

Return Name & Address:



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Skagit County Auditor

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SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

**LOT OF RECORD CERTIFICATION**

File Number: PL\_98-0210 Revised

Applicant Name: \_ API Properties, LLC, Sierra Pacific Industries \_\_\_\_\_

Property Owner Name: same

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P#(s): \_21268, 117970; 340309-1-004-0002, 340309-1-002-0300; within a Ptn of the NE ¼ of Sec 9, Twp. 34, Rge 3.

Lot Size: \_approximately 30 acres

**1. CONVEYANCE**

- ☒ **IS**, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.
- ☐ **IS NOT**, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

**2. DEVELOPMENT**

- ☒ **IS**, the minimum lot size required for the BR-HI\_ zoning district in which the lot is located and therefore IS eligible to be considered for development permits. This Lot Certification the result of Boundary Line Adjustment PL05-0812.
- IS NOT**, the minimum lot size required for the \_\_\_\_\_ zoning districts in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(viii)(B) and therefore IS eligible to be considered for development permits.
- IS NOT**, the minimum lot size required for the \_\_\_\_\_ zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for certain development permits.

Authorized Signature: Arac Roden Date: \_12/2/2005\_

See attached map for Lot of Record boundaries.

# Skagit County Assessor Parcel Details

<b>Parcel Number</b>	<b>XrefID</b>	<b>Quarter</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>
P21268	340309-1-004-0002	01	09	34	03

[Zoom to this Parcel on iMap](#)
[View Assessor Parcel Map of this Section](#)

## Owner Information

API PROPERTIES 375 LLC  
SIERRA PACIFIC INDUSTRIES  
4160 DOUGLAS BLVD  
Granite Bay, Ca 95746

## Site Addresses

## 2006 Value Breakdown

<b>Building Market Value</b>	\$0.00
<b>Land Market Value</b>	\$2,348,200.00
<b>Total Market Value</b>	\$2,348,200.00
<b>Assessed Value</b>	\$2,348,200.00
<b>Taxable Value</b>	\$2,348,200.00

[View Value History](#)

## 2005 Property Tax Summary

<b>2005 Taxable Value</b>	\$32,800.00
<b>General Taxes</b>	\$418.79
<b>Special Assessments</b>	\$2,583.96
<b>Total Taxes</b>	\$3,002.75

[View Tax Statement](#)

## Legal Description

DR 19: DK 12: THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 9, LYING NORTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID NORTHEAST 1/4; THENCE NORTH 1 DEGREE 09'54" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 288.50 FEET TO THE POINT OF BEGINNING OF THE AFOREMENTIONED LINE; THENCE SOUTH 89 DEGREES 36'55" EAST, PARALLEL TO THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 778.09 FEET; THENCE NORTH 86 DEGREES 48'17" EAST, A DISTANCE OF 61.27 FEET; THENCE SOUTH 89 DEGREES 36'55" EAST, A DISTANCE OF 499.18 FEET, TO THE EAST LINE OF SAID SOUTHWEST 1/4 AND THE TERMINUS OF THE AFOREMENTIONED LINE.

## Levy Code

1800

## Neighborhood

INDUSTRIAL LAND

## Land Use Per WAC 458-53-030

MISCELLANEOUS SERVICES

## City District

Skagit County

## School District

SD320

## Fire District

F02

## Utilities

## Year Built

Acres

28.97

## Living Area

## Number Of Rooms

## Bdrms

## Construction Style

## Foundation

## Exterior Walls

## Roof Covering

## Roof Style

## Interior Finish

## Floor Covering



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# Skagit County Assessor Parcel Details

<b>Parcel Number</b>	<b>XrefID</b>	<b>Quarter</b>	<b>Section</b>	<b>Township</b>	<b>Range</b>
P117970	340309-1-002-0300	01	09	34	03

[Zoom to this Parcel on iMap](#)
[View Assessor Parcel Map of this Section](#)

## Owner Information

## Site Addresses

API PROPERTIES 375 LLC  
SIERRA PACIFIC INDUSTRIES  
4160 DOUGLAS BLVD  
Granite Bay, Ca 95746

## 2006 Value Breakdown

<b>Building Market Value</b>	\$0.00
<b>Land Market Value</b>	\$408,600.00
<b>Total Market Value</b>	\$408,600.00
<b>Assessed Value</b>	\$408,600.00
<b>Taxable Value</b>	\$408,600.00

[View Value History](#)

## 2005 Property Tax Summary

<b>2005 Taxable Value</b>	\$5,400.00
<b>General Taxes</b>	\$65.76
<b>Special Assessments</b>	\$85.14
<b>Total Taxes</b>	\$150.90

[View Tax Statement](#)

## Legal Description

DR 19: THAT PORTION OF TRACT 2 SHORT PLAT#44-87 AF#8712300001 DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID TRACT 2; THENCE NORTH 01-09-42 EAST ALONG THE WEST LINE THEREOF, 19.11 FEET TO THE SOUTHERLY MARGIN OF THAT CERTAIN OIL PIPELINE EASEMENT CONVEYED TO TRANS MOUNTAIN OIL PIPELINE CORP. AF#506571; THENCE NORTH 78-23-14 EAST ALONG SAID SOUTHERLY MARGIN, 1,374.73 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID TRACT 2; THENCE SOUTH 01-15-35 WEST ALONG SAID EAST LINE, 307.98 FEET TO THE SE CORNER OF SAID TRACT 2; THENCE NORTH 89-29-02 WEST ALONG THE SOUTH LINE OF SAID TRACT 2, 1,340.27 FEET TO THE POINT OF BEGINNING.

## Levy Code

1790

## Neighborhood

INDUSTRIAL LAND

## Land Use Per WAC 458-53-030

MISCELLANEOUS SERVICES

## City District

Skagit County

## School District

SD320

## Fire District

## Utilities

## Year Built

## Acres

## Living Area

## Number Of Rooms

## Bdrms

## Construction Style

## Foundation

## Exterior Walls

## Roof Covering

## Roof Style

## Interior Finish

## Floor Covering

## Floor Construction

## Plumbing

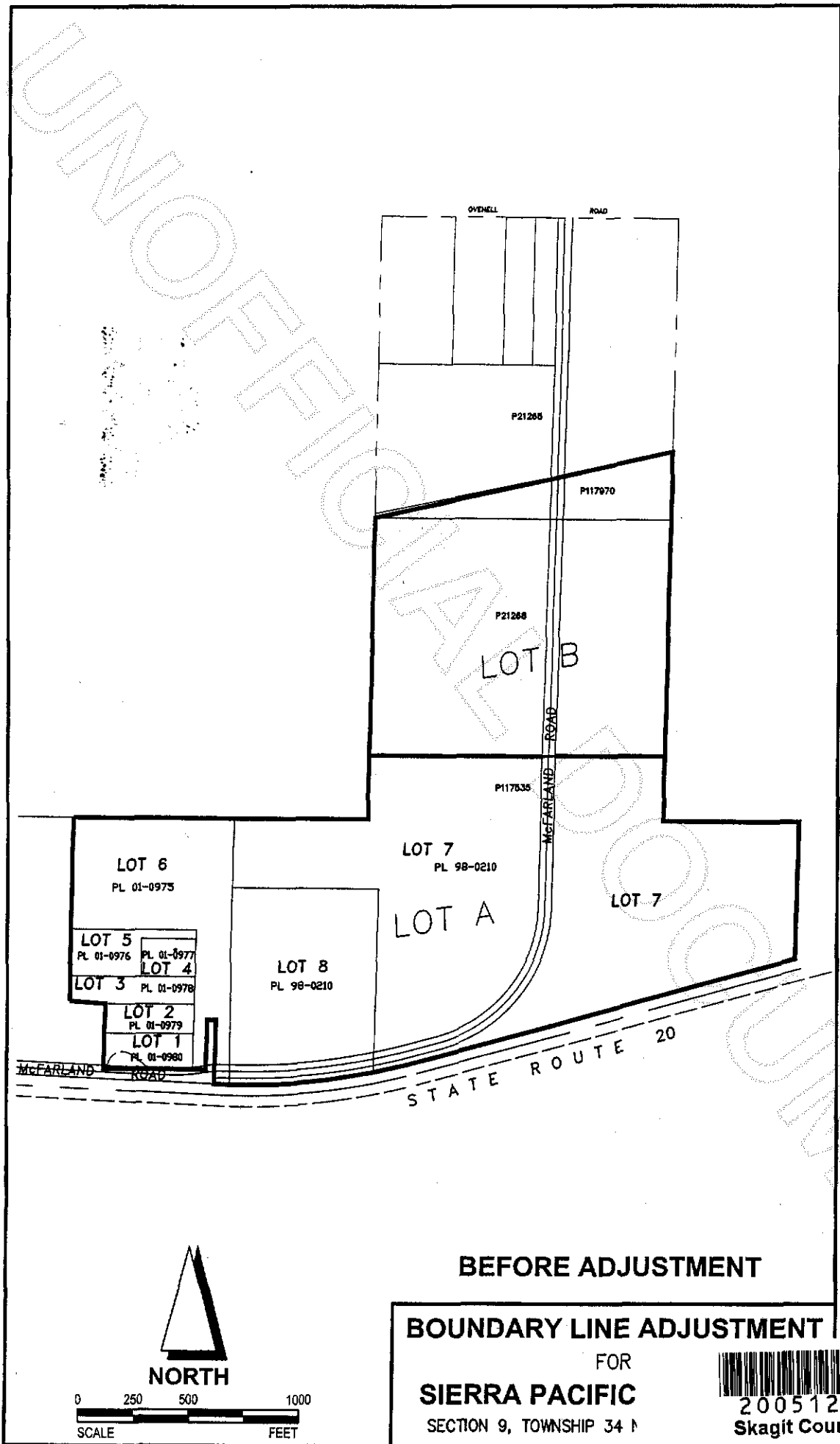
## Appliances

## Heat-A



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BEFORE ADJUSTMENT

BOUNDARY LINE ADJUSTMENT

FOR

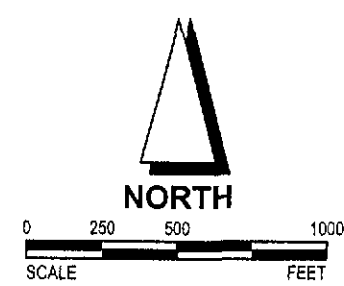
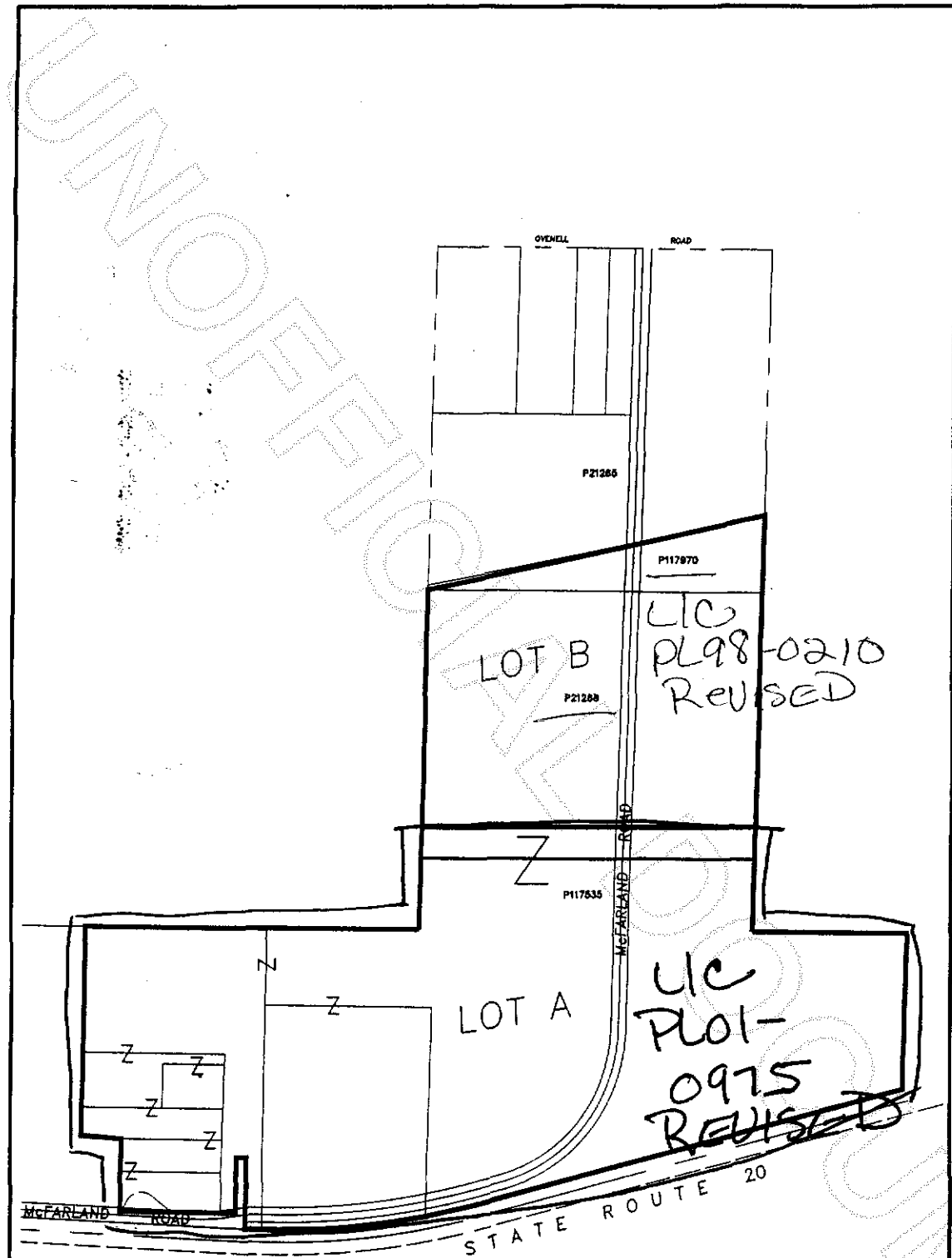
SIERRA PACIFIC

SECTION 9, TOWNSHIP 34 N



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**AFTER ADJUSTMENT**  
**BOUNDARY LINE ADJUSTMENT**  
F/  
**SIERRA PACIF**  
SECTION 9, TOWNSHIP 3

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