

HAGEN RETAIL CENTER  
BINDING SITE PLAN  
POR. OF SECTION 6, TWP. 34N., R. 04E., W.M.  
BURLINGTON WASHINGTON

CONSENT

KNOW ALL MEN PRESENT THAT, BRIAR DEVELOPMENT COMPANY, LLP A WASHINGTON LIMITED LIABILITY PARTNERSHIP, AND BRIAR DEVELOPMENT BURLINGTON, LLC A WASHINGTON LIMITED LIABILITY COMPANY OWNERS OF THE LAND HEREBY PLATED, DECLARE THAT THIS BINDING SITE PLAN IS MADE AS A FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF WE HAVE SIGNED AND ACKNOWLEDGED BELOW

IN WITNESS WHEREOF, THIS 2 DAY OF August, 2006.

BRIAR DEVELOPMENT COMPANY, LLP A WASHINGTON LIMITED LIABILITY PARTNERSHIP.

BY: David E. Hagen  
ITS: Sr. Vice President

IN WITNESS WHEREOF, THIS      DAY OF     , 2006.

BRIAR DEVELOPMENT BURLINGTON LLC A WASHINGTON LIMITED LIABILITY COMPANY

BY: William Stanley  
ITS: General Manager

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
SS: SKAGIT )  
COUNTY OF KING )

ON THIS 2 DAY OF August 2006 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED David E. Hagen OF Briar Development Co., LLC THE Sr. Vice President OF SAID CORPORATION, AND ACKNOWLEDGED THAT IT WAS SIGNED AS A FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY Margaret H. Falk

NOTARY PUBLIC FOR THE STATE OF WASHINGTON, RESIDING AT Lynn

MY COMMISSION EXPIRES: 8-1-2008



ACKNOWLEDGMENT

STATE OF WASHINGTON )  
SS: SKAGIT )  
COUNTY OF KING )

ON THIS 2 DAY OF August 2006 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED David E. Hagen OF Briar Development Co., LLC THE Sr. Vice President OF SAID CORPORATION, AND ACKNOWLEDGED THAT IT WAS SIGNED AS A FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY Margaret H. Falk

NOTARY PUBLIC FOR THE STATE OF WASHINGTON, RESIDING AT Bothell

MY COMMISSION EXPIRES: 4-15-2007

PROPERTY DESCRIPTIONS:

FROM CHICAGO TITLE INSURANCE COMPANY REPORT NO. IC39628 DATED JUNE 30, 2006

PARCEL A

LOT 1 OF CITY OF BURLINGTON BINDING SITE PLAN ENTITLED HAGEN CENTER BINDING SITE PLAN NO. 1, RECORDED ON JULY 10, 2002, UNDER AUDITOR'S FILE NO. 20020710076, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 1, IN SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL B

LOT 2 OF CITY OF BURLINGTON BINDING SITE PLAN ENTITLED HAGEN CENTER BINDING SITE PLAN NO. 1, RECORDED ON JULY 10, 2002, UNDER AUDITOR'S FILE NO. 20020710076, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 1, IN SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL C

THAT PORTION OF THE NORTH 150.00 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1;

THENCE NORTH 0017'42" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 980.67 FEET TO A POINT ON THE NORTH LINE OF THE NORTH 150.00 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID GOVERNMENT LOT 1;

THENCE NORTH 89'07'28" WEST ALONG SAID NORTH LINE A DISTANCE OF 40.00 FEET TO THE PRESENT WEST LINE OF SOUTH BURLINGTON BOULEVARD AS CONVEYED TO THE CITY OF BURLINGTON BY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8603100082, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE CONTINUING NORTH 89'07'28" WEST ALONG SAID NORTH LINE A DISTANCE OF 231.70 FEET TO THE TRUE POINT OF BEGINNING

THENCE SOUTH 075'23"4" WEST AT RIGHT ANGLES TO SAID NORTH LINE A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 70.00 FEET OF SAID NORTH 150.00 FEET;

THENCE SOUTH 89'07'28" EAST ALONG SAID NORTH LINE A DISTANCE OF 82.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 160.00 FEET OF SAID GOVERNMENT LOT 1;

THENCE SOUTH 0017'42" WEST ALONG SAID WEST LINE A DISTANCE OF 70.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 150.00 FEET;

THENCE SOUTH 89'07'28" WEST ALONG SAID SOUTH LINE LINE A DISTANCE OF 471.82 FEET TO A POINT ON THE WEST LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 1;

THENCE NORTH 0017'39" EAST ALONG SAID WEST LINE A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH 150.00 FEET;

THENCE SOUTH 89'07'28" EAST ALONG SAID NORTH LINE A DISTANCE OF 380.33 FEET TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON

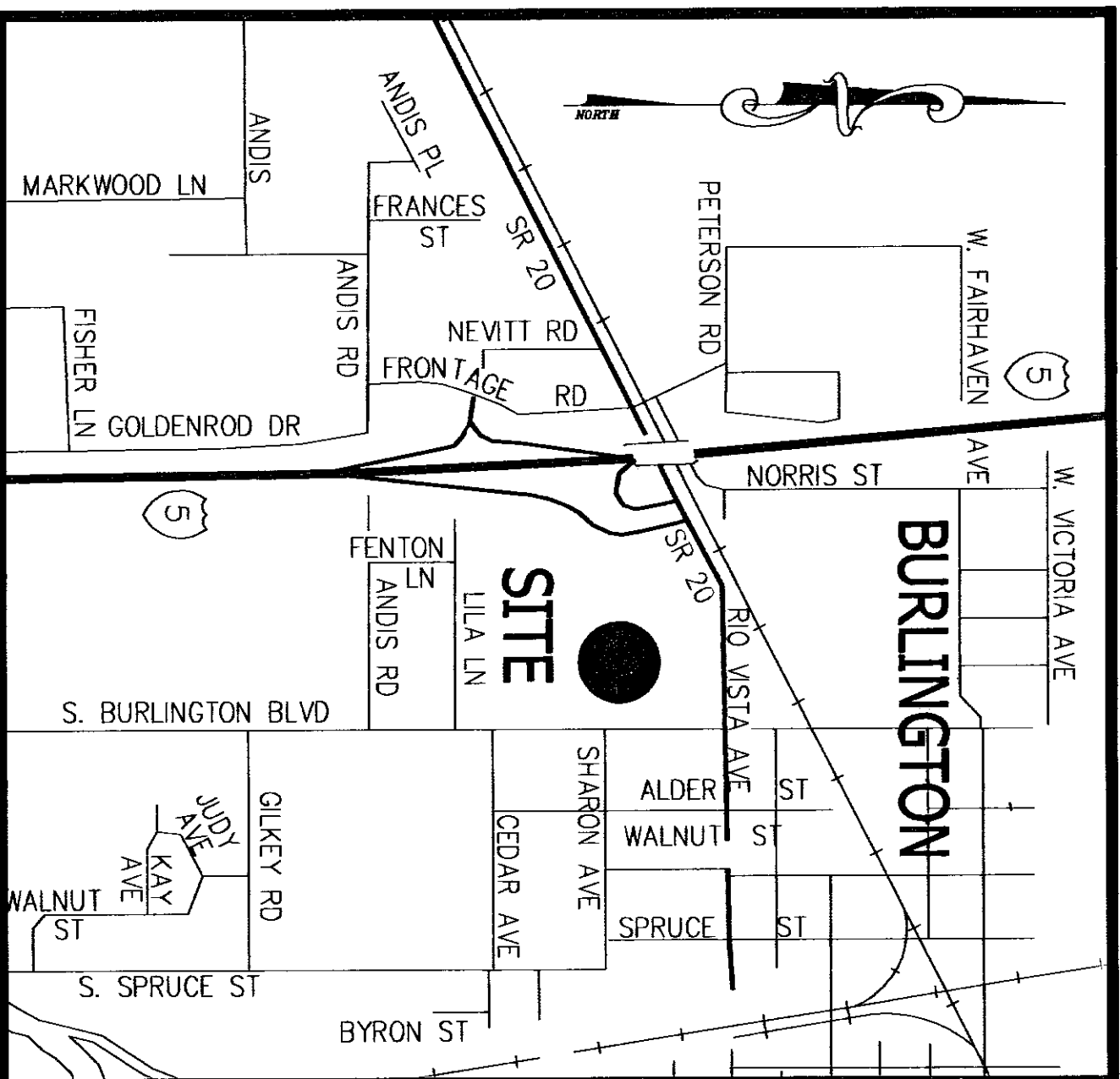
PARCEL D

AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF GOVERNMENT LOT 1 IN SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, AS DESCRIBED IN INSTRUMENT RECORDED ON JULY 10, 2002 UNDER AUDITOR'S FILE NO. 20020710094, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

VICINITY MAP

NOT TO SCALE



APPROVALS

EXAMINED AND APPROVED THIS 12 DAY OF August, 2006.

DIRECTOR OF PUBLIC WORKS

ATTEST PLANNING DIRECTOR Margaret Falk

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 FOR OTHER PUBLIC USE ARE PAID IN FULL THIS 2 DAY OF August, 2006

Richard Q. Fattale  
CITY TREASURER

TREASURER'S CERTIFICATE

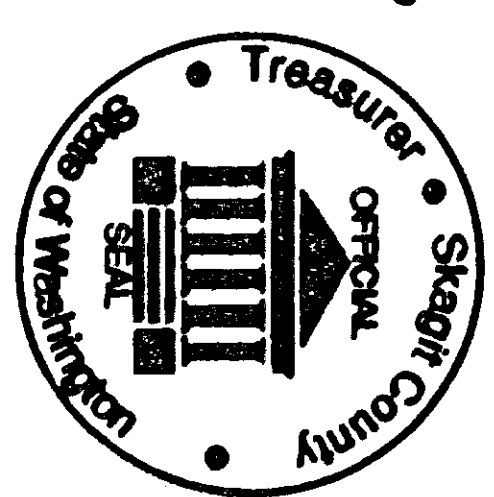
I HEREBY CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2006

I, the Treasurer, TREASURER OF SKAGIT COUNTY, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2007

THIS 14th DAY OF August, 2006

John C. Langford  
SKAGIT COUNTY TREASURER

DEPUTY



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF PACE ENGINEERS, INC.

N. Brunmet  
SKAGIT COUNTY AUDITOR

Deborah J. Stenbohm  
DEPUTY

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE BURLINGTON BINDING SITE PLAN ORDINANCE.

William Hagen 8/14/06

NEIL S. CABRAGE P.L.S. CERTIFICATION NO. 23345  
PACE ENGINEERS, INC.

7/13/06



**PACE**  
An Engineering Services Company

750 Sixth Street South  
Kirkland, WA 98033  
PH: (425) 827-2014  
FAX: (425) 827-5043  
www.paceengs.com

Kirkland • Seattle



SURVEY NOTES:

HORIZONTAL DATUM:

AS SHOWN ON THE RECORD OF SURVEY RECORDED IN VOL. 4 OF SURVEYS AT PAGE 85;  
AND ON THE RECORD OF SURVEY RECORDED IN VOL. 6 OF SURVEYS AT PAGE 214 AND RECORDED UNDER RECORDING NO. 860429034;  
AND ON THE RECORD OF SURVEY RECORDED IN VOL. 9 OF SURVEYS AT PAGE 120 RECORDED UNDER RECORDING NO. 9002120125;  
AND ON THE RECORD OF SURVEY RECORDED IN VOL. 9 AT PAGE 183, RECORDED UNDER RECORDING NO. 9005020059 AND ON THE PLAT OF NORTHSOUND COMMERCIAL PARK VOL. 12 OF PLATS AT PAGE 48 AND AS RECORDED UNDER RECORDING NO. 886646  
AS EVIDENCED BY MONUMENTS IN CASE AT THE EAST QUARTER AND AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SKAGIT COUNTY, WASHINGTON.

BASIS OF BEARINGS IS N 0017°42' E ALONG THE CENTRELINE OF S BURLINGTON BLVD.

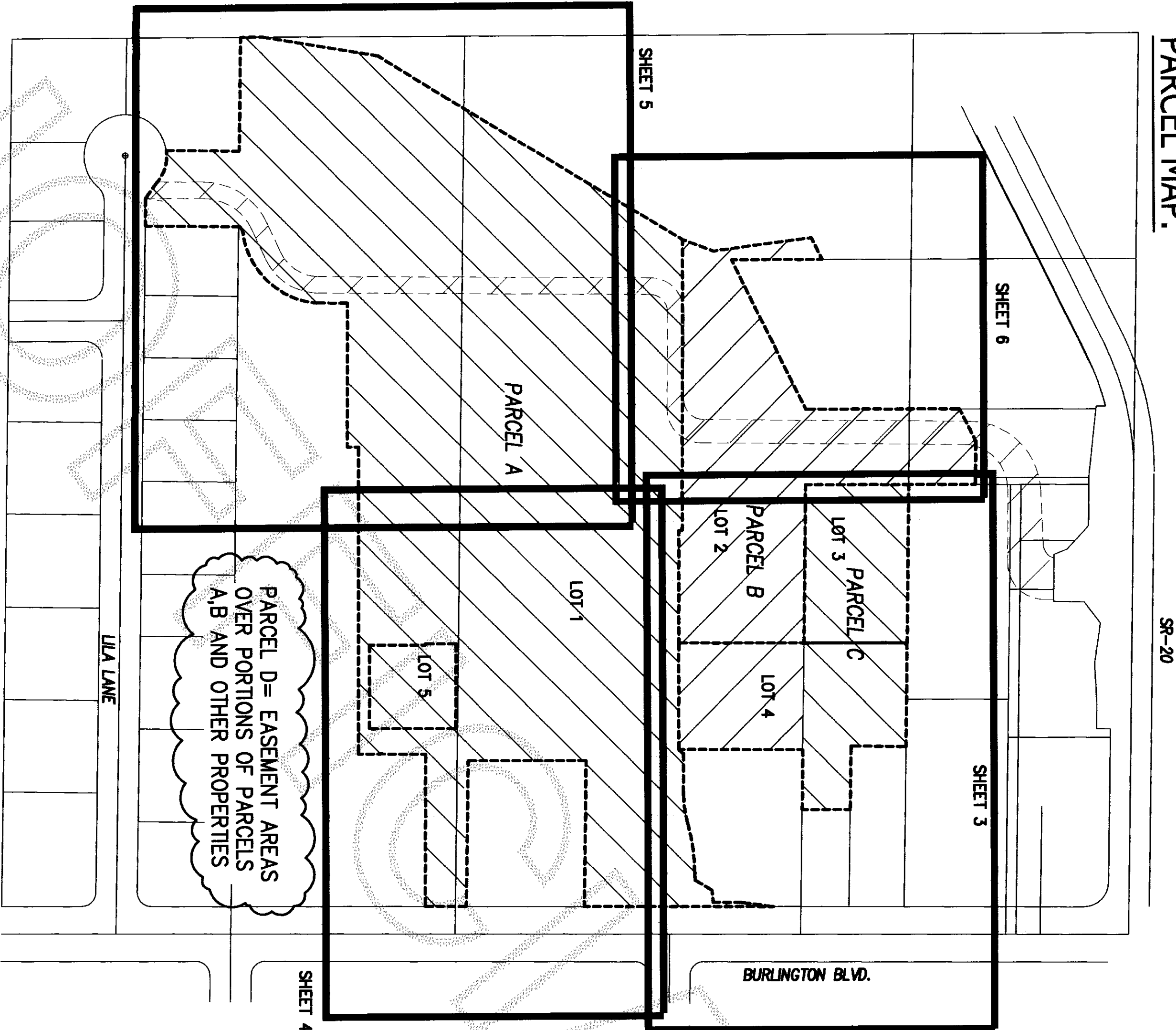
ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN MAY AND JUNE 1998 BY OUR SURVEY CREWS. UNLESS OTHERWISE INDICATED, THE PRIMARY CONTROL WAS ESTABLISHED USING CONVENTIONAL TRAVERSE METHODS. THE TRAVERSE WAS ADJUSTED USING A LEAST SQUARE ADJUSTMENT. THE LARGEST ANGULAR RESIDUAL IS 10 SECONDS THE LARGEST DISTANCE RESIDUAL IS 0.03 FEET THE LARGEST ERROR ELLIPSE OF 95 % CONFIDENCE IS 0.08' X 0.07' THE ERROR OF CLOSURE OF THE CLOSED LOOP TRAVERSE WAS EQUAL TO OR GREATER THAN 1:50000

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS INC. DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR / ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION. CALL FOR LOCATE UTILITY LOCATION SERVICE:1-800-425-5555

WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 2" GEOMETER 600 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090. (C) TRIMBLE 4700 OR 5700 GPS RECEIVERS OPERATED IN RTK MODE WITH A MAXIMUM POSITIONAL TOLERANCE OF 2 CENTIMETERS.

PARCEL MAP:



HAGGEN RETAIL CENTER  
BINDING SITE PLAN

POR. OF SECTION 6, TWP. 34N., R. 04E., W.M.  
BURLINGTON WASHINGTON

NOTES:

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE OWNERS.
2. ZONING: (C-1) COMMERCIAL

CITY OF BURLINGTON DEVELOPMENT STANDARDS (CHAPTER 17.36040)

- A. MINIMUM LOT AREA: NONE REQUIRED  
B. MINIMUM LOT WIDTH: NONE REQUIRED  
C. MINIMUM LOT DEPTH: NONE REQUIRED  
D. MINIMUM LOT COVERAGE: NONE REQUIRED  
E. MAXIMUM BUILDING HEIGHT: FOUR STORIES NOT TO EXCEED 45 FEET IF ONE FOOT OF THE SETBACK IS PROVIDED FROM EACH PROPERTY LINE, FOR EACH FOOT THE BUILDING EXCEEDS 45' F. MINIMUM YARD SETBACKS:  
1. FRONT: 0 FEET  
2. SIDE (INTERIOR): NONE REQUIRED  
3. SIDE (STREET): 0 FEET  
4. REAR: NONE REQUIRED

3. SEWAGE DISPOSAL: CITY OF BURLINGTON PUBLIC SEWER
4. WATER: P.U.D. NO. 1

5. OWNER/DEVELOPER: BRIAR DEVELOPMENT COMPANY, LLP & BRIAR DEVELOPMENT BURLINGTON LLC  
2211 RIMLAND DRIVE  
BELLINGHAM WA. 98226

6. THE FLOOD ZONE WITHIN THIS BOUNDARY IS ZONE A7, WITHIN THE 100 YEAR FLOOD PLAN, BASED UPON THE FLOOD INSURANCE RATE MAP BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON, COMMUNITY-PANEL NUMBER 530153-0001-B, DATED JANUARY 3, 1985.

EASEMENTS:

FROM SCHEDULE A OF CHICAGO TITLE INSURANCE COMPANY REPORT NO. LC36828 DATED JUNE 30, 2008. EASEMENTS ARE NUMERICALLY REFERED TO SAID REPORT:

1. REMAINDER OF ALL EXISTING, FUTURE, OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, NEW AND AIR AND OF ALL RIGHTS OF INGRESS, EGRESS, AND EGRESS TO, FROM, AND BETWEEN SAID PREMISES AND THE HIGHWAY (OR HIGHWAYS) CONSTRUCTED ON LANDS CONVEYED BY DEED MARCH 28TH, 1954 AND JUNE 2, 1972  
RECORDED: 200207160984, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
AUDITOR'S FILE NO.: 500805 AND 780023, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
TO: STATE OF WASHINGTON  
AFFECTS: NORTHWESTERLY PORTION OF SAID PREMISES.

5. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S):  
RECORDED: OCTOBER 2, 2001  
AUDITOR'S NO.: 200110020123, RECORDS OF SKAGIT COUNTY, WASHINGTON  
IN FAVOR OF: PUGET SOUND ENERGY, INC.  
FOR: ELECTRIC TRANSMISSION AND /OR DISTRIBUTION LINE, TOGETHER WITH NECESSARY APPURTENANCES.  
AFFECTS: PORTIONS OF SAID PREMISES.

6. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S):  
RECORDED: JANUARY 14, 2002  
AUDITOR'S NO.: 2002001140026, RECORDS OF SKAGIT COUNTY, WASHINGTON  
IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY  
FOR: WATER LINES  
AFFECTS: PORTIONS OF SAID PREMISES.

9. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S):  
RECORDED: MAY 20, 2002  
AUDITOR'S NO.: 200205020016, RECORDS OF SKAGIT COUNTY, WASHINGTON  
IN FAVOR OF: CITY OF BURLINGTON, A MUNICIPAL CORPORATION  
FOR: SIDEWALKS

10. EASEMENT AND AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, ENTERED INTO: BY: BRIAR DEVELOPMENT COMPANY ET. AL.  
AND BETWEEN: BURLINGTON DOUGHNUT SITE LLC  
RECORDED: JULY 18, 2002  
AUDITOR'S NO.: 200207160984, RECORDS OF SKAGIT COUNTY, WASHINGTON  
AMENDED BY INSTRUMENTS:  
RECORDED: OCTOBER 25, 2004  
AUDITOR'S NO.: 200410250183, RECORDS OF SKAGIT COUNTY, WASHINGTON

11. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S):  
RECORDED: OCTOBER 10, 2002  
AUDITOR'S NO.: 200210100010, RECORDS OF SKAGIT COUNTY, WASHINGTON  
IN FAVOR OF: CITY OF BURLINGTON, A MUNICIPAL CORPORATION  
FOR: PUBLIC ACCESS  
AFFECTS: VARIOUS PORTIONS OF SAID PREMISES.

12. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S):  
RECORDED: SEPTEMBER 9, 2002  
AUDITOR'S NO.: 200309090220, RECORDS OF SKAGIT COUNTY, WASHINGTON  
IN FAVOR OF: CITY OF BURLINGTON, A MUNICIPAL CORPORATION  
FOR: PUBLIC ACCESS  
AFFECTS: VARIOUS PORTIONS OF SAID PREMISES.

13. EASEMENTS CONTAINED IN DEDICATION OF PLAT OF NORTHSOUND COMMERCIAL PARK ACCORDING TO THE PLAT THEREOF, RECORDED IN VOL. 121 OF PLATS, PAGE 48 RECORDS OF SKAGIT COUNTY WASHINGTON:  
FOR: ALL NECESSARY STOPS FOR CUTS AND FILLS  
AFFECTS: ALLEYS, AND ROADS  
AFFECTS: PORTION OF SAID PREMISES WHICH ADJUT UPON STREETS, AVENUES, COMMERCIAL PARK.

NEW PROPERTY DESCRIPTIONS:

NEW LOT 1  
LOT 1 OF CITY OF BURLINGTON HAGGEN CENTER BINDING SITE PLAN NO. 1 AS RECORDED UNDER SKAGIT COUNTY RECORDING NO. 200207100176 LESS THE FOLLOWING DESCRIBED TRACT OF LAND:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1;  
THENCE SOUTH 88°42'18" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 36.81 FEET;  
THENCE NORTH 00°17'42" EAST A DISTANCE OF 16.06 FEET TO THE TRUE POINT OF BEGINNING OF SAID TRACT OF LAND;  
THENCE NORTH 88°42'18" WEST A DISTANCE OF 121.51 FEET;  
THENCE NORTH 88°42'18" WEST A DISTANCE OF 81.80 FEET;  
THENCE NORTH 00°17'42" EAST A DISTANCE OF 1.90 FEET;  
THENCE NORTH 88°42'18" WEST A DISTANCE OF 1.90 FEET;  
THENCE NORTH 00°17'42" EAST A DISTANCE OF 44.23 FEET;  
THENCE SOUTH 88°42'18" EAST A DISTANCE OF 123.41 FEET;  
THENCE SOUTH 00°17'42" WEST A DISTANCE OF 126.03 FEET TO THE TRUE POINT OF BEGINNING;

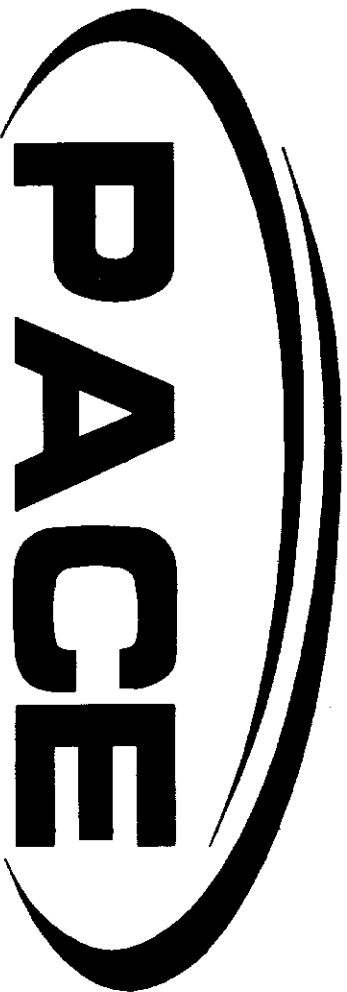
NEW LOT 2  
LOT 2 OF CITY OF BURLINGTON HAGGEN CENTER BINDING SITE PLAN NO. 1 AS RECORDED UNDER SKAGIT COUNTY RECORDING NO. 200207100176 LESS THAT PORTION OF SAID LOT 2 DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EASTERLY MOST NORTHEAST CORNER OF SAID LOT 2;  
THENCE SOUTH 00°17'42" WEST ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 172.06 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN SAID BINDING SITE PLAN NO. 1 AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 19.50 FEET, THENCE SOUTHWESTERLY CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2 AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°13' A DISTANCE OF 2.36 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE;  
THENCE NORTH 88°42'18" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 0.54 FEET;  
THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°17'42" WEST A DISTANCE OF 6.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;  
THENCE NORTH 88°42'18" WEST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 154.60 FEET;  
THENCE NORTH 00°17'42" EAST A DISTANCE OF 162.80 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2;  
THENCE SOUTH 89°07'16" EAST ALONG SAID NORTH LINE A DISTANCE OF 155.01 FEET TO THE POINT OF BEGINNING.

NEW LOT 3  
THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 34 NORTH, RANGE 04 EAST, W.M. DESCRIBED AS FOLLOWS:  
COMMENCING AT THE EASTERLY MOST NORTHEAST CORNER OF LOT 2 OF CITY OF BURLINGTON HAGGEN CENTER BINDING SITE PLAN NO. 1 AS RECORDED UNDER SKAGIT COUNTY RECORDING NO. 200207100176;  
THENCE NORTH 89°07'16" WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 155.01 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89°07'16" WEST ALONG SAID NORTH LINE A DISTANCE OF 229.48 TO THE EAST LINE OF SAID LOT 2;  
THENCE NORTH 00°12'59" EAST ALONG SAID EAST LINE A DISTANCE OF 150.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 1 IN SAID SECTION 6;  
THENCE SOUTH 89°07'16" EAST ALONG SAID NORTH LINE A DISTANCE OF 229.68 FEET;  
THENCE SOUTH 00°17'42" WEST A DISTANCE OF 150.00 FEET TO THE TRUE POINT OF BEGINNING.

NEW LOT 4  
THAT PORTION OF LOT 2 OF CITY OF BURLINGTON HAGGEN CENTER BINDING SITE PLAN NO. 1 AS RECORDED UNDER SKAGIT COUNTY RECORDING NO. 200207100176 TOGETHER WITH A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 34 NORTH, RANGE 04 EAST, W.M. DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EASTERLY MOST NORTHEAST CORNER OF SAID LOT 2;  
THENCE SOUTH 00°17'42" WEST ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 172.06 FEET TO THE SOUTHWEST CORNER OF LOT 3 IN SAID BINDING SITE PLAN NO. 1 AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 19.50 FEET, THENCE SOUTHERLY CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2 AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°13' A DISTANCE OF 2.36 FEET TO AN ANGLE POINT IN SAID EASTERLY LINE;  
THENCE NORTH 88°42'18" WEST ALONG SAID EASTERLY LINE A DISTANCE OF 0.54 FEET;  
THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°17'42" WEST A DISTANCE OF 6.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;  
THENCE NORTH 88°42'18" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 154.60 FEET;  
THENCE NORTH 00°17'42" EAST A DISTANCE OF 133.60 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH ½ OF SAID NORTHEAST QUARTER OF GOVERNMENT LOT 1;  
THENCE SOUTH 88°07'16" EAST ALONG SAID NORTH LINE A DISTANCE OF 150.65 FEET;  
THENCE SOUTH 00°52'34" WEST A DISTANCE OF 80.00 FEET;  
THENCE SOUTH 89°07'16" EAST A DISTANCE OF 92.50 FEET;  
THENCE SOUTH 00°17'42" WEST A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3;  
THENCE NORTH 89°07'16" WEST ALONG SAID NORTH LINE A DISTANCE OF 87.33 FEET TO THE POINT OF BEGINNING.

NEW LOT 5  
A PORTION OF LOT 1 OF CITY OF BURLINGTON HAGGEN CENTER BINDING SITE PLAN NO. 1 AS RECORDED UNDER SKAGIT COUNTY RECORDING NO. 200207100176 DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1;  
THENCE SOUTH 88°42'18" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 36.81 FEET;  
THENCE NORTH 00°17'42" EAST A DISTANCE OF 16.06 FEET TO THE TRUE POINT OF BEGINNING.  
THENCE NORTH 88°42'18" WEST A DISTANCE OF 121.51 FEET;  
THENCE NORTH 00°17'42" EAST A DISTANCE OF 81.80 FEET;  
THENCE NORTH 88°42'18" WEST A DISTANCE OF 1.90 FEET;  
THENCE NORTH 00°17'42" EAST A DISTANCE OF 44.23 FEET;  
THENCE NORTH 88°42'18" EAST A DISTANCE OF 123.41 FEET;  
THENCE SOUTH 00°17'42" WEST A DISTANCE OF 126.03 FEET TO THE TRUE POINT OF BEGINNING;

27. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S):  
RECORDED: MAY 23, 2002  
AUDITOR'S FILE NO.: 20020529007, RECORDS OF SKAGIT COUNTY  
IN FAVOR OF: BRIAR DEVELOPMENT COMPANY  
FOR: INSTALLATION, MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT OF SIDEWALK AND LIGHT FIXTURE.



PACE Engineers Inc.  
1601 2nd Ave, Suite 1000  
Seattle, WA 98101

750 Sixth Street, South  
Kirkland, WA 98033  
PH: (425) 827-2014

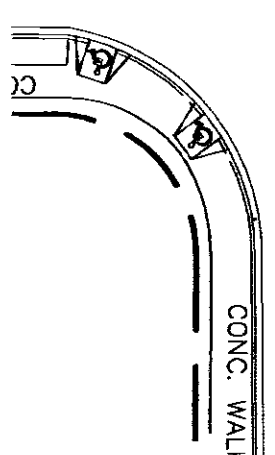
www.paceengineers.com  
1-800-945-8408  
FAX: (425) 827-5043





200608140195  
Skagit County Auditor

8/14/2006 Page 3 of 6 3:06PM



CONTINUED ON SHEET 4

## GRAPHIC SCALE

- 

( IN FEET )  
1 inch = 40 ft.

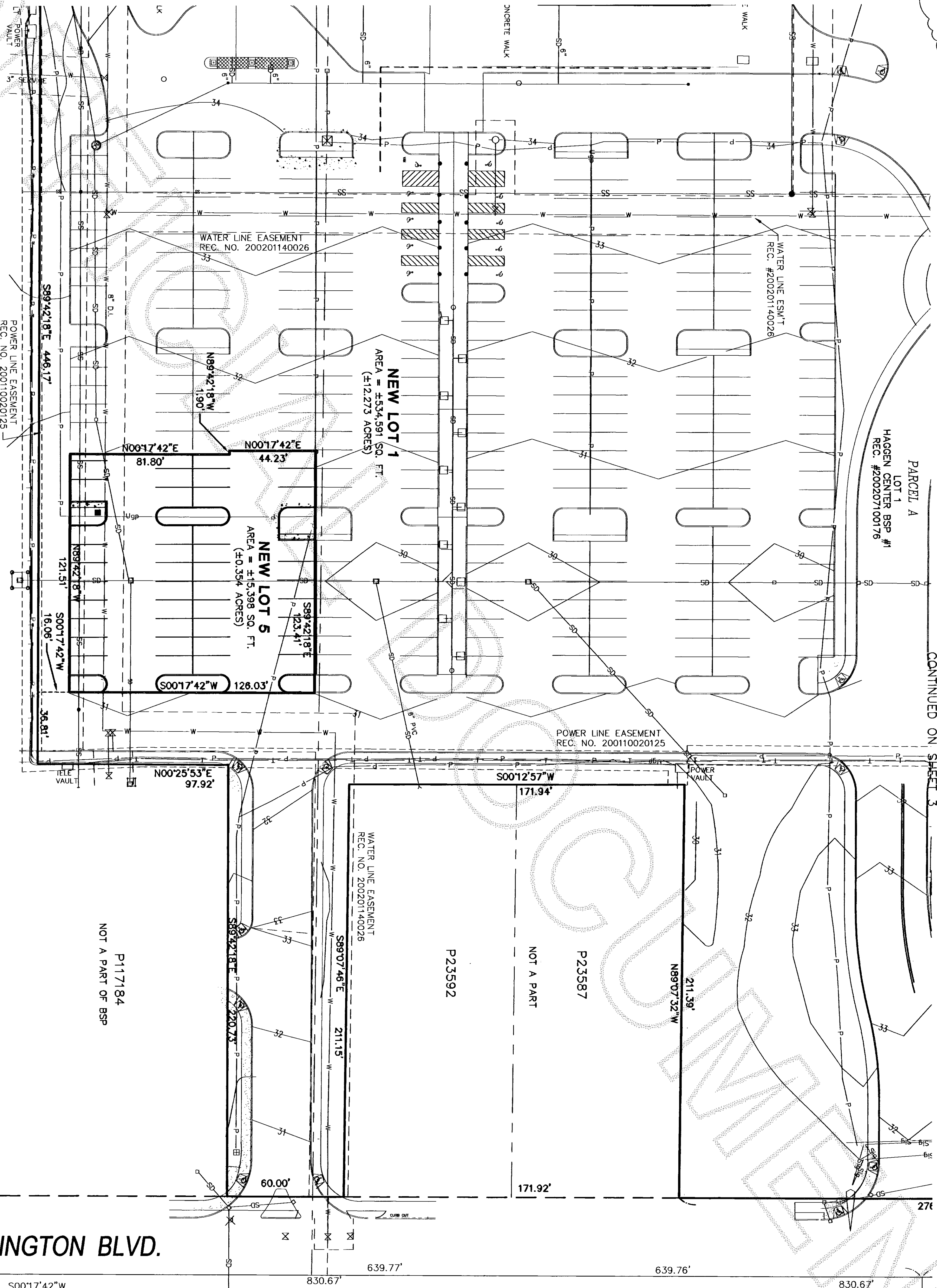
BINDING SITE PLAN NO. <u>3-00</u>	SHEET 3 OF 6
BRIAR DEVELOPMENT COMPANY	

PARCEL D  
EASEMENT AREA OVER DRIVEWAY  
AND PARKING AREAS WITHIN LOTS  
1, 2 AND 3 OF CITY OF BURLINGTON  
BSP REC. NO. 200207100176 AND  
LOT B OF CITY OF BURLINGTON BLA  
REC. NO. 200007280054.

HAGGEN RETAIL CENTER  
BINDING SITE PLAN  
POR. OF SECTION 6, TWP. 34N., R. 04E., W.M.  
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

CONTINUED ON SHEET 3

PARCEL A  
LOT 1  
HAGGEN CENTER BSP #1  
REC. #200207100176



CONTINUED ON SHEET 5

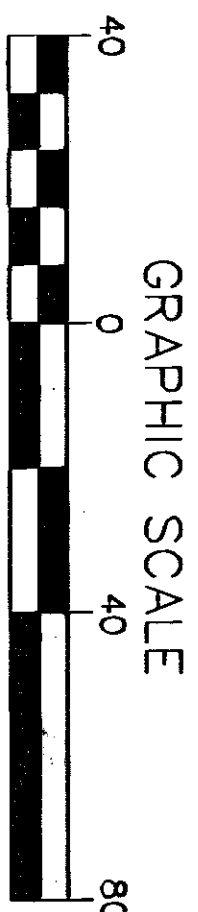
P117184  
NOT A PART OF BSP

P117184  
NOT A PART OF BSP

BURLINGTON BLVD.

LEGEND

- |   |                  |     |                              |
|---|------------------|-----|------------------------------|
| M | WATER VALVE      | --- | EXISTING LOT LINES           |
| ○ | HYDRANT          | --- | WATER LINE                   |
| ⊗ | WATER METER      | --- | SAUNATARY SEWER LINE         |
| ⊙ | MANHOLES (SS/SD) | --- | STORM DRAIN LINE             |
| □ | CB               | --- | GAS LINE                     |
| ⊠ | JUNCTION BOX     | --- | UNDERGROUND POWER LINES      |
| ☆ | LIGHT STANDARD   | --- | UNDERGROUND TELEPHONE LINES  |
| △ | SGN              | --- | UNDERGROUND TELEVISION LINES |



PAGE ENGINEERS INC.  
1601 2nd Ave. Suite 1000  
Seattle, WA 98101

SCALE 1" = 40'  
DWG. 5714-15-SRV

BINDING SITE PLAN NO. 3-06  
BRIAR DEVELOPMENT COMPANY  
SHEET 4 OF 6

200608140195  
Skagit County Auditor  
8/14/2006 Page 4 of 6 3:06PM



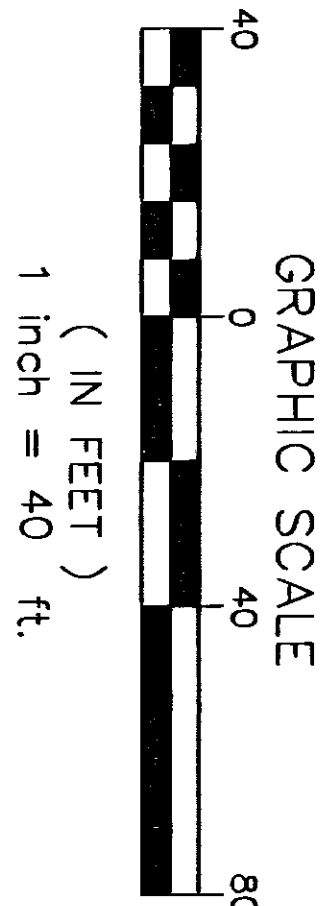
HAGGEN RETAIL CENTER  
BINDING SITE PLAN

POR. OF SECTION 6, TWP. 34N., R. 04E., W.M.  
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

LEGEND

- WATER VALVE
- HYDRANT
- WATER METER
- MANHOLES (SS/SD)
- CB
- JUNCTION BOX
- LIGHT STANDARD
- SIGN

- EXISTING LOT LINES
- W
- WATER LINE
- SS
- SANITARY SEWER LINE
- SD
- STORM DRAIN LINE
- G
- GAS LINE
- P
- UNDERGROUND POWER LINES
- T
- UNDERGROUND TELEPHONE LINES
- TV
- UNDERGROUND TELEVISION LINES



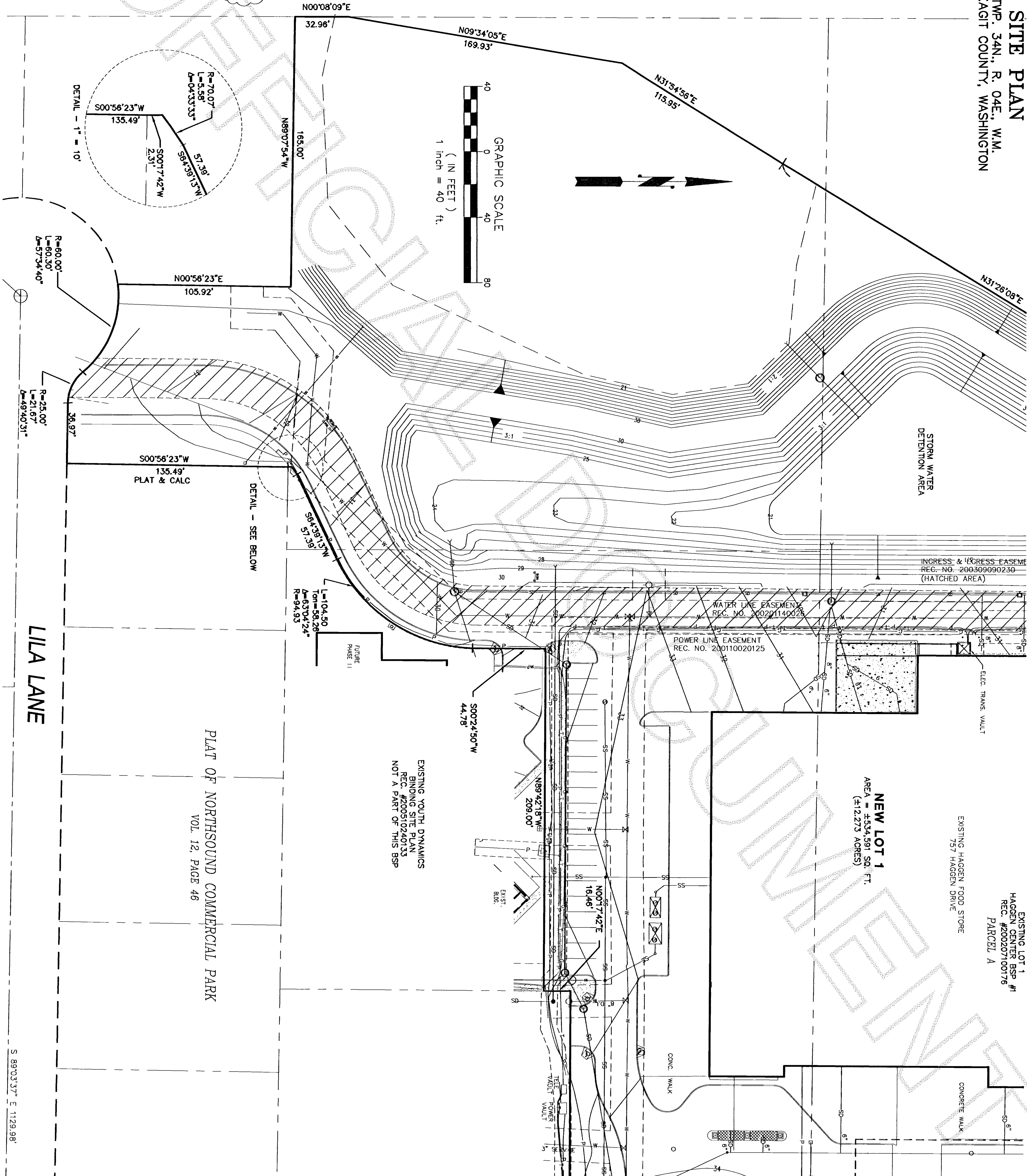
PARCEL D  
EASEMENT AREA OVER DRIVEWAY  
AND PARKING AREAS WITHIN LOTS  
1, 2 AND 3 OF CITY OF BURLINGTON  
BSP REC. NO. 200207100176 AND  
LOT B OF CITY OF BURLINGTON BLA  
REC. NO. 200007280054.

7/13/06



PACE Engineers Inc.  
1601 2nd Ave  
Seattle, WA 98101

SCALE 1" = 40'  
DWG. 5714-15-SRV



CONTINUED ON SHEET 6

EXISTING LOT 1  
HAGGEN CENTER BSP #1  
REC. #200207100176  
PARCEL A

8/14/2006 Page 5 of 6 3:06PM

200608140195  
Skagit County Auditor

CONTINUED ON SHEET 4

BINDING SITE PLAN NO. 3-06  
BRIAR DEVELOPMENT COMPANY

SHEET 5 OF 6

HAGGEN RETAIL CENTER  
BINDING SITE PLAN  
POR. OF SECTION 6, TWP. 34N., R. 04E., W.M.  
CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON

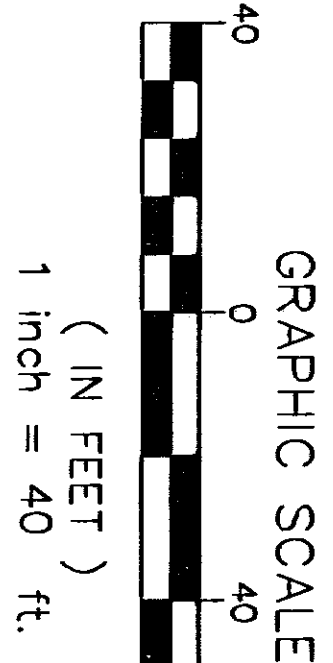
200608140195  
Skagit County Auditor  
8/14/2006 Page 6 of 6 3:06PM

P23577

LEGEND

- WATER VALVE
- HYDRANT
- WATER METER
- MANHOLES (SS/SD)
- CB
- JUNCTION BOX
- LIGHT STANDARD
- SIGN

- EXISTING LOT LINES
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- UNDERGROUND POWER LINES
- UNDERGROUND TELEPHONE LINES
- UNDERGROUND TELEVISION LINES



PARCEL D  
EASEMENT AREA OVER DRIVEWAY  
AND PARKING AREAS WITHIN LOTS  
1, 2 AND 3 OF CITY OF BURLINGTON  
BSP REC. NO. 200207100176 AND  
LOT B OF CITY OF BURLINGTON BLA  
REC. NO. 20007280054.

NEW LOT 2  
AREA = ±119,773 SQ. FT.  
(±2.750 ACRES)

INGRESS & EGRESS EASEMENT  
REC. NO. 200309090230  
(HATCHED AREA)

NEW LOT 2  
AREA = ±119,773 SQ. FT.  
(±2.750 ACRES)

NEW LOT 3  
AREA = ±34,429 SQ. FT.  
(±0.7904 ACRES)

NEW LOT 1  
AREA = ±534,591 SQ. FT.  
(±12.273 ACRES)

EXISTING HAGGEN FOOD STORE  
757 HAGGEN DRIVE

A.F. #769083

MENT

PARCEL A  
EXISTING LOT 1

CONTINUED ON SHEET 3

CONTINUED ON SHEET 5

PAGE: Engineers Inc.  
1601 2nd Ave, Suite 1000  
Seattle, WA 98101

SCALE 1" = 40'  
DWG. 5714-15-SRV

BINDING SITE PLAN NO. 3-06  
BRIAR DEVELOPMENT COMPANY

SHEET 6 OF 6