

When Recorded Return to:
TYSON O'NEILL
504 N. Gardner
Burlington WA 98233



200610020180
Skagit County Auditor

10/2/2006 Page 1 of 8 3:43PM

Chicago Title Company - Island Division
Order No: BE10752 MJJ Title Order No: IC39063

STATUTORY WARRANTY DEED

THE GRANTOR **JBK INVESTMENTS, LLC**, a Washington Limited Liability Company and **BOUSLOG INVESTMENTS, LLC**, a Washington Limited Liability Company, as their interests may appear

for and in consideration of **TEN (\$10.00) DOLLARS and other good and valuable consideration** in hand paid, conveys and warrants to **TYSON O'NEILL, a single person**

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 2E of BAY RIDGE BUSINESS PARK BINDING SITE PLAN, BSP NO. PL-03-0706, approved June 8, 2004, and recorded July 9, 2004, under Auditor's File No. 200407090108, records of Skagit County, Washington; being a portion of the East Half of the Northeast Quarter of Section 3, Township 34 North, Range 3 East of the Willamette Meridian.


Situated in Skagit County, Washington.

Tax Parcel Number(s): 8054-000-005-0000 P122074

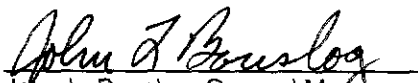
Subject to: Restrictions, reservations and easements of record as disclosed in Schedule B-001 of Chicago Title Company Commitment IC39063, paragraphs 1 through 14 and in Schedule B of same commitment, paragraph 15, and attached as Exhibit "A".

Dated: September 29, 2006

JBK INVESTMENTS, LLC


Barbara Bazant, General Manager

BOUSLOG INVESTMENTS, LLC


John L. Bouslog, General Manager

#5128
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 02 2006

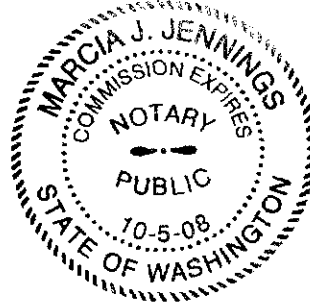
Amount Paid \$ 6069.41
By Skagit Co. Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Barbara Bazant to me known to be the General Manager of JBK INVESTMENTS, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that she is authorized to execute the said instrument on behalf of said entity.

Dated: September 29, 2006

Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008

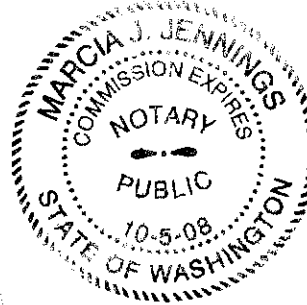


STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that John L. Bouslog to me known to be the General manager of BOUSLOG INVESTMENTS, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: September 29, 2006

Marcia J. Jennings
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008



200610020180
Skagit County Auditor

EXHIBIT 'A'

SCHEDULE B-001

1. PUD WATER PIPELINE EASEMENT on the face of SHORT PLAT NO. 96-012 and BSP NO. 00-0154;

Easements are 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 property in the construction and maintenance of a 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 as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantors. 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 or 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 the 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, construct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any may interfere with, construct or endanger the districts use of the easement.

2. UTILITY EASEMENT on the face of SHORT PLAT NO. 96-012;

An easement is hereby reserved for and granted to the City of Burlington, Public Utility District No. 1, Puget Sound Power and Light, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the ten (10) feet as shown on the face of the Short Plat plan in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, 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 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 owner in the subdivision by the exercise of rights and privileges hereon granted.

continued.....



200610020180
Skagit County Auditor

EXHIBIT 'A'

SCHEDULE B-001

Page 2

3. Notes on the face of SHORT PLAT NO. 96-012;

- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to the usage of said road.
- B. Short Plat number and date of approval shall be included in all deeds and contracts.
- C. No building permit shall be issued for any residential and/or commercial structures which are not at the time of application determined to be within an official designated boundary of Skagit County Fire District.
- D. Change in location of access may necessitate change of address. Contact Skagit County Public Works.
- E. Lot 4 is subject to a non-exclusive drainage easement for the benefit of Lots 1, 2 and 3 as shown hereon and for the benefit of the developers property lying North of Peterson Road.
- F. Zoning is commercial light industrial.
- G. Sewage Disposal – City of Burlington.
- H. Water – Skagit County PUD.
- I. At the time of Lot Development, Drainage improvements may be required. Contact Skagit County Public Works for further information.
- J. Lots 1 and 3 are subject to a 20 foot drainage easement as shown for the benefit of the developers property lying North of Peterson Road.
- K. Lot 2 is subject to a 60 foot easement for ingress-egress, drainage and utilities over-under and across for the benefit of Lots 1, 2, 3 and 4. The location of which is as shown on Sheet 1. Said easement shall include any future subdivision of said lots.
- L. Lots 1, 3, and 4 are subject to a 20 foot easement for sanitary sewer and drainage as shown for the benefit of Lots, 1, 2, 3 and 4.
- M. Lot 4 is subject to a non-exclusive easement for drainage and utilities for the benefit of Lots 1, 2 and 3 as shown hereon.
- N. Lot 4 is subject to a non-exclusive temporary easement for a hammerhead turn-around for the benefit of Lots 1, 2, 3 and 4.
- O. Lot 3 is subject to a 60 foot non-exclusive easement for ingress-egress drainage and utilities over-under and across for the benefit of Lots 1, 2, 3 and 4. Said easement shall include any future subdivision of said lots.
- P. The subject property is located within the designated airport environs of the port of Skagit County Section 14.04.171. of the Skagit County Code will apply.
- Q. Easement referred to in Note No. 5 above is subject to change if future lot layout requires a different location.



200610020180
Skagit County Auditor

Chicago Title Company - Island Division

EXHIBIT 'A'

4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: December 8, 1997
Auditor's No(s): 9712080099, records of Skagit County, Washington

AMENDED by instrument(s):
Recorded: June 22, 2005 and October 12, 2005
Auditor's No(s): 200506220163 and 200510120152, records of Skagit County, Washington
5. Non-exclusive easement and road maintenance agreement;
Recorded: October 11, 1996
Auditor's File No.: 9610110055, records of Skagit County, Washington
6. Grant Agreement between Skagit County, Bouslog Investments LLC, and JBK Investments LLC, for public facility project funding, recorded May 14, 2002, under Auditor's File No. 200205140079, records of Skagit County, Washington.
7. Notes on the face of BSP No. PL-03-0706, as follows:
 - A. The binding site plan number and date of approval shall be included in all deeds and contracts.
 - B. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road. See declaration of covenants, conditions, restrictions and reservations for Bay Ridge Business Park, recorded under Skagit County Auditor's File No. 9712080099, records of Skagit County, Washington.
 - C. Water – Skagit County PUD No. 1.
 - D. Sewage Disposal – City of Burlington Sanitary Sewer System.
 - E. Zoning – Bayview Ridge Industrial (BR-I)
 - F. This property is subject to and together with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record including but not limited to those instruments being recorded under Skagit County Auditor's File Nos. 791911, 865064, 9610110055, 9610110054, 9712080099, 200106150012, 200109240142 and 200404260058, records of Skagit County, Washington.
 - G. Per Short Plat No. 96-012, Lot 4 is subject to a non-exclusive drainage easements for the benefit of Lots 1, 2 and 3 of said Short Plat No. 96-012 for the benefit of the developers property lying North of Peterson Road. The easement is subject to change if future lot layout requires a different location. This binding site plan shows additional storm drainage easements to accommodate the regional storm drainage requirements.
 - H. 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.
 - I. Change in location of access, may necessitate a change of address. Contact Skagit County Planning and Permit Center.
 - J. Parking requirements for each lot shall be determined on an individual lot basis at the time of building permit application.



200610020180
Skagit County Auditor

EXHIBIT 'A'

Paragraph 7 continued

- K. Landscaping requirements for each lot shall be determined on an individual lot basis at the time of building permit application and shall conform to the Skagit County landscaping code in effect at the time of application. Additionally, a substantial sight-obscuring buffer shall be required on any lot adjacent to non-industrial zoned property. See SCC 14.16.180(8).
- L. Setbacks:
- Front – 35 feet
 - Side – None if adjacent to other commercial/industrial. Zoning designations and 35 feet if adjacent to other zoning designations
 - Rear – Non 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-HI or NRI zone. Setbacks shall then be a minimum of 35 feet.
 - Accessory: Same as principal buildings. Canopies or gasoline pumps may be setback within 15 feet from the street right-of-way.
- Setbacks from NRL Lands shall be provided per SCC 14.16.810(7)
- Maximum Height – Structures that exceed 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 14.16.720.
- M. 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. Avigation easements will be required prior to the issuance of any development permits. An avigation easement has been granted to the Port of Skagit County for this property, recorded under Skagit County Auditor's File No. 200404260058, records of Skagit County, Washington.
- N. Tract Z 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 Z is not a building lot.
- O. All runoff from impervious surfaces and roof drains shall be directed so as not to adversely affect adjacent properties.
- P. Wetlands shown hereon were delineated by Wetland Resources, Inc. All wetlands here found to be type IV with the exception of the one large wetland in the Southeast corner of Lot 2H, which is Type III. Type III wetlands require a 50 foot buffer and type IV wetlands in excess of 10,000 sq. ft. require a 25 foot buffer.



200610020180
Skagit County Auditor

EXHIBIT 'A'

8. Surveyor's Note on the face of BSP No. PL-03-0706, as follows:

Based upon independent fieldwork and conversations with Mark Lound, P.L.S, Leonard, Boudinot and Skodje, Inc. This Survey has accepted the subdivision shown on Bay Ridge Business Park Binding Site Plan BSP No. 00-154 and Skagit Regional Airport Binding Site Plan, Phase 2, Div. I mentioned in Note No. 14. The subdivision shown on earlier surveys, Short Plat No. 96-012 in particularly, has been superceded by the new subdivision. The USDA Monument shown as the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 3 on said Short Plat No. 96-012 could not be substantiated and has subsequently not been accepted. This survey shows the relationship of the new 1/16 corner to the previously referenced USDA Monument. Additionally, the rebar shown as being 0.6 feet South of the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 3, is in face the Northwest corner of said subdivision. Although the lots created via Short Plat No. 96-012 utilized the USDA Monument as a subdivision corner, which has since been found to be an incorrect location. 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.

9. Easement Dedications on the face of BSP No. PL-03-0706, as follows:

An easement is hereby reserved for and granted to the City of Burlington, County of Skagit, Public Utility District No. 1, Puget Sound Energy, AT& T Broadband, Verizon, Cascade Natural Gas, and their respective successors and assigns, under and upon the exterior 10 feet of front boundary lines of lots and tracts and other specific utility easement as shown on the face of this 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 any real property owner in the subdivision by the exercise of rights and privileges herein granted.

10. Easement delineated on the face of said BSP No. PL-03-0706;

For: Utilities
Affects: Exterior 10 feet adjacent to street

11. Easement delineated on the face of said BSP No. PL-03-0706;

For: Signage
Affects: Northwesterly portion of Lot 2E

12. Easement delineated on the face of said BSP No. PL-03-0706;

For: Sewer
Affects: Southerly 30 feet of said premises

13. Easement delineated on the face of said BSP No. PL-03-0706;

For: Utility
Affects: Southwesterly corner of said premises

14. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: December 8, 1997
Auditor's No(s).: 9712080099, records of Skagit County, Washington
Imposed By: Owner's Association of Bay Ridge Business Park

- END OF SCHEDULE B-001 -



200610020180
Skagit County Auditor

Chicago Title Company - Island Division

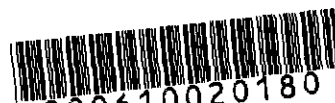
EXHIBIT 'A'

SCHEDULE B

SPECIAL EXCEPTIONS:

15. Agreement, including the terms and conditions thereof; entered into;
By: JBK Investments, LLC, et al
And Between: Skagit County Fire District No. 6
Recorded: November 28, 2005
Auditor's No.: 200511280001, records of Skagit County, Washington
Providing: Establishing Development Fees

- End of Exhibit "A" -



200610020180
Skagit County Auditor

10/2/2006 Page

8 of

8 3:43PM