

NEWMAN DEVELOPMENT OF BURLINGTON, LLC,  
RETAIL / COMMERCIAL CENTER

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT NEWMAN DEVELOPMENT GROUP OF BURLINGTON, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, OWNERS OR MORTGAGE HOLDERS OF THE LAND HEREBY PLATTED, 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 CITY 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 9<sup>TH</sup> DAY OF MARCH, 2006.

NEWMAN DEVELOPMENT GROUP OF BURLINGTON, LLC,  
A WASHINGTON LIMITED LIABILITY COMPANY

BY: Yanna Chai  
TITLE: MANAGER

WACHOVIA BANK, NATIONAL ASSOCIATION,  
A NATIONAL BANKING ASSOCIATION

BY: Spencer A. Siedler  
TITLE: VICE PRESIDENT

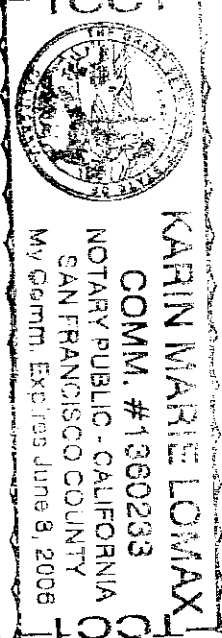
ACKNOWLEDGMENT

STATE OF California,  
COUNTY OF San Francisco Also see  
Sheet 13 of 13

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT George Hsieh 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: 3/1/06

Karin Marie Lomax  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 4/1/06  
RESIDING AT San Francisco County

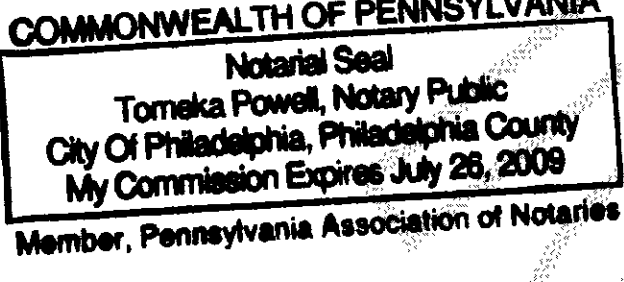


STATE OF Pennsylvania,  
COUNTY OF Philadelphia

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Kimberly A. Justice 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 OF WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 3/15/06

Tomeka Powell  
SIGNATURE  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 7/24/09  
RESIDING AT Philadelphia County



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN, WHICH IS AN UPDATE AND AMENDMENT OF THAT CERTAIN CITY OF BURLINGTON BINDING SITE PLAN NO. BURL-01-04, RECORDED UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200403150156 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 I HAVE COMPLIED WITH THE PROVISIONS OF THE BURLINGTON BINDING SITE PLAN ORDINANCE.

Bruce G. Lissner  
LISSENER & ASSOCIATES, PLLC  
820 MILWAUKEE ST. PO BOX 1104  
MOUNT VERNON, WA 98273  
PHONE (360) 419-1442  
FAX (360) 419-0581  
E-MAIL BRUCE@LISSENER.COM

DATE: June 9, 2006

LEGAL DESCRIPTION

LOTS 2-11, INCLUSIVE, AND LOTS 13-15, INCLUSIVE, CITY OF BURLINGTON BINDING SITE PLAN NO. BURL-01-04, ENTITLED NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL/COMMERCIAL CENTER, APPROVED MARCH 8, 2004 AND RECORDED MARCH 15, 2004 UNDER SKAGIT COUNTY AUDITORS' FILE NO. 200403150156, AND BEING A PORTION OF GOVERNMENT LOT 8 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 7, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.

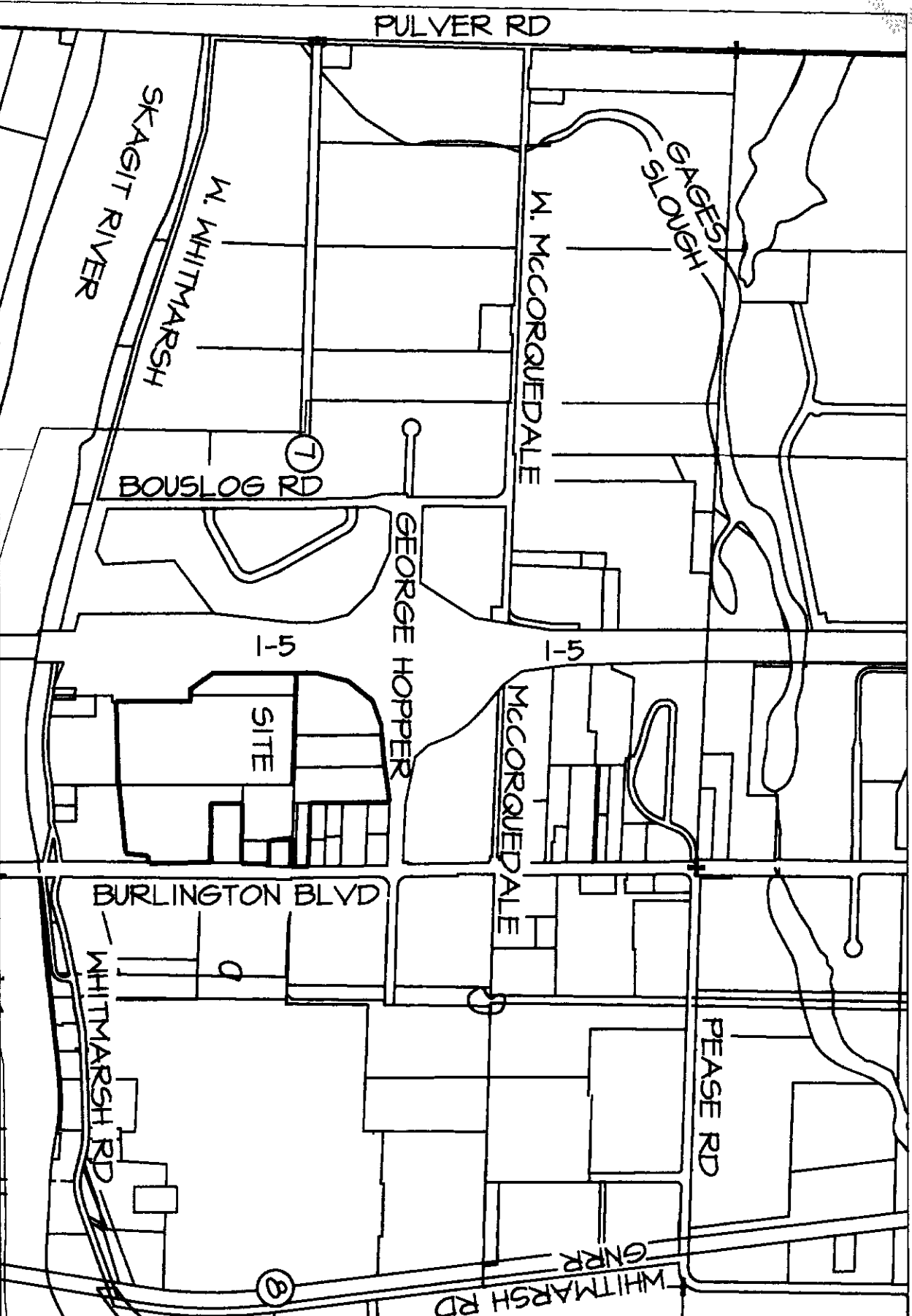
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

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

EXISTING RECORDED EASEMENT INFORMATION

EXISTING RECORDED EASEMENTS PER TITLE REPORT MENTIONED IN NOTE NO. 4:

- A PACIFIC TELEPHONE AND TELEGRAPH UNDISCLOSED LOCATION A.F. NO. 20367B
- B STATE OF WASHINGTON CONDEMNATION AND RELINQUISHMENTS OF CERTAIN RIGHTS A.F. NOS. 25580, 33364, 504049, 508076 AND TTTTIO
- C FUGET SOUND ENERGY UTILITY EASEMENTS A.F. NOS. 200006220040 AND 200006220084
- D CITY OF BURLINGTON SLOPE AND ROAD EASEMENT A.F. NO. 200008150055, 20001140056, 200008150058, AND 200009260064.
- E HOME DEPOT USA RESTRICTION AGREEMENT AND GRANT OF EASEMENT A.F. NO. 200404080043 AND 200403150161.
- F S/G PROPERTIES, LP CONDITIONAL ACCESS, A.F. NO. 200403150154
- G PORT OF SKAGIT 20-FOOT DRAINAGE EASEMENT A.F. NO. 48071210071. (SAID EASEMENT WAS ELIMINATED AS A PART OF BINDING SITE PLAN NO. BURL-01-04 IN FAVOR OF THE AS-CONSTRUCTED STORM DRAINAGE SYSTEM, SEE SAID BINDING SITE PLAN NO. BURL-01-04 RECORDED UNDER A.F. NO. 200403150156 FOR ADDITIONAL INFORMATION).
- H DIKING DISTRICT NO. 12 SLOPE AND LANDSCAPING EASEMENT A.F. NO. 200402110100 AND 200402110132.
- I ELLIOTT JOHNSON CHILDREN'S TRUST OF DECEMBER 1992 PERMISSIVE USE EASEMENT A.F. NO. 200402060102 AND 200402060103.



VICINITY MAP  
SCALE 1" = 1320'

AUDITOR'S CERTIFICATE

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



200606270207  
Skagit County Auditor

6/27/2006 Page 1 of 13 2:57PM

N. Brummett  
SKAGIT COUNTY AUDITOR  
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 2006.

THIS 27<sup>th</sup> DAY OF June, 2006

Valerie P. Jorgensen  
SKAGIT COUNTY TREASURER



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.

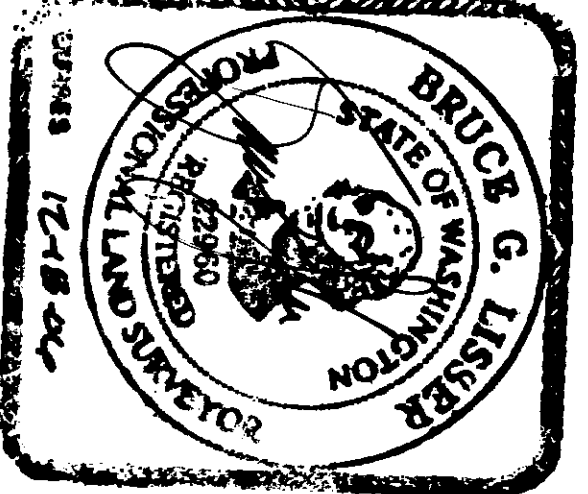
THIS 12<sup>TH</sup> DAY OF JUNE, 2006.

Richard A. Patule  
CITY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 12 DAY OF JUNE, 2006.

Red G. Stewart  
CITY ENGINEER



SHEET 1 OF 13

DATE: 3/3/06

BINDING SITE PLAN NO. 01-04 / UPDATED

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	LISSENER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-419-1442	SCALE: N/A DRAWING: 06-012BSP
MERIDIAN: ASSUMED		



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 CONCAST 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, 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 TO ANY REAL PROPERTY OWNED IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED. RIGHT OF WAIS SHALL BE CENTERED ALONG THE AS-CONSTRUCTED UTILITIES USING THE FOLLOWING WIDTHS: PRIVATE WATER: 10- FEET (5- FEET LEFT AND RIGHT OF PIPE) PUBLIC WATER: 20- FEET (10- 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 FOR PUBLIC WATERLINE

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 PUBLIC 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 DISTRICTS USE OF THE EASEMENT.

LINE TABLE

N/M	DISTANCE	BEARINGS
L1	36.88'	N81°24'43"E
L2	10.44'	S81°24'43"W
L3	22.10'	S0°56'31"W
L4	4.80'	S84°03'11"E
L5	3.50'	N84°10'21"E
L6	32.10'	S84°31'54"W
L7	40.13'	S0°44'33"E
L8	20.06'	N84°31'54"E
L9	43.12'	S0°44'33"E
L10	10.00'	S81°51'22"W
L11	30.00'	S81°51'22"W
L12	3.01'	N84°31'54"E
L13	31.33'	S84°04'45"E
L14	112.88'	S11°44'34"E
L15	16.36'	S81°03'51"E
L16	21.06'	N0°51'19"W
L17	72.47'	N0°51'19"W
L18	2.14'	N84°04'21"W
L19	45.64'	S1°23'26"E
L20	24.75'	N1°12'08"W
L21	14.41'	S61°42'54"E
L22	18.84'	S0°44'33"E
L23	18.34'	S0°44'33"E
L25	12.14'	N0°44'33"W
L26	15.00'	S84°10'21"W
L27	8.00'	S1°23'26"E
L28	16.51'	N0°51'19"W
L29	5.42'	S84°04'45"E
L30	11.84'	N0°51'19"W
L31	20.00'	N84°08'41"E
L34	1.47'	S1°12'08"E
L35	14.57'	S81°03'51"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	31°16'53"	81.34'	125.00'
C5	15°26'25"	34.77'	124.02'
C6	15°14'03"	58.50'	220.00'
C7	25°00'46"	81.31'	200.00'
C8	30°44'12"	107.54'	200.00'
C9	2°20'26"	100.45'	2454.00'
C10	1°24'23"	60.36'	2454.00'
C11	2°20'03"	5.70'	140.00'
C12	26°13'51"	71.83'	170.00'
C13	25°00'46"	100.41'	230.00'
C14	41°44'48"	60.85'	38.00'
C15	15°14'03"	65.67'	247.00'
C16	26°01'36"	47.24'	104.00'
C17	50°35'44"	246.36'	214.00'
C18	40°00'04"	62.83'	40.00'
C19	81°10'35"	45.64'	30.00'
C20	84°54'51"	62.83'	40.00'
C21	45°00'01"	215.20'	214.00'
C22	44°31'16"	74.71'	100.00'
C23	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'	215.08'
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'	214.00'
C38	32°21'08"	157.54'	214.00'

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS, UTILITIES AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, SEE BINDING SITE PLAN COVENANTS MENTIONED IN NOTE NO. 22 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
  - G. MAXIMUM SETBACK REQUIREMENT 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: PUD, NO. 1
5.
  - INDICATES IRON ROD SET WITH YELLOW CAP INSCRIBED L1568R 22460 OR NAIL AND WASHER INSCRIBED L1568R 22460
  - INDICATES CONCRETE MONUMENT WITH YELLOW CAP INSCRIBED L1568R 22460. IN CASE
  - INDICATES EXISTING REBAR OR IRON ROD FOUND
6. MERIDIAN: ASSUMED
7. BASIS OF BEARING: MONUMENTED EAST-WEST CENTERLINE OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 4 EAST, 14N1, BEARING = SOUTH 84°04'45" EAST
8. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE BINDING SITE PLAN NO. BURL-01-04 RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 200403150156, RECORDS OF SKAGIT COUNTY, WASHINGTON.
9. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY OF SKAGIT COUNTY SUBDIVISION GUARANTEE NO. 1200-46-P, DATED MAY 30, 2006.
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 AUDITORS' FILE NUMBERS: 203678, 235660, 33364 508076, 77710, 504044 200006220096, 2000060150055, 20001440056, 4807101071, 200006220084, 200004926064, 2000080150055, 2000404030043, 2000403150158, 2000403150154, 2000403150161, 2000403150162, 2000402110132, 2000402060102, 2000402060103, 2000403030152, 2000403030153, 2000403030154, 2000402060103, 2000406100120, 2000408160080, 2000401830036, 2000406130149, 2000504130148, 200601300263, 200601500264, 200604160178, 200605170004, 200605170005, 200605170006, 200604160073, 200604140074, 200604140075, 200604140076, 200605030043, 200403150156, 200603150120 AND 200603150121.
11. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
12. SURVEY PROCEDURE: FIELD TRAVERSE
13. OWNER/DEVELOPER: 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-1, ELEVATION 30.0 PER FEMA FLOOD INSURANCE FIRM MAPS NO. 53013-0001-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 MENTIONED IN NOTE NO. 22.

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 DETERMINED 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 PLANTING AND MAINTENANCE IS THE RESPONSIBILITY OF THE LOT OWNERS OR THEIR ASSIGNS.
20. BENCH MARKS ESTABLISHED FOR THIS BINDING SITE PLAN ARE AS FOLLOWS:  
  
BENCH MARK "NO. 381" = TOP OF MONUMENT IN CASE  
ELEVATION = 24.45' NGVD24  
  
BENCH MARK "NO. 382" = TOP OF MONUMENT IN CASE  
ELEVATION = 27.17' NGVD24  
  
BENCH MARK "NO. 383" = TOP OF MONUMENT IN CASE  
ELEVATION = 27.40' NGVD24  
  
BENCH MARK "NO. 384" = TOP OF MONUMENT IN CASE  
ELEVATION = 30.80' NGVD24

21. SEE COVENANTS, ROAD MAINTENANCE AGREEMENT, RESTRICTIONS, ETC. FOR THIS BINDING SITE PLAN, RECORDED UNDER AUDITOR FILE NOS. 200403150158, 200403150159, 200404080043 AND 200604140076.
22. LOCATIONS OF AS-CONSTRUCTED UTILITIES SHOWN HEREON ARE FROM AS-BUILT LOCATIONS PROVIDED BY THE OWNER AND FROM RAVNIK & 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:

- 6AS (-6-) CASCADE NATURAL GAS CO.  
1520 S. SECOND ST, MOUNT VERNON WA 98273  
(360) 336-6155
- WATER (-14-) PUBLIC UTILITY DISTRICT NO. 1  
1415 FREEMAN DRIVE, MOUNT VERNON WA 98273  
(360) 424-7104
- SANITARY SEWER (-5-) CITY OF BURLINGTON  
ENGINEERING DEPARTMENT  
820 E. WASHINGTON ST, BURLINGTON WA 98233  
(360) 757-4715
- STORM SEWER (-12-) 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) 757-1620
- ELECTRICAL (-P-) PUGET SOUND ENERGY  
1700 E COLLEGE WAY, MOUNT VERNON WA 98273  
(360) 336-4604
- TELEVISION (-CABLE-) CONCAST CORPORATION  
717 BENNETT RD, BURLINGTON WA 98233  
(360) 757-2877

PRIOR TO ANY SITE CONSTRUCTION, UTILITY COMPANY PRE-MARKS ARE ADVISED AS THIS MAPPING IS NOT INTENDED TO REFLECT ALL SPECIFIC UTILITIES.

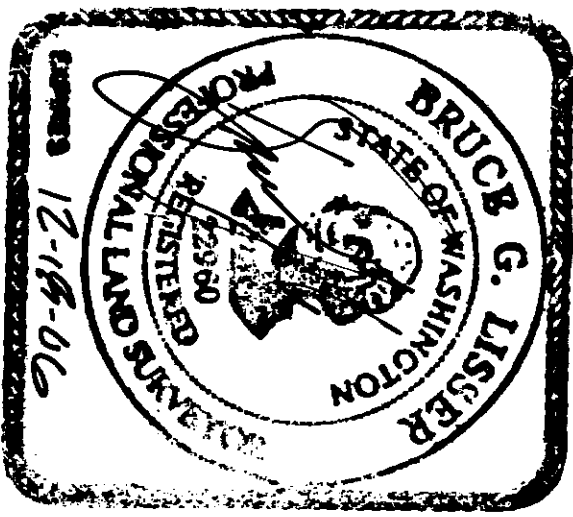
23. THE LANDSCAPING WITHIN THE RIGHT-OF-WAY SHOWN ON SHEET 5 OF 13 (BEING NORTH OF THE CURB AND SOUTH OF THE NORTH RIGHT-OF-WAY MARGIN) IS TO BE MAINTAINED BY THE LOT OWNERS WITHIN THIS BINDING SITE PLAN.

LOT AREA AND ADDRESS INFORMATION

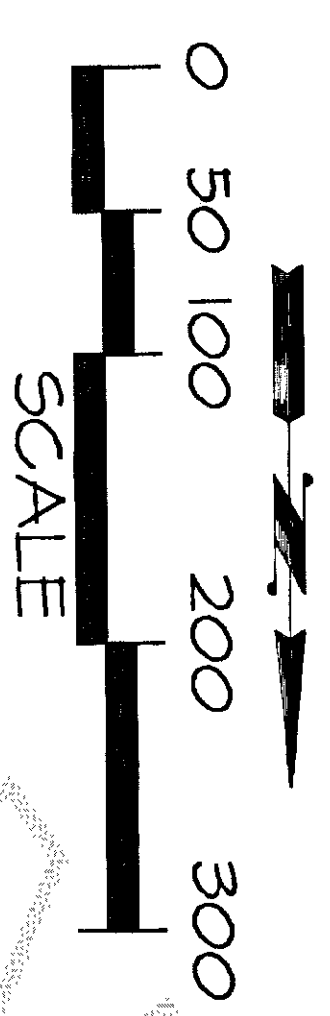
LOT 2	1464 MARKETPLACE DRIVE	123,421 SQ. FT.
LOT 3	1947 MARKETPLACE DRIVE	75,232 SQ. FT.
LOT 4	1915 MARKETPLACE DRIVE	85,485 SQ. FT.
LOT 5	1883 MARKETPLACE DRIVE	54,283 SQ. FT.
LOT 6	1851 MARKETPLACE DRIVE	110,094 SQ. FT.
LOT 7	1823 MARKETPLACE DRIVE	65,945 SQ. FT.
LOT 8	1804 MARKETPLACE DRIVE	64,526 SQ. FT.
LOT 9	1866 MARKETPLACE DRIVE	67,385 SQ. FT.
LOT 10	1420 MARKETPLACE DRIVE	74,732 SQ. FT.
LOT 11	1442 MARKETPLACE DRIVE	101,221 SQ. FT.
LOT 12	2034 MARKETPLACE DRIVE	62,853 SQ. FT.
LOT 14	2050 MARKETPLACE DRIVE	52,766 SQ. FT.
LOT 15	1435 SOUTH BURLINGTON BLVD	26,862 SQ. FT.

BINDING SITE PLAN NO. 01-04 / UPDATED

FB 41 PG 24	L1568R & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTING MOUNT VERNON, WA 98275 360-448-7442	SCALE: N/A DRAWING: 06-012BSP
MERIDIAN: ASSUMED		







SHEET 11

SHEET 9

SHEET 7

GEORGE HOPPER ROAD

SHEET 10

SHEET 8

SHEET 6

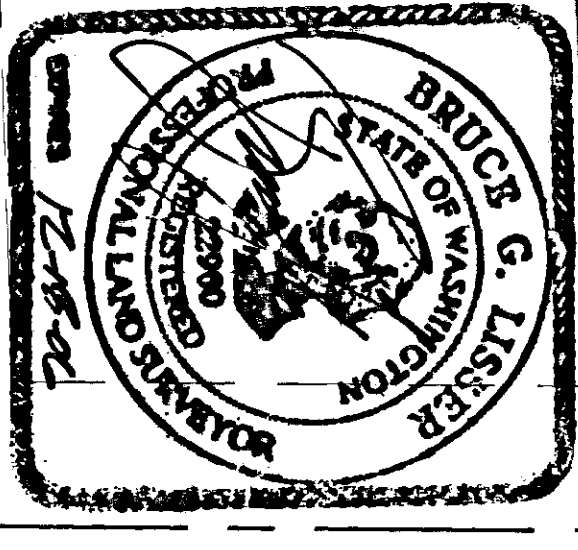
SHEET 12

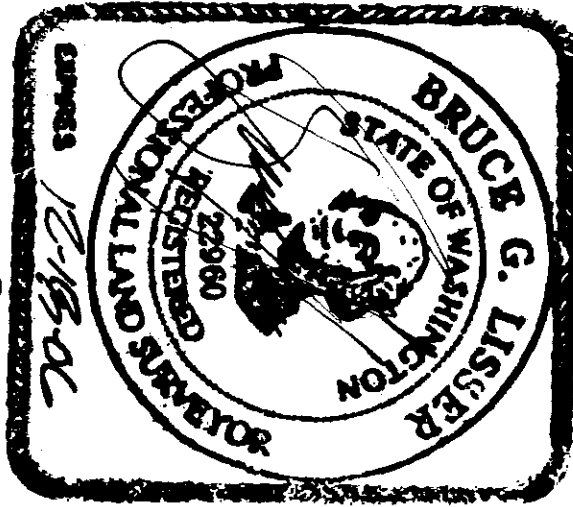
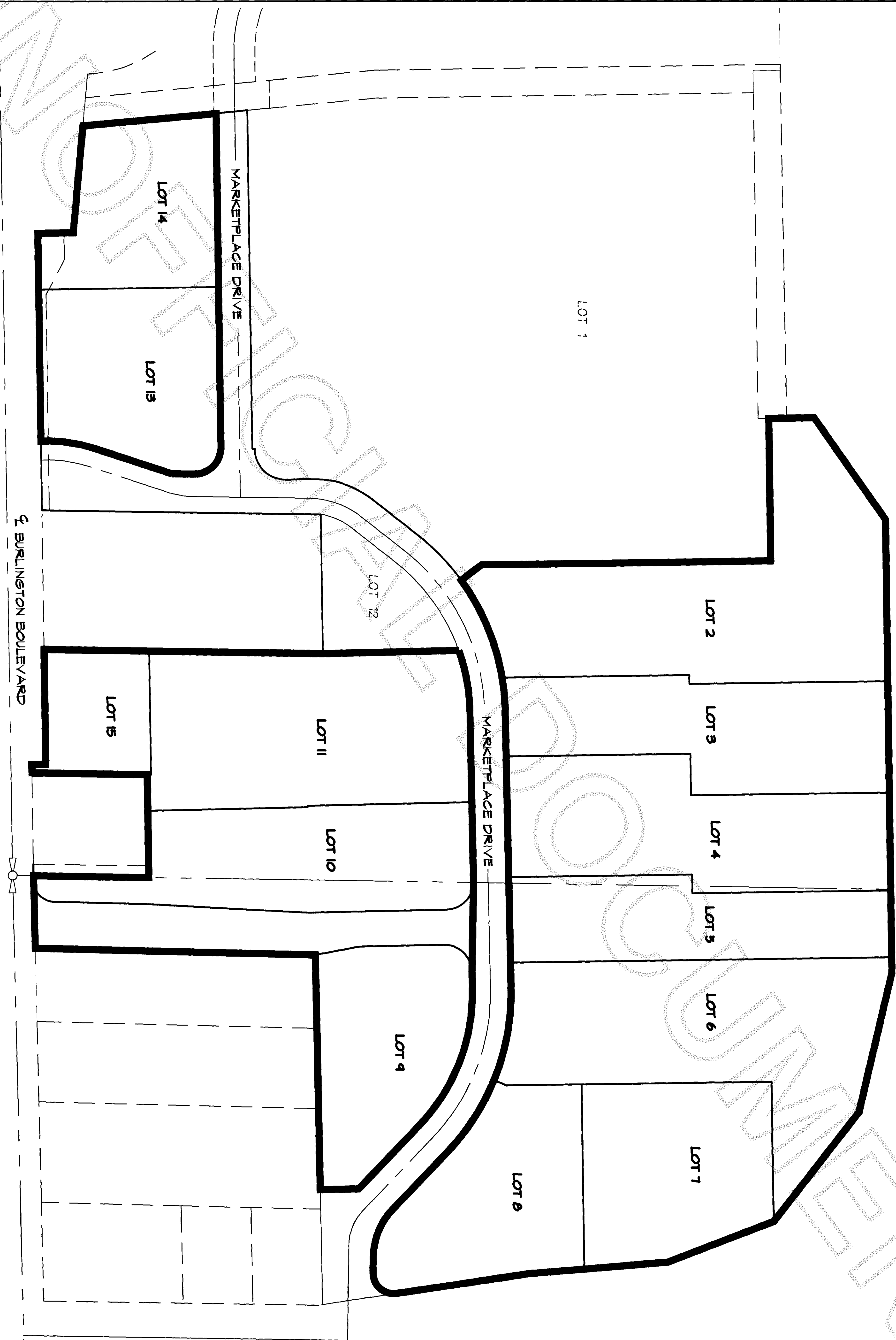
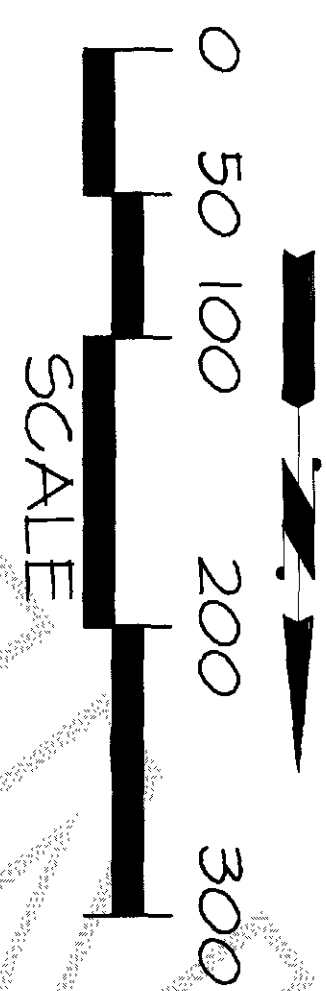
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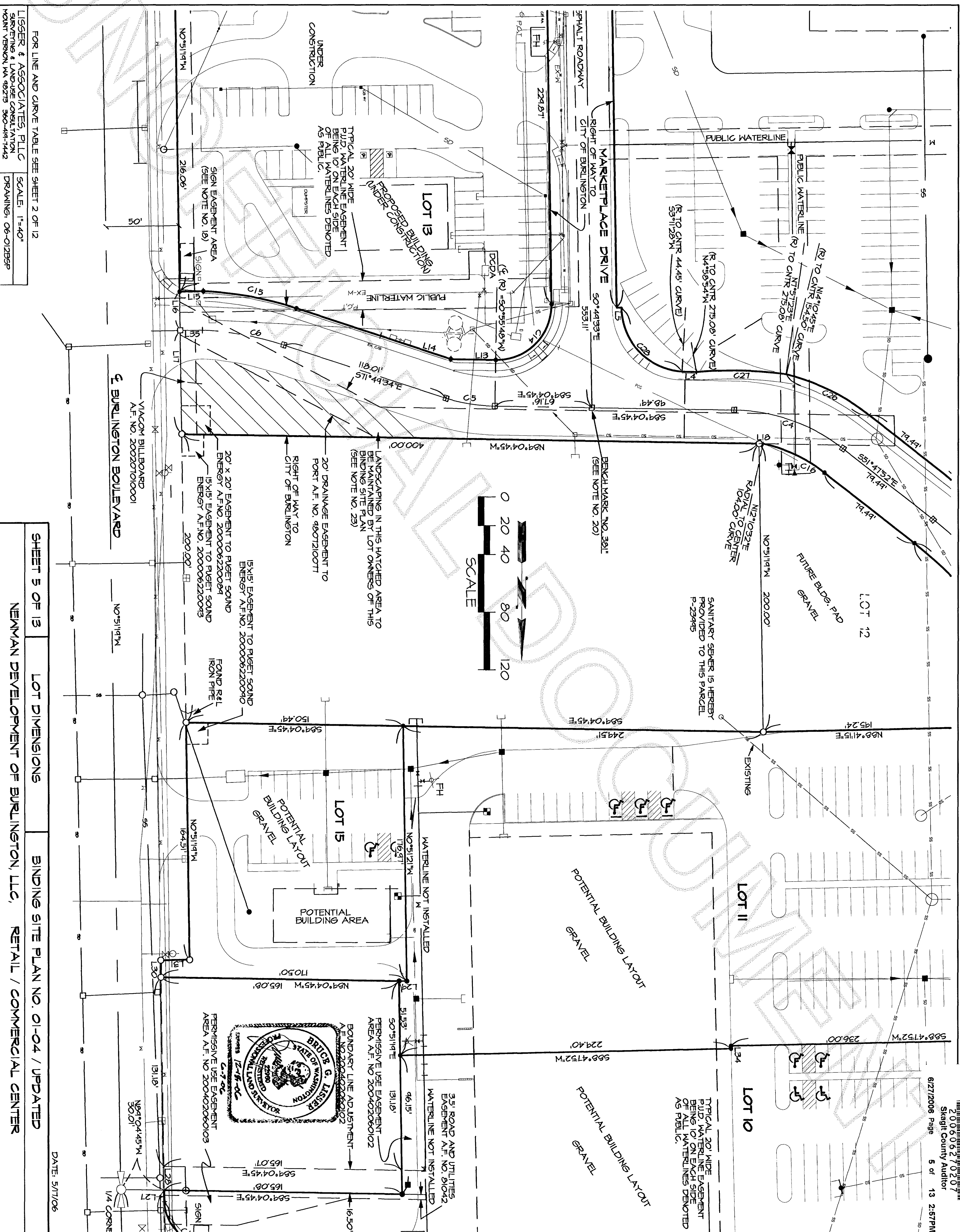
E BURLINGTON BOULEVARD

MARKETPLACE DRIVE

MARKETPLACE DRIVE









LOT A  
S.P. 28-78

40' SLOPE AND LANDSCAPING  
EASEMENT FROM DIKE DISTRICT NO. 12  
A.F. NO. 200402101052

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

EXISTING HOME DEPOT  
SEE PREVIOUS BINDING SITE  
PLAN 01-04

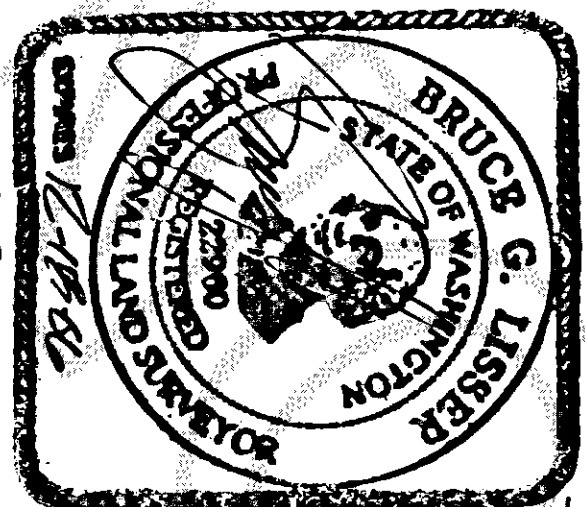
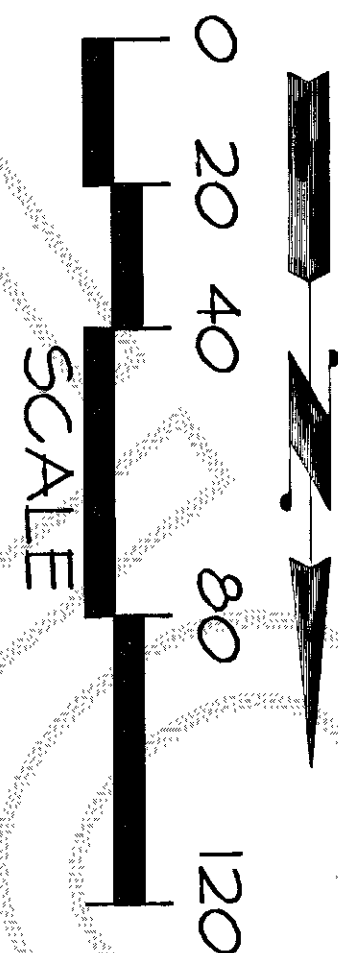
WHITMARSH ROAD

INGRESS, EGRESS AND UTILITIES  
EASEMENT FROM DIKE DISTRICT NO. 12  
A.F. NO. 2004021010094

TYPICAL 20' WIDE  
P.U.D. WATERLINE EASEMENT  
BEING 10' ON EACH SIDE  
OF ALL WATERLINES DENOTED  
AS PUBLIC.

(R) TO CENTER  
2454.00' CURVE  
N12°34'53"W

40' SLOPE AND LANDSCAPING  
EASEMENT FROM DIKE DISTRICT NO. 12  
A.F. NO. 200402101000



FOR LINE AND CURVE TABLE SEE SHEET 2 OF 12

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

SCALE: 1"=40'  
DRAWING: 06-012BSP

SHEET 6 OF 13

LOT DIMENSIONS

BINDING SITE PLAN NO. 01-04 / UPDATED

NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL / COMMERCIAL CENTER

DATE: 3/3/06

2. BURLINGTON BOULEVARD

LOT 14

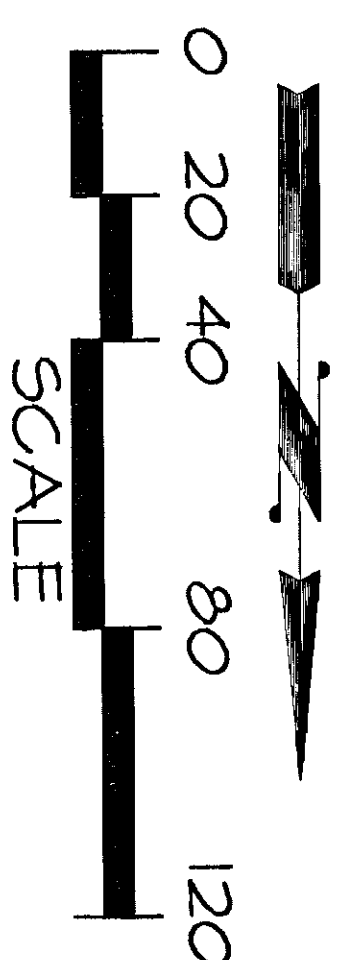
BOATERS  
WORLD

MARKETPLACE DRIVE

ASPHALT ROADWAY

UNDER  
CONSTRUCTION

LOT 2

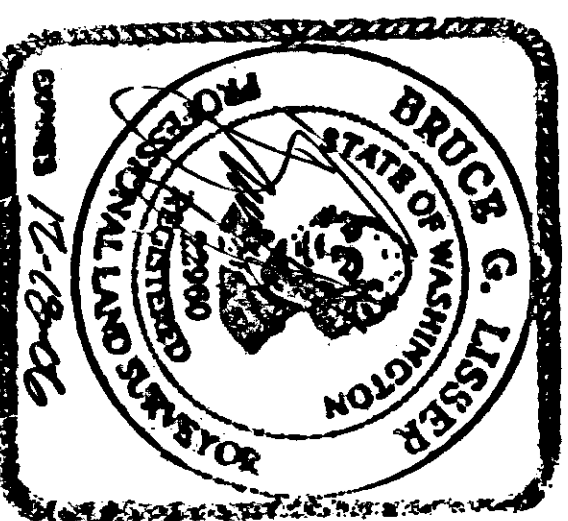


HOME DEPOT

FOR LINE AND CURVE TABLE SEE SHEET 2 OF 12

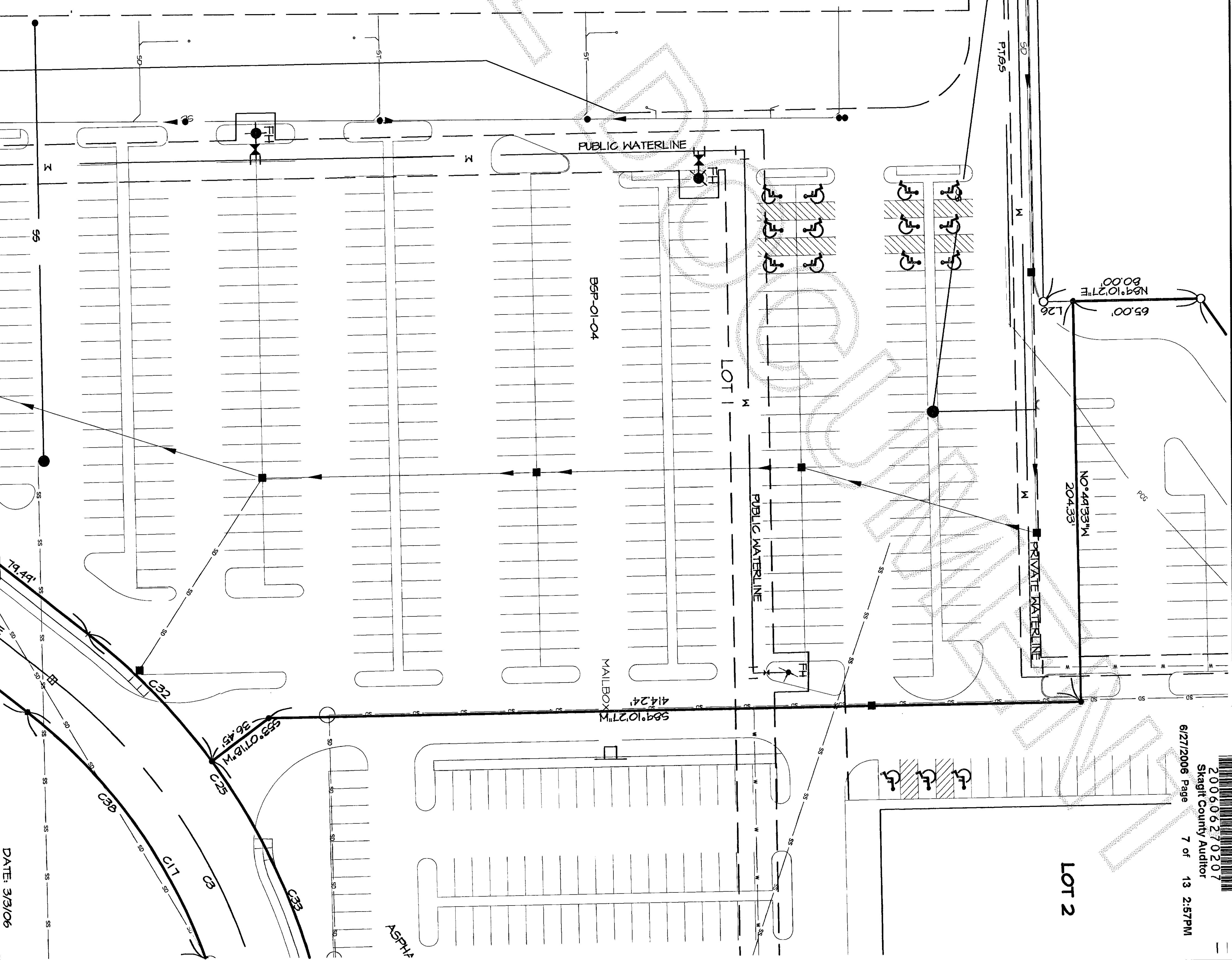
LIGGER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-1442

SCALE: 1"=40'  
DRAWING: 06-012BSP



SHEET 7 OF 13 LOT DIMENSIONS

BINDING SITE PLAN NO. 01-04 / UPDATED  
NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL / COMMERCIAL CENTER

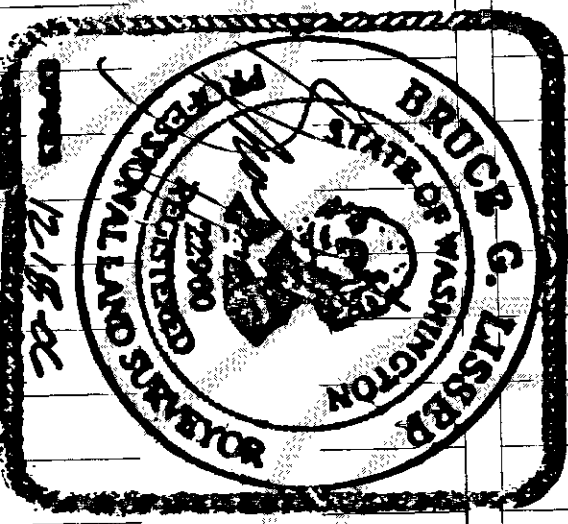
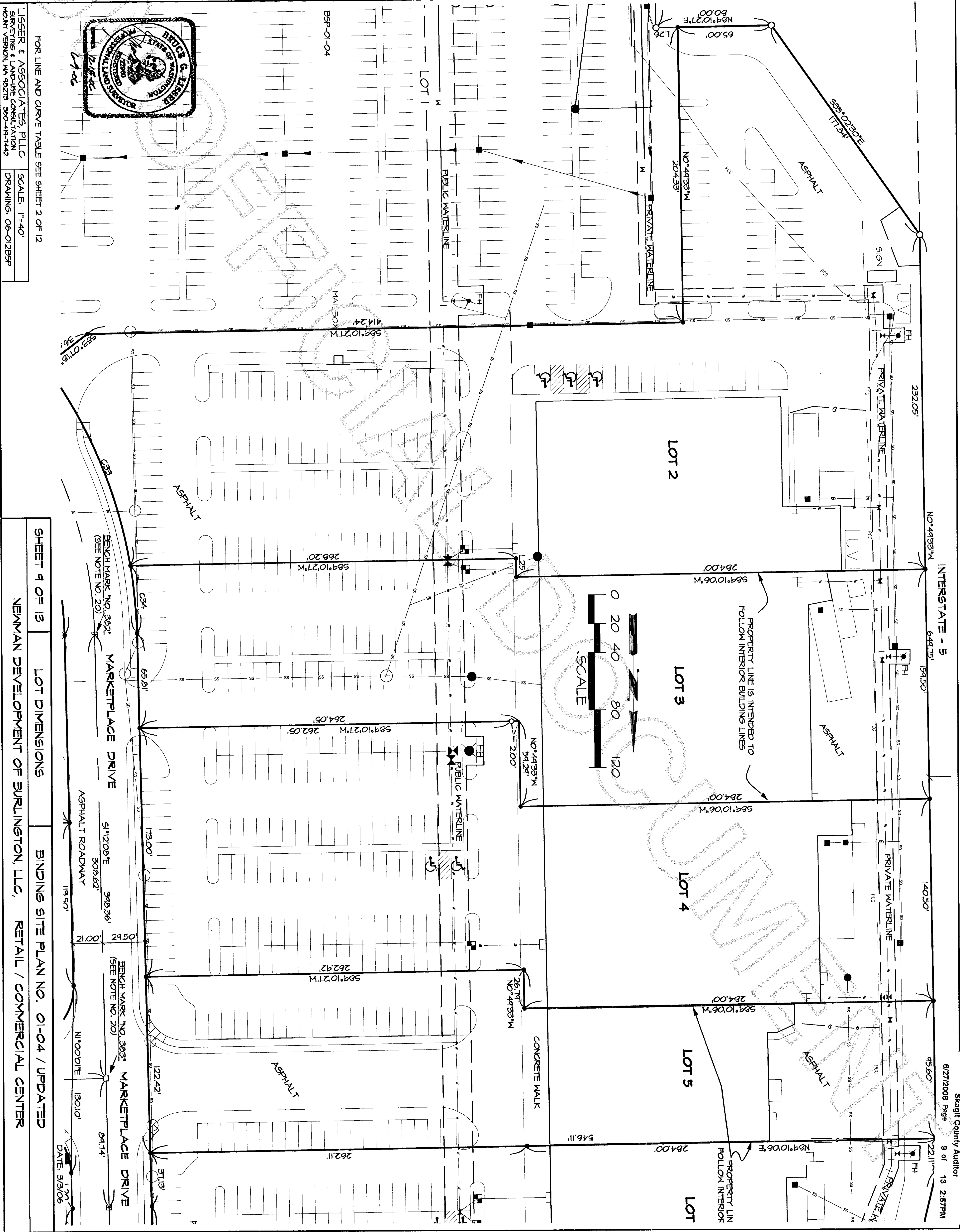


DATE: 3/3/06









FOR LINE AND CURVE TABLE SEE SHEET 2 OF 12

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

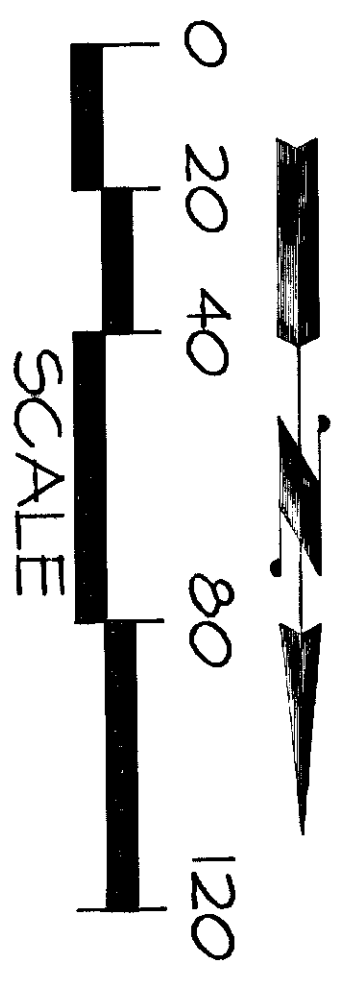
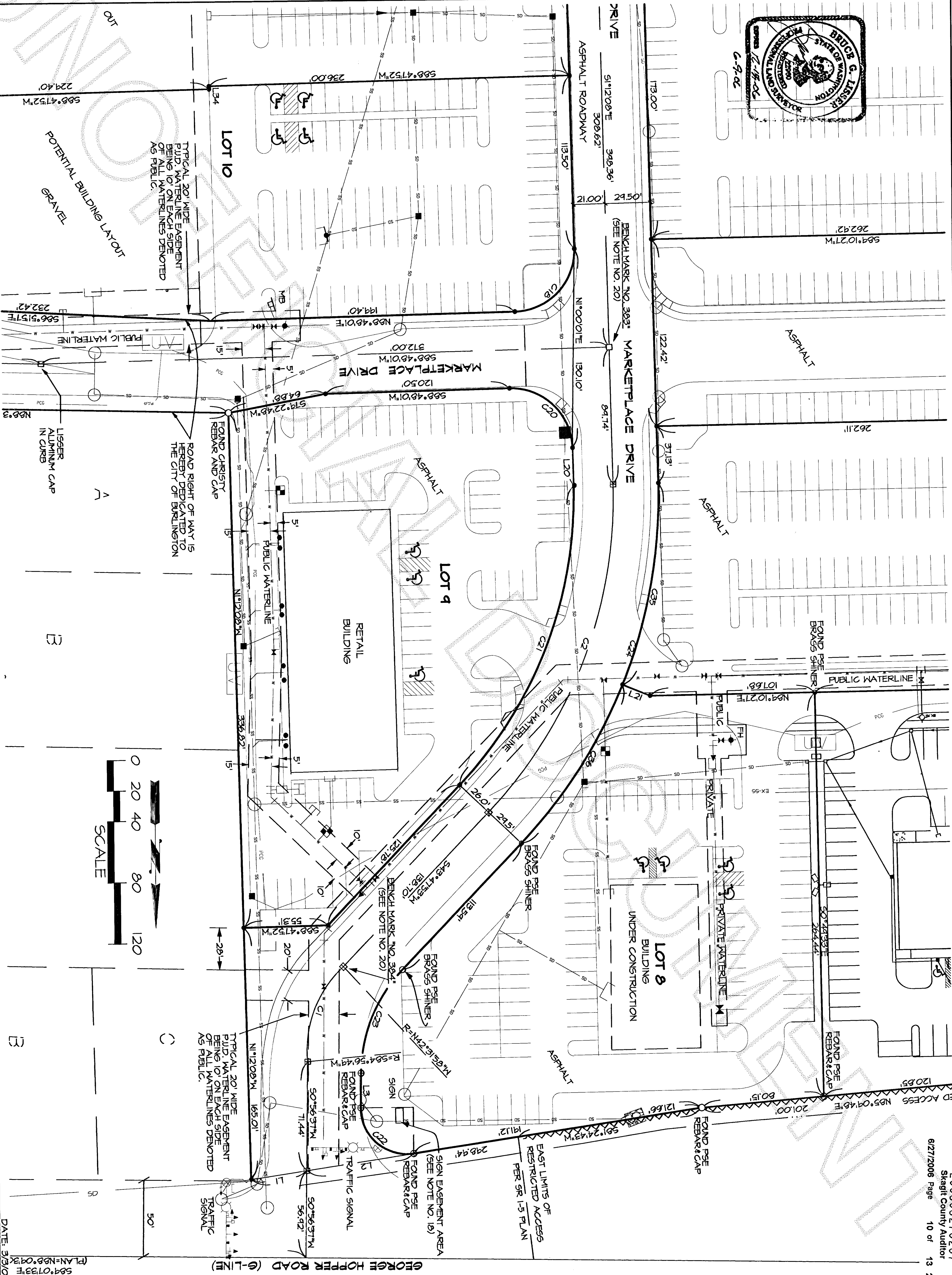
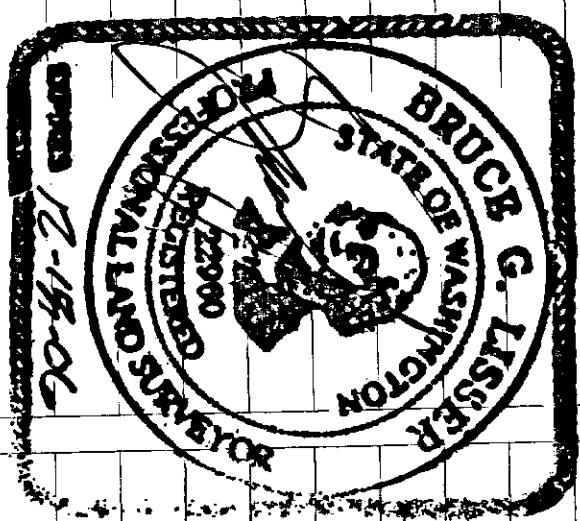
SCALE: 1"=40'  
DRAWING: 06-012BSP

SHEET 9 OF 13

LOT DIMENSIONS

BINDING SITE PLAN NO. 01-04 / UPDATED

NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL / COMMERCIAL CENTER

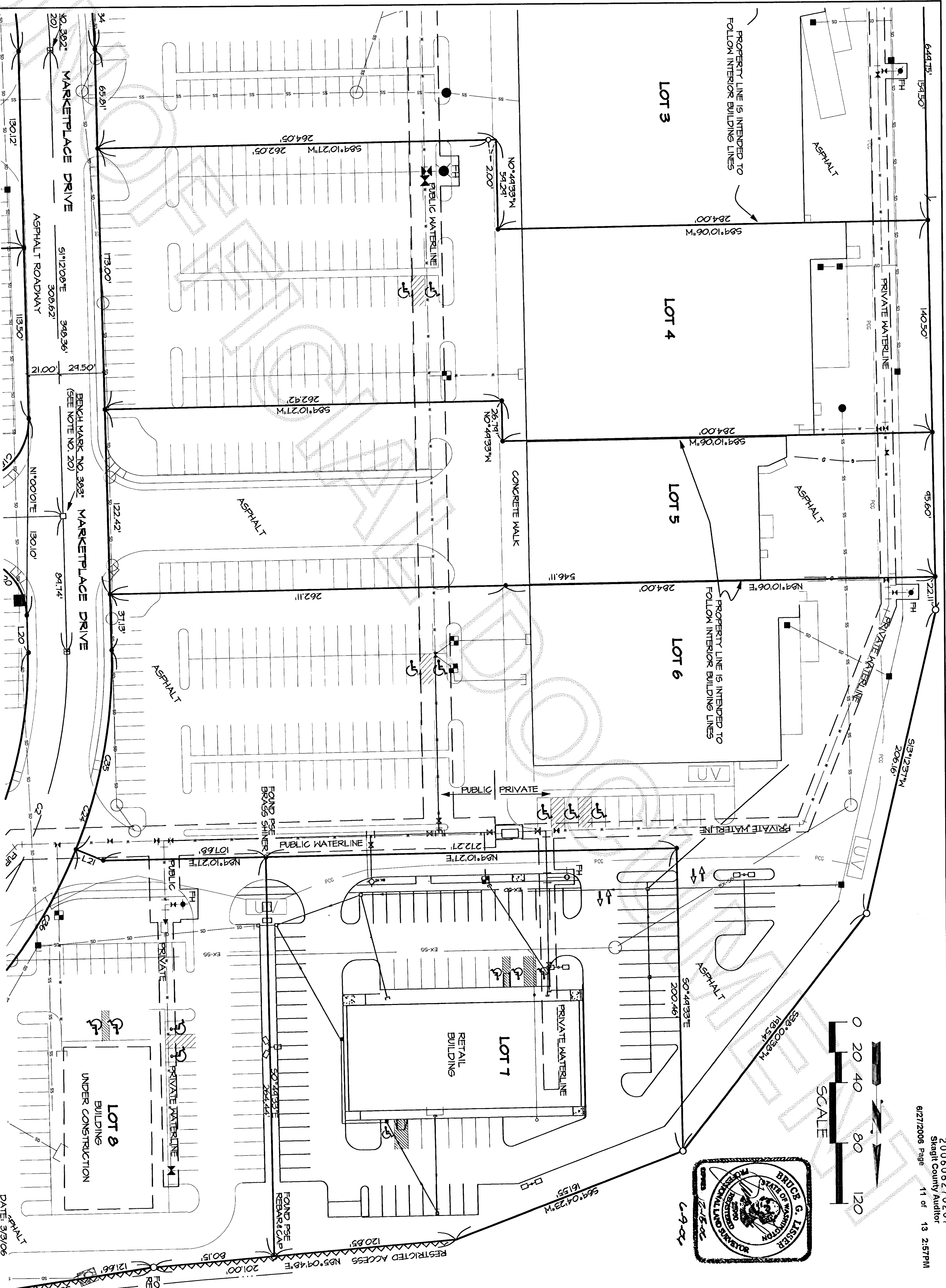
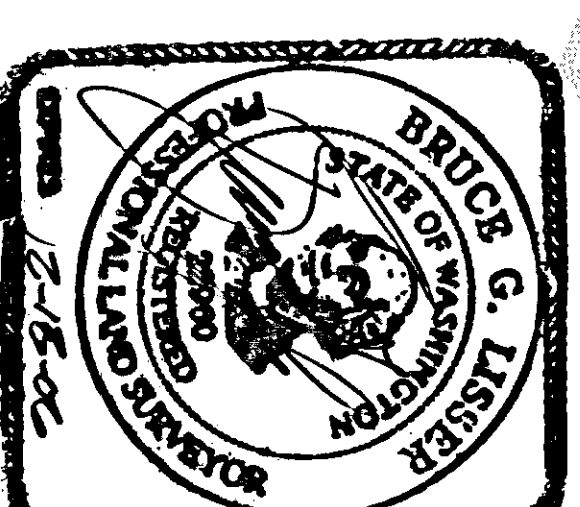
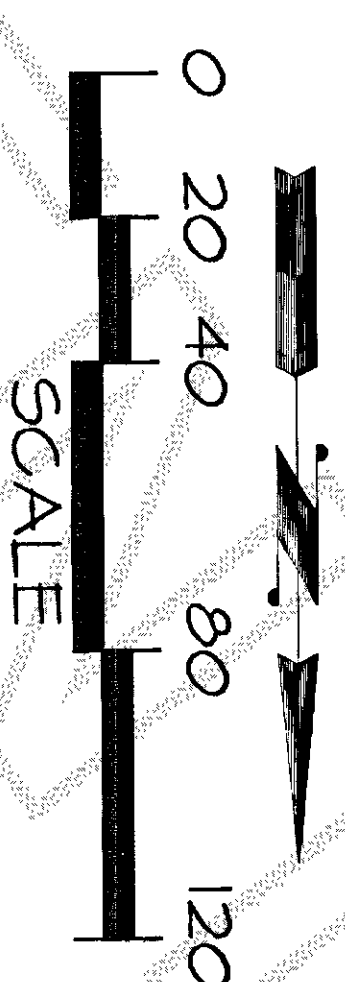


FOR LINE AND CURVE TABLE SEE SHEET 2 OF 12  
LISSENER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-414-1442

SHEET 10 OF 13	LOT DIMENSIONS	BINDING SITE PLAN NO. 01-04 / UPDATED
NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL / COMMERCIAL CENTER		

DATE: 3/3/06  
PLAN=N88°09'33"E  
584°07'33"E





FOR LINE AND CURVE TABLE SEE SHEET 2 OF 12

LISSENER & ASSOCIATES, PLLC  
SURVEYING & LANDUSE CONSULTATION  
MOUNT VERNON, WA 98275 360-419-7442

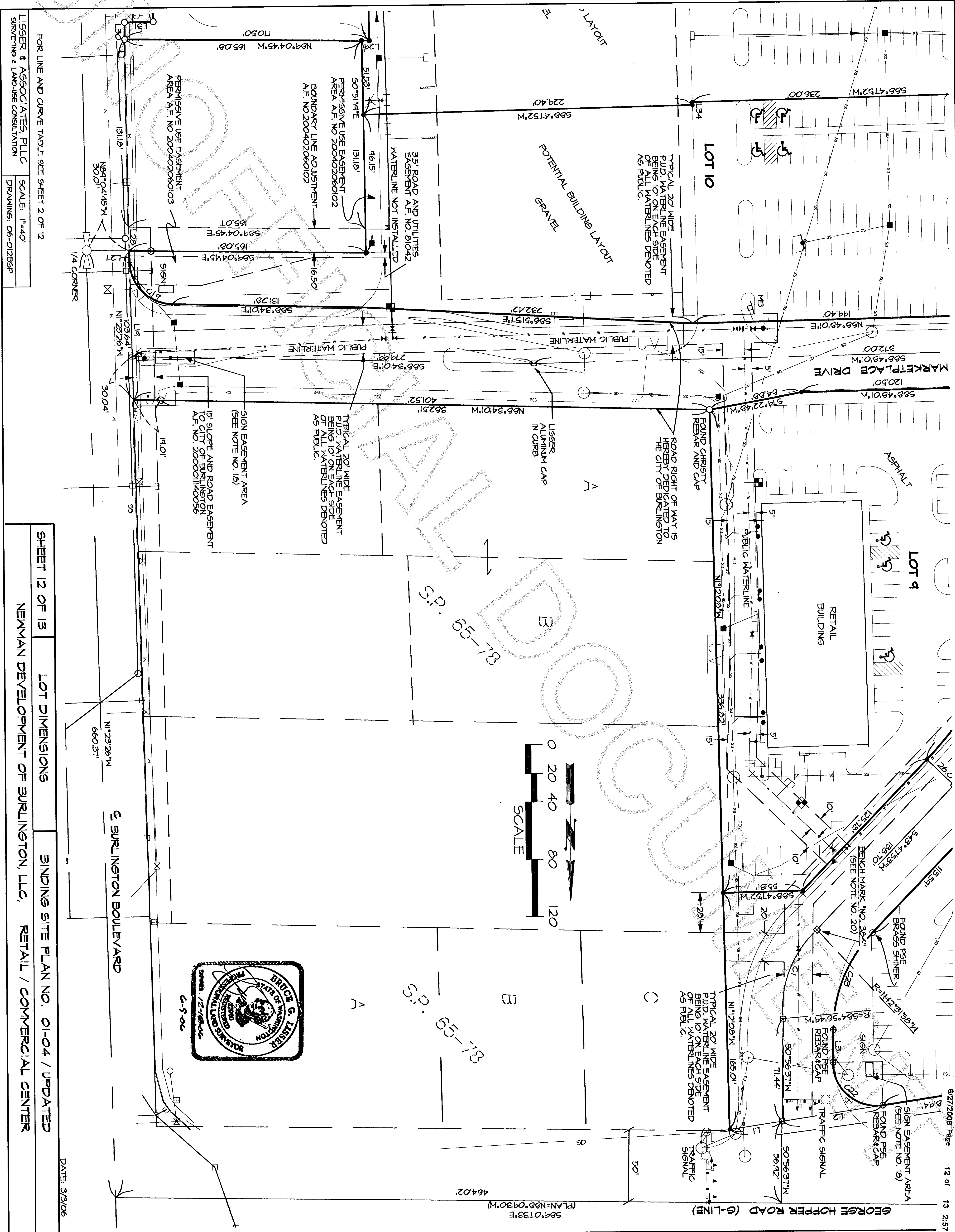
SCALE: 1"=40'  
DRAWING: 06-012B5P

SHEET 11 OF 13 LOT DIMENSIONS

BINDING SITE PLAN NO. 01-04 / UPDATED

NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL / COMMERCIAL CENTER

DATE: 3/3/06



FOR LINE AND CURVE TABLE SEE SHEET 2 OF 12

LISGER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION

SCALE: 1"=40'  
DRAWING: 06-012BGP

SHEET 12 OF 13

LOT DIMENSIONS

BINDING SITE PLAN NO. 01-04 / UPDATED

NEWMAN DEVELOPMENT OF BURLINGTON, LLC, RETAIL / COMMERCIAL CENTER

DATE: 3/3/06



OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT STRATFORD HALL, INC., A NEW YORK CORPORATION, OWNER OR MORTGAGE HOLDER OF THE LAND HEREBY PLATTED, 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 CITY 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 14<sup>TH</sup> DAY OF JUNE, 2006.

STRATFORD HALL, INC.,  
A NEW YORK CORPORATION

BY: Frank Lee Frank Lee  
TITLE: V.P.

ACKNOWLEDGMENT

STATE OF California  
COUNTY OF Los Angeles

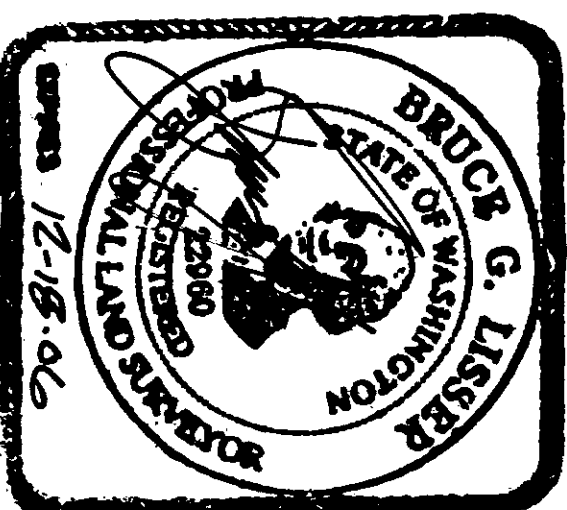
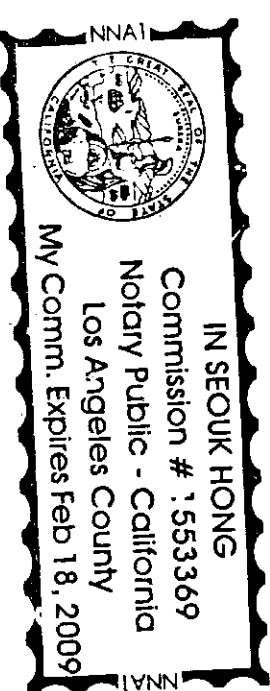
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Frank Lee IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT Frank Lee SIGNED THIS INSTRUMENT, ON OATH STATED THAT Frank Lee WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President OF STRATFORD HALL, INC., A NEW YORK CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 6/14/06

Notary Public  
SIGNATURE  
NOTARY PUBLIC

MY APPOINTMENT EXPIRES Feb. 18<sup>th</sup>, 2009

RESIDING AT LA, CA



SHEET 13 OF 13

DATE: 6/9/06

BINDING SITE PLAN NO. 01-04 / UPDATED

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, W.M.  
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 360-419-1442	SCALE: N/A DRAWING: 06-012BSP
MERIDIAN: ASSUMED		