2005 Page 1 of 10 9:34AM

SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

PLAT LOT OF RECORD CERTIFICATION

File Number: PL03 - 0706

Applicant Name: Bouslog Investments, LLC

Property Owner Name: same

The Department hereby finds that Lot(s) SEE ATTACHED LIST, BOUSLOG INVESTMENTS, LLC.
recorded on July 9, 2004 under AF# 200407090108

Parcel Number: SEE ATTACHED LIST

•• NO MINIMUM LOT SIZE BAYVIEW RIDGE INDUSTRIAL ZONE AS OF 6/20/2005. ••

1. CONVEYANCE

~~IS/ARE~~ Lot(s) of Record as defined in Skagit County Code (SCC) 14.04.020 and therefore **IS/ARE** eligible for conveyance.

2. DEVELOPMENT

IS/ARE, the minimum lot size required for the zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

~~IS/ARE NOT~~, the minimum lot size required for the zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c) (i) and therefore **IS/ARE** eligible to be considered for development permits.

Authorized Signature: Grace Roder

Date: 6/20/2005

See Attached Map

BOUSLOG INVESTMENTS, LLC

Lot Certification # PL03-0706

- Lot 2A – P122068 – 15889 Preston PL.
- Lot 2B – P122070 - 15923 Preston PL.
- Lot 2C – P122072 – 15932 Preston PL.
- Lot 2D – P122073 – 15922 Preston PL.
- Lot 2E – P122074 – 15888 Preston PL
- Lot 2F – P122075 – 12185 Bay Ridge Dr.
- Lot 2G – P122077 – 12176 Bay Ridge Dr.
- Lot 2H – P122078 - 12209 Bay Ridge Dr.
- Lot 2Z - P122079 – Detention Pond



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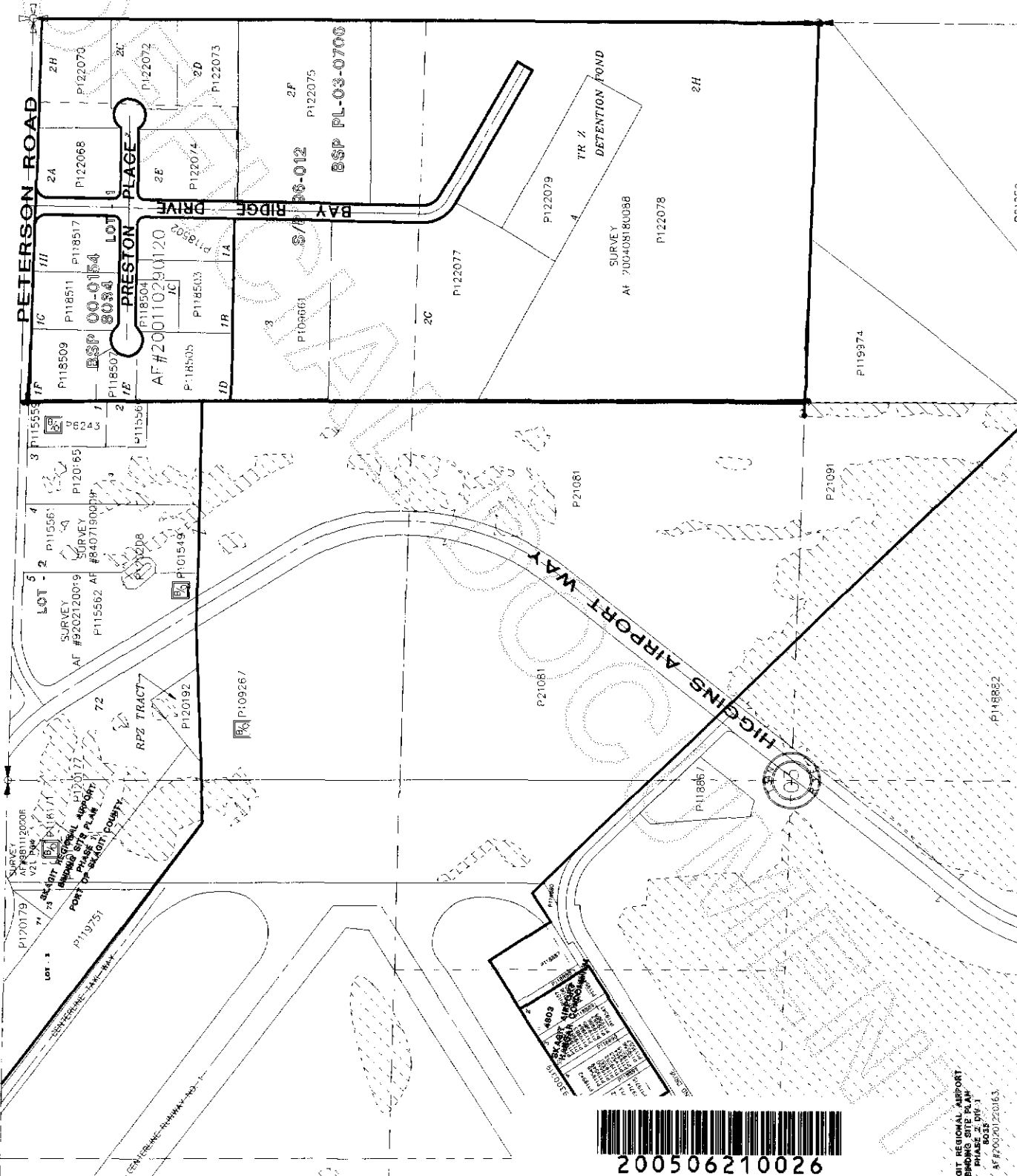
SKAGIT COUNTY

6	5
7	8
18	17
19	20
30	29
31	32

* THIS MAP THAT HAS BEST AVA EXACT LOC IS UNKIND

W-

9



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Skagit County Auditor

SKAGIT REGIONAL AIRPORT
BUILDING SITE PLAN
PHASE 2, DIV. 1
8033
AFF00001220163

**BAY RIDGE BUSINESS PARK BINDING SITE PLAN
PHASE 2**

7/26/2004 Page 1 of 7 2:28PM
 200506210026
 Skagit County Auditor

OWNER'S CONSENT AND DEDICATION
 I, JOHN L. BOULOS, OWNER OF THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS BINDING SITE PLAN, HEREBY CONSENT TO THE PROVISIONS OF THIS BINDING SITE PLAN AND VOLUNTARILY 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. I ALSO HEREBY GRANT TO THE PUBLIC NEIGHBORHOODS AND THE PUBLIC THE NECESSARY RIGHTS FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS BINDING SITE PLAN IN THE ORIGINAL PLANS AND RECORDS OF THE SURVEY AND TO SET OUR MARKS AND SEALS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 552, RCW, ON THIS DATE OF JULY 27, 2004.

BOULOS INVESTMENTS, LLC
 A WASHINGTON LIMITED LIABILITY CO.
 BY: *John L. Boulous*

JEK INVESTMENTS, LLC
 A WASHINGTON LIMITED LIABILITY CO.
 BY: *Barbara A. Bryant*

ACKNOWLEDGMENT
 STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN L. BOULOS IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE IS THE GENERAL MANAGER OF BOULOS INVESTMENTS, 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: *July 23, 2004*

Barbara A. Bryant
 NOTARY PUBLIC
 MY APPOINTMENT EXPIRES: *7-24-06*
 RESIDING AT: *14001 1st Ave. Everett, WA*

KNOWLEDGMENT
 STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BARBARA A. BRYANT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON KNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.
 DATED: *July 16, 2004*

Barbara A. Bryant
 NOTARY PUBLIC
 MY APPOINTMENT EXPIRES: *7-16-06*
 RESIDING AT: *14001 1st Ave. Everett, WA*

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS BINDING SITE PLAN OF BAY RIDGE BUSINESS PARK PHASE 2 IS BASED ON AN ACTUAL SURVEY WHICH IS ACCORDANCE WITH THE PROVISIONS OF CHAPTER 552, RCW. THE 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 552, RCW.

BRUCE G. LISSER, P.L.L.C. CERTIFICATE NO. 32260
 DATE: *July 26, 2004*
 BRUCE G. LISSER, P.L.L.C.
 510 MILWAUKEE ST., PO BOX 1104
 P.O. BOX 1104
 MONROE, WASHINGTON 98278
 PHONE: (509) 441-0581
 FAX: (509) 441-0581
 E-MAIL: BRUCE@LISSER.COM

APPROVALS

THE WITHIN AND FOREGOING BINDING SITE PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE SECTION 14.05.500 ON THIS 27 DAY OF JULY, 2004.

HEARINGS EXAMINER
John L. Anderson
 CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS

SKAGIT COUNTY ENGINEER
John L. Anderson
 PLANNING DIRECTOR

SKAGIT COUNTY HEALTH OFFICER
John L. Anderson

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 PAID TO AND INCLUDING THE YEAR OF 2004.

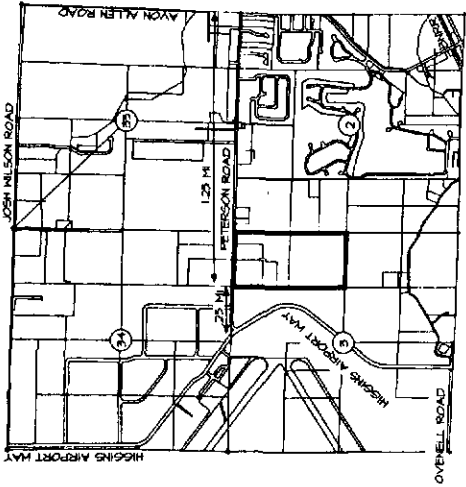
MAURICE J. JORDAN, TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2004.
 THIS 27 DAY OF JULY, 2004.
 MAURICE J. JORDAN, DEPUTY TREASURER OF SKAGIT COUNTY



AUDITOR'S CERTIFICATE

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

N. DIMITRIAK
 SKAGIT COUNTY AUDITOR



VICINITY MAP
 SCALE 1" = 1,000'

SHEET 1 OF 7
 BINDING SITE PLAN NO. P-05-0706
 DATE: 12/04/23

SURVEY IN A PORTION OF THE
 EAST 1/2 OF THE NORTHEAST 1/4 OF
 SECTION 9, TOWNSHIP 34 NORTH, RANGE 3 EAST, N.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: BOULOS PROPERTIES

BRUCE G. LISSER, P.L.L.C.
 MONROE, WASHINGTON 98278
 PHONE: (509) 441-0581
 FAX: (509) 441-0581
 E-MAIL: BRUCE@LISSER.COM



BAY RIDGE BUSINESS PARK BINDING SITE PLAN

PHASE 2

200506210026
 Skagit County Auditor
 7/2/2004 Page 2 of 7 2:28PM

LEGAL DESCRIPTION

LOTS 2 AND 4, OF SKAGIT COUNTY SHORT PLAT NO. 46-012, APPROVED OCTOBER 2, 1986, AND RECORDED OCTOBER 11, 1986, AS AUDITOR'S FILE NO. 46010024, IN VOLUME 12 OF SHORT PLATS, PAGES 151-152, AND LOT 1, NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 3 EAST, 1N1 (ALSO SHOWN OF RECORD AS LOT 4, AFTER BOUNDARY LINE ADJUSTMENT AS SHOWN ON RECORD AS LOT 4, AFTER BOUNDARY LINE ADJUSTMENT AS SHOWN UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200006100021).

EXCEPT THAT CERTAIN 60-FOOT WIDE STRIP OF LAND CONVEYED TO SKAGIT COUNTY FOR COUNTY RECORD BY DEED RECORDED SEPTEMBER 24, 2001, AS AUDITOR'S FILE NO. 200106200412.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SURVEYOR'S NOTE

BASED UPON INDEPENDENT FIELDWORK AND CONVERSATIONS WITH MARK LEONARD, PLS., LEONARD BOLDWIND & SKOOLE, INC., THIS SURVEY HAS ACCEPTED THE SUBDIVISION SHOWN ON "BAY RIDGE BUSINESS PARK BINDING SITE PLAN PHASE 2, DAY 1" MENTIONED IN NOTE NO. 14 IN PARTICULAR, HAS BEEN SUPERSEDED BY THE NEW SUBDIVISION, THE USDA FRONTIER MONUMENTS THE SOUTHWEST CORNER OF LOT 1 AND LOT 14 COULD NOT BE SUBVANTAGED AND HAS SUBSEQUENTLY NOT BEEN ACCEPTED. THIS SURVEY SHOWS THE RELATIONSHIP OF THE NEW 1/16 CORNER TO THE PREVIOUSLY REFERENCED USDA MONUMENT. THE CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 3, IS IN FACT THE NORTHWEST CORNER OF SAID SUBDIVISION. ALTHOUGH THE LOTS CREATED VIA SHORT PLAT NO. 46-012 UTILIZED THE USDA MONUMENT AS A BOUNDARY POINT, THE INTENT WAS TO BE A SUBDIVISIONAL SOLUTION. THIS BINDING SITE PLAN, TOGETHER WITH PAST AND ANTICIPATED BOUNDARY LINE ADJUSTMENTS, WILL RECTIFY ANY POSSIBLE GAP OR OVERLAP CREATED BY THE DIFFERENCES IN THE TWO SECTION SUBDIVISIONS.

EASEMENT DEDICATIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF YARLINGTON, COUNTY OF SKAGIT, PUBLIC UTILITY DISTRICT NO. 1, CITY OF BELLINGHAM, COUNTY OF WASHINGTON, AND NATURAL GAS COMPANY OF WASHINGTON, COUNTY OF WASHINGTON, AND WAGON WHEEL TANK TREN (101 FEET OF FRONT BOUNDARY LINES OF LOTS AND LOTS 2 AND 4) AND OTHER SPECIFIC UTILITY EASEMENT AS SHOWN ON THE FACE OF THIS BINDING SITE PLAN, IN WHICH TO INSTALL L.A. CONSTRUCTION UTILITIES 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 PURPOSE OF MAINTAINING, REPAIRING, REPLACING, OR OTHERWISE IMPROVING THE UTILITY SYSTEMS FOR ALL UNNECESSARY DAMAGE IT CAUSES TO 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 ROAD MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD. RESERVATIONS FOR BAY RIDGE BUSINESS PARK, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9710200089.
 3. INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY
 4. INDICATES CONCRETE MONUMENT WITH YELLOW CAP SURVEY
 5. INDICATES EXISTING REBAR OR IRON PIPE FOUND
 6. WATER, SKAGIT COUNTY PLUD. NO. 1
 7. SEWAGE DISPOSAL, CITY OF EVRLINGTON SANITARY BEYER SYSTEM
 8. ZONING, BAYVIEW RIDGE INDUSTRIAL (BR-I)
 9. MERIDIAN, ASSA-ED
 10. BASIS OF BEARINGS, EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 34 NORTH RANGE 3 EAST, 1N1.
 11. ELEVATION POINTS ARE INDICATIVE OF THE EXISTING GROUND CONDITIONS IN NOVEMBER 2002. DATUM = NAVD83
 12. INSTRUMENTATION, LEICA TOPCONA THEODOLITE DISTANCE METER
 13. SURVEY PROCEDURE, FIELD TRAVERSE
 14. ALL DISTANCES SHOWN HEREON ARE IN FEET.
 15. SURVEY DESCRIPTION IS FROM FIRST AMERICAN TITLE INSURANCE COMPANY, SUBDIVISION GUARANTEE NO. H-582736, DATED AUGUST 23, 2002.
 16. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE SKAGIT COUNTY SHORT PLAT NO. 96-012 RECORDED IN VOLUME 12 OF SHORT PLATS, PAGE 35, BAY RIDGE BUSINESS PARK BINDING SITE PLAN NO. 00-0184, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2002010003. SKAGIT COUNTY AUDITOR'S FILE NO. 2002010003 SURVEY MAP RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2002010003 AND SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DAY 1, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2002010003. ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.

17. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD IN THE TITLE REPORT MENTIONED IN NOTE NUMBER IS ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 31811, 265064, 461010055, 461010054, 461010053, 20010610012, 20010610013, 20010610014 AND 20010610056.
 18. PER SHORT PLAT NO. 46-012 LOT 4 IS SUBJECT TO A NON-EXCLUSIVE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1, 2, AND 3 OF SAID SHORT PLAT NO. 46-012 FOR THE BENEFIT OF THE DEVELOPER OF SAID SHORT PLAT NO. 46-012.
 19. THIS BINDING SITE PLAN SHOWS ADDITIONAL STORM DRAINAGE EASEMENTS TO ACCOMMODATE THE REGIONAL STORM DRAINAGE REQUIREMENTS.
 20. 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.
 21. PARKING REQUIREMENTS FOR EACH LOT SHALL BE DETERMINED ON AN INDIVIDUAL LOT BASIS IN CONFORMANCE WITH THE SKAGIT COUNTY LANDSCAPING CODE IN EFFECT AT THE TIME OF APPLICATION. ADDITIONALLY, A SUBSTANTIAL SIGHT-OCCURRING BUFFER SHALL BE REQUIRED ON ANY LOT ADJACENT TO NON-INDUSTRIAL ZONED PROPERTY. SEE SCC 14.16.0601B).

21. LOT DIMENSIONAL STANDARDS: PER SCC 14.16.0601 (A) SETBACKS, FRONT: 35 FEET; SIDE: NONE IS DESIGNATED, AND 35 FEET IF ADJACENT TO OTHER ZONING DESIGNATIONS; REAR: NONE WHERE THE REAR YARD IS ON THE AIRFIELD SIDE OF THE BUILDING, IN OTHER CASES, A DISTANCE OF UP TO A MAXIMUM OF 35 FEET EXCEPT WHEN SAID REAR LINE ABUTS A BR-I, BR-II OR NR-I ZONE SETBACKS SHALL THEN BE A MINIMUM OF 35 FEET; ACCESS: SETBACKS SHALL BE PROVIDED PER SCC 14.16.0601B; SETBACKS FROM NEIL LANDS SHALL BE PROVIDED PER SCC 14.16.0601B.
 (B) MAXIMUM HEIGHT: STRUCTURES THAT EXCEEDED 40 FEET IN HEIGHT SHALL BE CONSIDERED A HEARING EXAMINER SPECIAL USE UNLESS OTHERWISE EXEMPT FROM THIS PROVISION.
 *HEIGHT EXEMPTIONS: FLAGPOLES, HAM RADIO ANTENNAS, CHURCH STEEPLES AND FIRE TOWERS ARE EXEMPT. THE HEIGHT OF PERSONAL WIRELESS SERVICES TOWERS ARE REGULATED IN SCC 14.16.120.
 22. DEVELOPPER/OWNER: BOUSLOS INVESTMENTS, LLC AND BOUSLOS PROPERTIES, LLC 260 1180 BAYVIEW EDISON ROAD MOUNT VERNON WA 98275
 23. THE SUBJECT PARCEL IS LOCATED WITHIN THE DESIGNATED AIRPORT ENVIRONS OF THE PORT OF SKAGIT COUNTY, SECTION 14.16.210 (AIRPORT ENVIRONS OVERLAY) (AEO) OF THE SKAGIT COUNTY CODE WILL APPLY. ANY DEVELOPMENT PERMIT, AN INVESTIGATION EASEMENT HAS BEEN OBTAINED FROM THE PORT OF SKAGIT COUNTY FOR THIS PROPERTY, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200404260009.
 24. TRACT 2 REPRESENTS THE AREA SET ASIDE FOR THE STORM DRAINAGE FACILITY THAT IS TO BE CONVEYED TO THE BAY RIDGE BUSINESS PARK ASSOCIATION AT A FUTURE DATE. TRACT 2 IS NOT A BUILDING LOT.
 25. ALL BACKS FROM ASPHALT SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.
 26. WETLANDS SHOWN HEREON WERE DELINEATED BY METLANDS TO RESOURCES, INC. ALL WETLANDS ARE OF THE ONE LARGE WETLAND IN THE SOUTHEAST CORNER OF LOT 24, WHICH IS TYPE II. TYPE II WETLANDS REQUIRE A 50 FOOT BUFFER AND TYPE III WETLANDS IN EXCESS OF 50,000 SQ FT REQUIRE A 25 FOOT BUFFER.

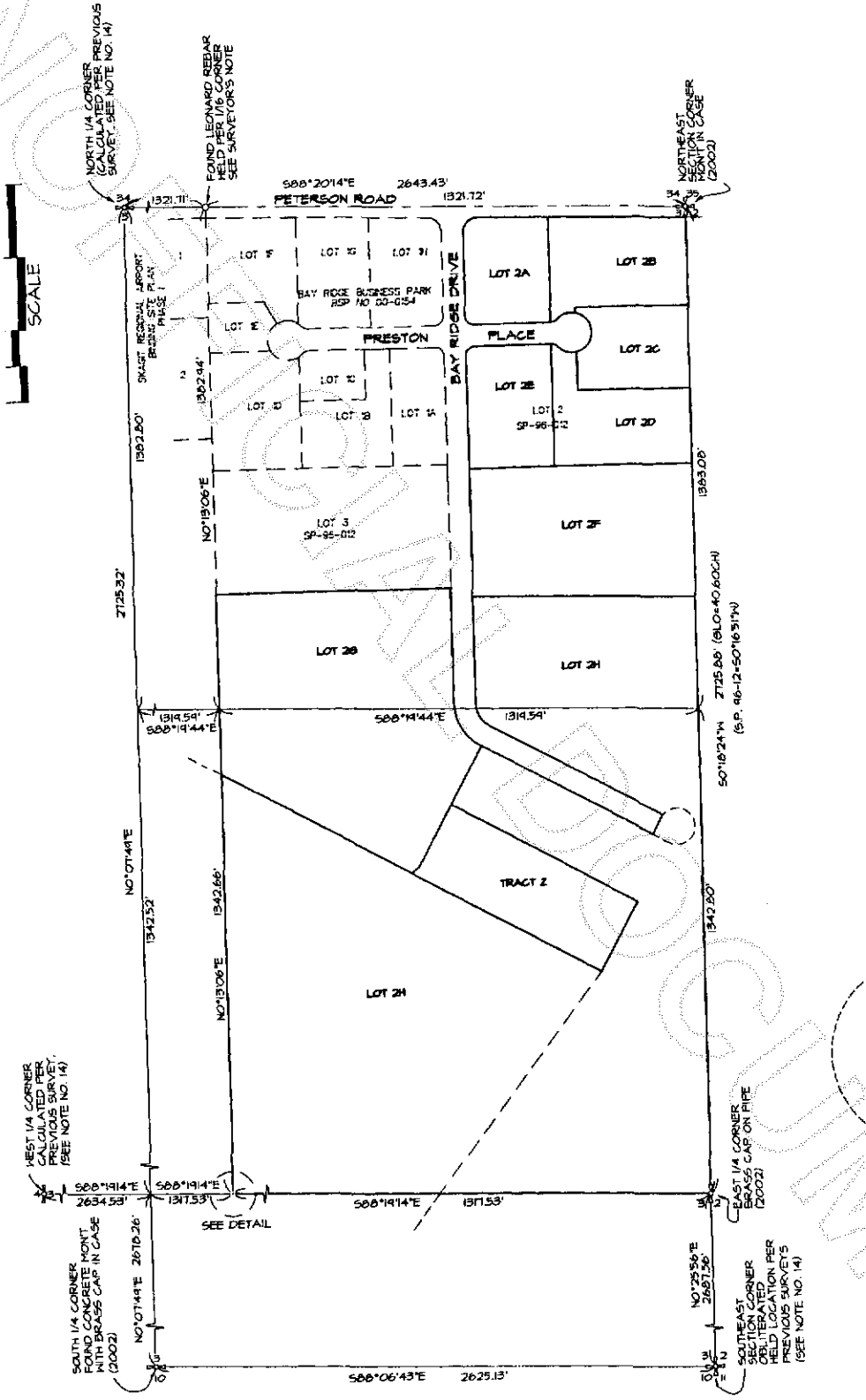
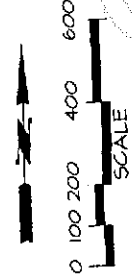
BINDING SITE PLAN NO. PL-03-0706
 SHEET 2 OF 7
 DATE: 7/1/04

SURVEY IN A PORTION OF THE
 EAST 1/2 OF THE NORTHEAST 1/4 OF
 SECTION 3, TOWNSHIP 34 NORTH, RANGE 3 EAST, 1N1,
 SKAGIT COUNTY, WASHINGTON
 FOR: BOUSLOS PROPERTIES

SB 31, PG 1
 VERIDIAN: ASSUMED
 USERR & ASSOCIATES, PLLC
 SURVEYING & LAND CONSULTATION
 MOUNT VERNON, WA 98275 509-448-1142
 SCALE: N/A
 DRAWING: 02-085

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BAY RIDGE BUSINESS PARK BINDING SITE PLAN
 PHASE 2



NORTH 1/4 CORNER
 CALCULATED PER PREVIOUS
 SURVEY. SEE NOTE NO. 14)

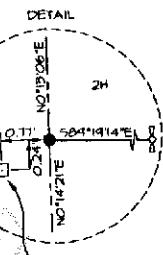
SOUTH 1/4 CORNER
 FOUND CONCRETE MOUNT
 WITH BRASS CAP IN CASE
 (2002)

FOUND LEONARD REBAR
 FIELD PER 1/8 CORNER
 SEE SURVEYOR'S NOTE

SOUTHEAST
 SECTION CORNER
 OBS. IDENTIFICATION PER
 PREVIOUS SURVEYS
 (SEE NOTE NO. 14)

EAST 1/4 CORNER
 BRASS CAP ON PIPE
 (2002)

FOUND 1/8" DIA MOUNT
 CALLED 1/8" CORNER ON
 1/8" DIA. ACCEPTED IN LATER SURVEYS.
 SEE SURVEYOR'S NOTE



SHEET 3 OF 7
 BINDING SITE PLAN NO. PL-03-0706
 DATE: 1/17/04

SURVEY IN A PORTION OF THE
 EAST 1/2 OF THE NORTHEAST 1/4 OF
 SECTION 5, TOWNSHIP 34 NORTH, RANGE 5 EAST, 11M,
 SKAGIT COUNTY, WASHINGTON
 FOR: BOUSLOS PROPERTIES

LOT AREA AND ADDRESS INFORMATION

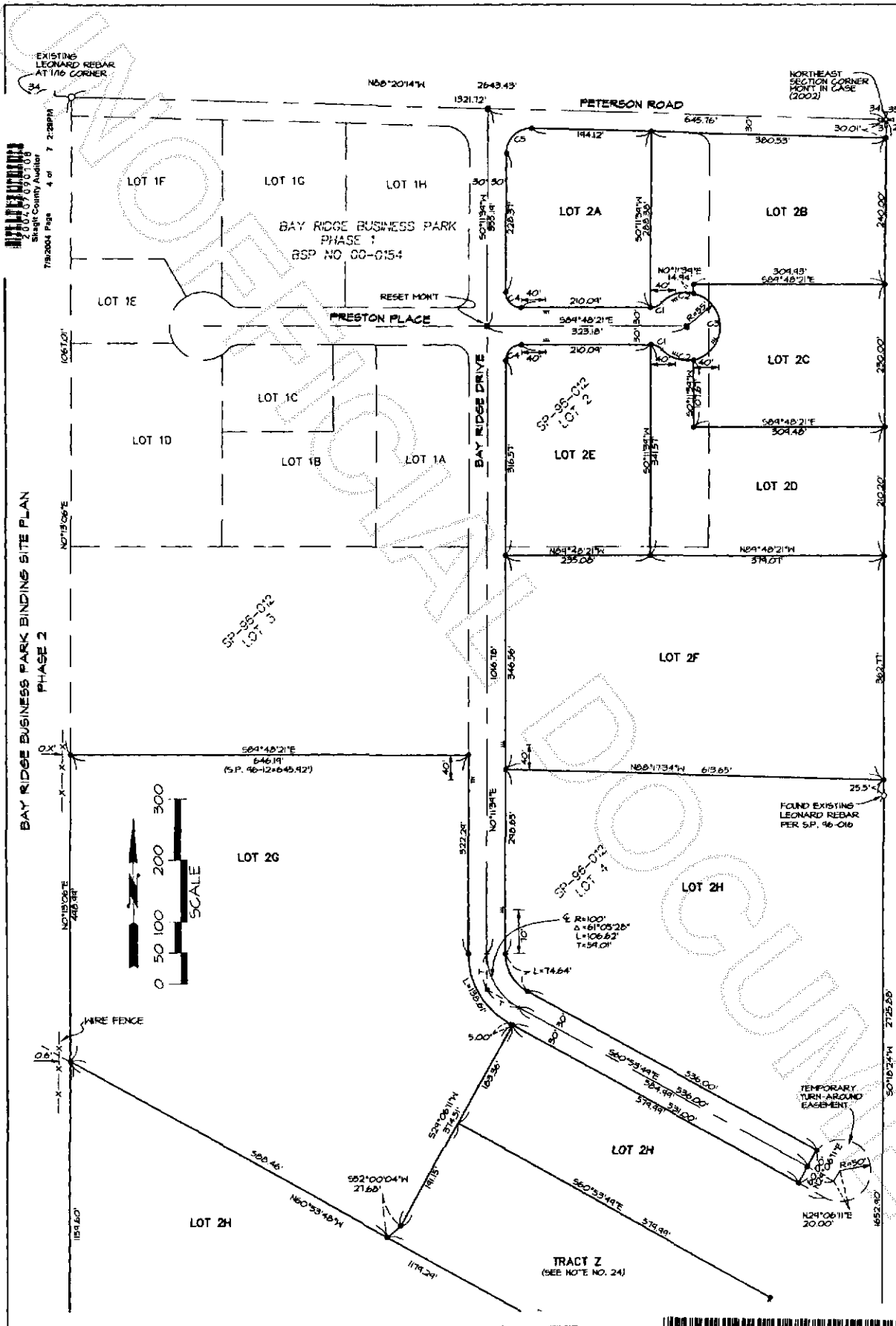
LOT 2A	18463 PRESTON PLACE	AREA 69,009 SQ FT = 1.56 ACRES
LOT 2B	44671 50 FT	AREA 44,671 SQ FT = 1.02 ACRES
LOT 2C	67180 50 FT	AREA 67,180 SQ FT = 1.54 ACRES
LOT 2D	19433 PRESTON PLACE	AREA 90,844 SQ FT = 2.07 ACRES
LOT 2E	19433 PRESTON PLACE	AREA 90,844 SQ FT = 2.07 ACRES
LOT 2F	19433 PRESTON PLACE	AREA 90,844 SQ FT = 2.07 ACRES
LOT 2G	19433 PRESTON PLACE	AREA 90,844 SQ FT = 2.07 ACRES
LOT 2H	12706 BAY RIDGE DRIVE	AREA 42,719 SQ FT = 0.97 ACRES
LOT 2I	12706 BAY RIDGE DRIVE	AREA 42,719 SQ FT = 0.97 ACRES
TRACT Z	12706 BAY RIDGE DRIVE	AREA 12,706 SQ FT = 0.29 ACRES

USISSER & ASSOCIATES, PLLC
 SURVEYING & LANDSCAPE ARCHITECTURE
 1001 1/2 AVENUE, SUITE 200
 SEASIDE, WASHINGTON 98138
 SCALE: 1" = 200'
 DRAWING: 03-006

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BAY RIDGE BUSINESS PARK BINDING SITE PLAN
 PHASE 2



DATE 12/04/03

BINDING SITE PLAN NO. P.-03-0706
 SURVEY IN A PORTION OF THE
 EAST 1/2 OF THE NORTHEAST 1/4 OF
 SECTION 5, TOWNSHIP 54 NORTH RANGE 5 EAST, N.M.
 SKAGIT COUNTY, WASHINGTON
 FOR BOUGLOS PROPERTIES

SHEET 4 OF 7 LOT DIMENSIONS
 BAY RIDGE BUSINESS PARK BINDING SITE PLAN
 PHASE 2
 LISSEY & ASSOCIATES, PLLC
 SURVEYING & LAND USE CONSULTATION
 10001 VERNON WA 98048-1442
 PHONE 360-882-8844
 FAX 360-882-8844
 FERRISIAN, ASSIGNED DRAWING: 02-065
 SCALE: 1" = 100'
 FB 31 15.1



CURVE TABLE

NO	RADIUS	DELTA	LENGTH
C1	25.00'	46°34'03"	20.32'
C2	55.00'	51°04'07"	56.10'
C3	55.00'	54°54'52"	48.71'
C4	25.00'	50°00'00"	31.27'
C5	40.00'	41°28'07"	25.90'

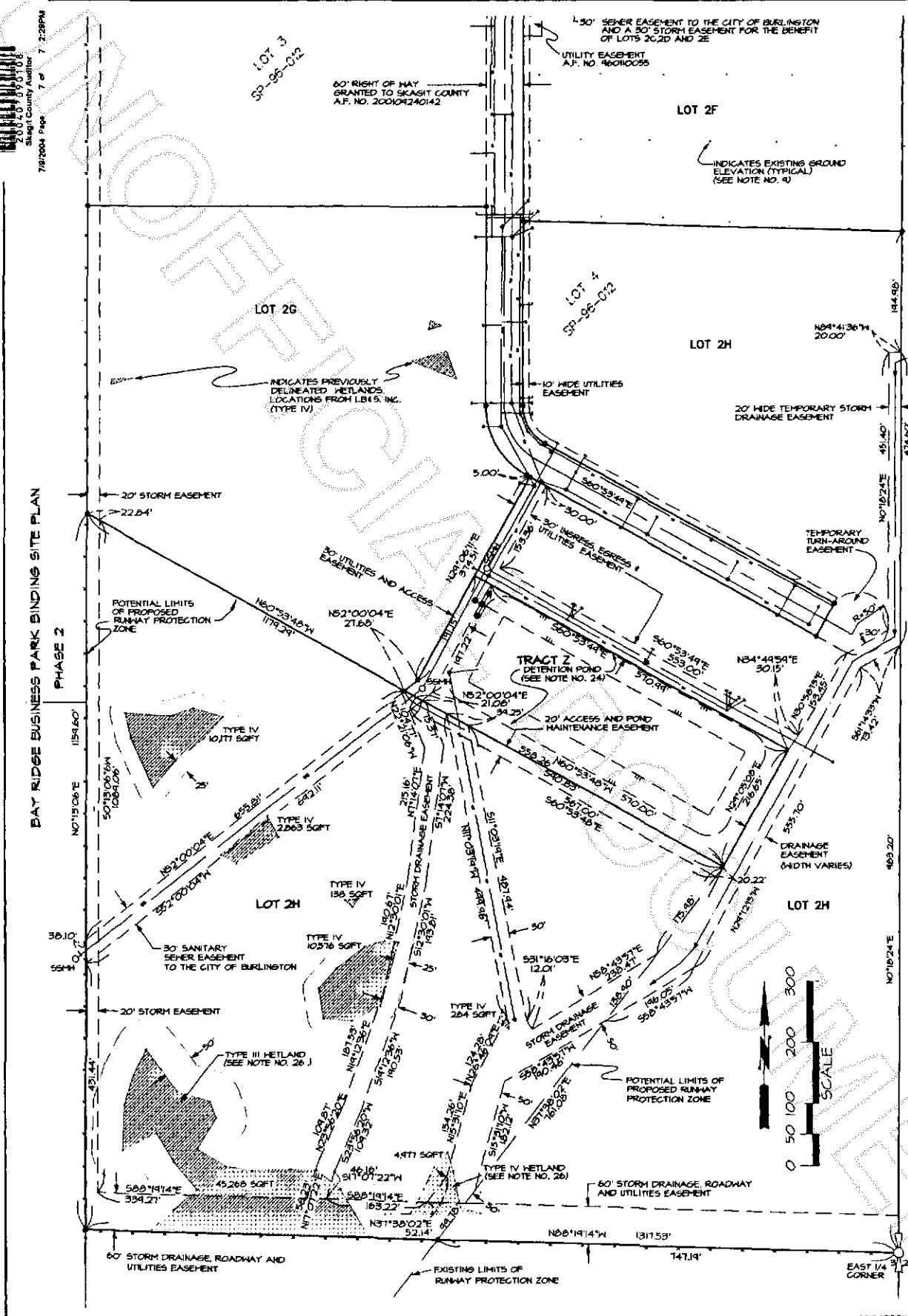
SEE SHEET 2 OF 7 FOR EASEMENT INFORMATION

WT * INDICATES APPROVED ACCESS LOCATION, SEE NOTE NO. 10



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DATE: 7/14/04

SURVEY IN A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 5 EAST, N.M. SKAGIT COUNTY, WASHINGTON FOR: BOUSLOG PROPERTIES

SHEET 7 OF 7 UTILITIES, EASEMENTS, GROUND ELEVATIONS BINDING SITE PLAN NO. PL-03-0706

BAY RIDGE BUSINESS PARK BINDING SITE PLAN PHASE 2

LESSEE: B. ASSOCIATES, PLLC
 SURVEY & LAND USE CONSULTATION
 MOUNT VERNON, WA 98271-1442

SCALE: 1" = 100'
 DRAWING: 02-005

TRACT Z TO BE CONVEYED TO OWNERS ASSOCIATION FOR STORM DRAINAGE FACILITY

DATE: 7/14/04



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