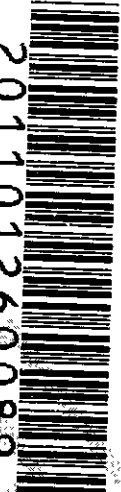


STEEN BINDING SITE PLAN

GOVERNMENT LOT 2 (NW 1/4 OF NE 1/4) OF SECTION 6, T.34 N., R.4 E. WM.

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC.
201101260089
Skagit County Auditor
1/26/2011 Page 1 of 4 1:01PM



DEDICATION - RELINQUISHMENT OF EASEMENTS
KNOW ALL MEN BY THESE PRESENTS THAT WENATCHEE EQUITY INVESTORS, LLC, GARY A. STEEN, DAINE M. STEEN, STANDARD SERVICES AND DISTRIBUTION, INC. AND JABAB WAPAR, LLC, OWNERS IN FEE, SAMPLE OR CONTRACT PURCHASERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY PLATED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES, IF ANY, SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUE SHOWN HEREON.
THE BELOW FURTHER REINFORCE THE 40 AND 50 FOOT INGRESS-EGRESS AND UTILITY EASEMENT ALONG THE WEST AND SOUTH LINES OF LOT "A" AS SHOWN ON REVISED BURLINGTON SHORT PLAT 2-88, RECORDED IN VOLUME 8 OF SHORT PLATS AT PAGE 53, UNDER AUDITORS FILE NUMBER 8907250031 AS WELL AS THE 10 FOOT SEWER EASEMENT ALONG THE EAST LINE OF LOT "A" AS SHOWN ON SAID SHORT PLAT.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 10 DAY OF January, 2011.

Gary A. Steen
WENATCHEE EQUITY INVESTORS, LLC
BY: Gary A. Steen

Daine M. Steen
DAINE M. STEEN

Jabab Wapar, LLC
BY: Daine M. Steen

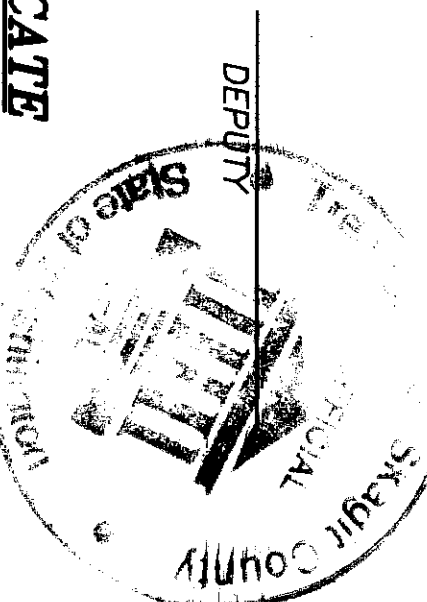
Gary A. Steen
GARY A. STEEN

Gary A. Steen
STANDARD SERVICES AND DISTRIBUTION, INC.
BY: Gary A. Steen

SKAGIT COUNTY 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 2010.
THIS 05 DAY OF Jan. 2011.

Phyllis D. Kipp
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 FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 19 DAY OF Jan. 2011

Wendy Johnson
CITY TREASURER

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, PROJECT SOUND ENERGY, VERNON NORTHWEST, CASCADE NATURAL GAS CORPORATION, AND AIRT BROAD BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR TO FEET OF ALL LOTS AND TRACTS ADJUTING ALL PUBLIC ROADS AND RIGHTS OF WAY AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION, 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 OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

PRIVATE DRAINAGE AND SEWER EASEMENTS

EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF AND SANITARY SEWER ARE HEREBY GRANTED AND CONVEYED IN FAVOR OF ALL LOT OWNERS, OVER, UNDER AND ACROSS ALL LOTS SHOWN HEREON, THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF ALL LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES AND ASSIGNS.
THE CITY OF BURLINGTON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

APPROVALS

EXAMINED AND APPROVED THIS 19 DAY OF Jan. 2011

Carol Kipp
CITY ENGINEER

ATTEST: CITY COMPTROLLER

ATTEST: PLANNING DIRECTOR

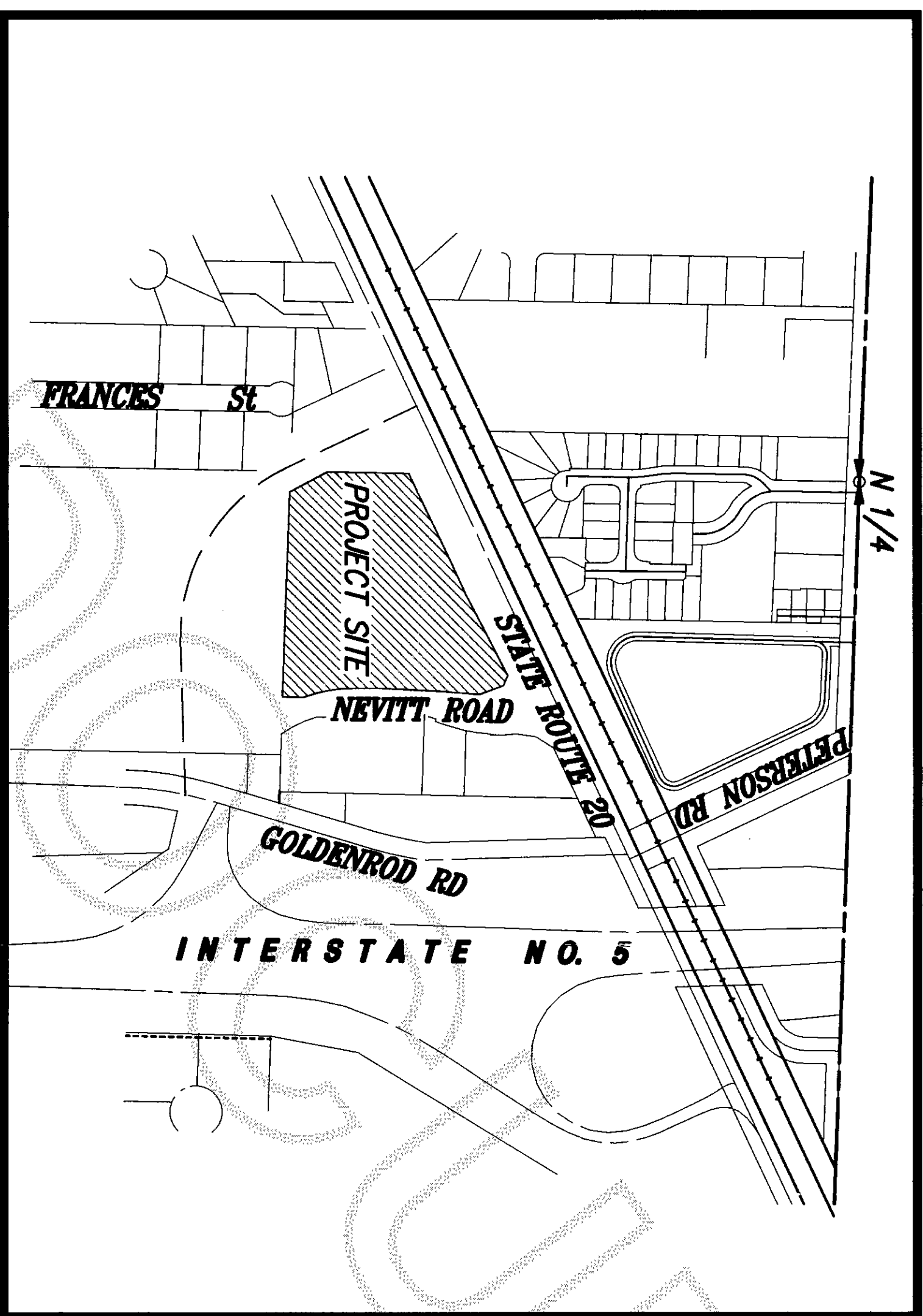
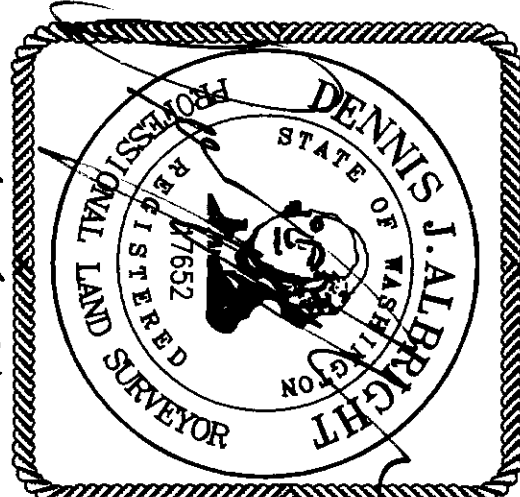
Wendy Johnson
Wendy Johnson

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE "STEEN BINDING SITE PLAN" IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS HAVE BEEN SET AS SHOWN, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF BURLINGTON.

Dennis J. Albright
DENNIS J. ALBRIGHT, PLS

1-10-11
DATE



VICINITY MAP

NOT TO SCALE

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Skagit)
I, Gary A. Steen,)
do hereby certify that I know or have satisfactory evidence that DAINE M. STEEN is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.
DATED: January 10, 2011.

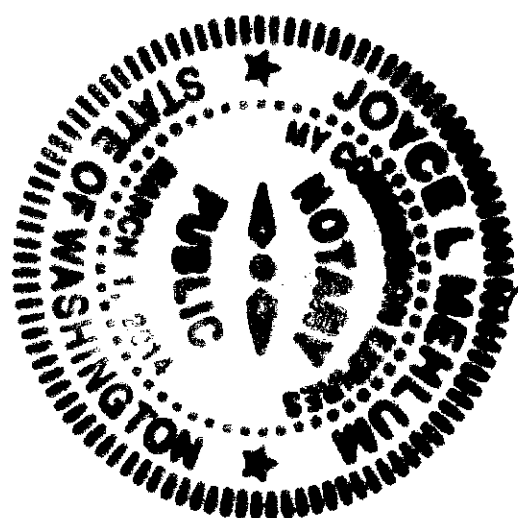
Gary A. Steen

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Joyce L. Melhion
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Burlington

MY APPOINTMENT EXPIRES 3-1-2014



ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Skagit)
I, Gary A. Steen,)
do hereby certify that I know or have satisfactory evidence that GARY A. STEEN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.
DATED: January 10, 2011.

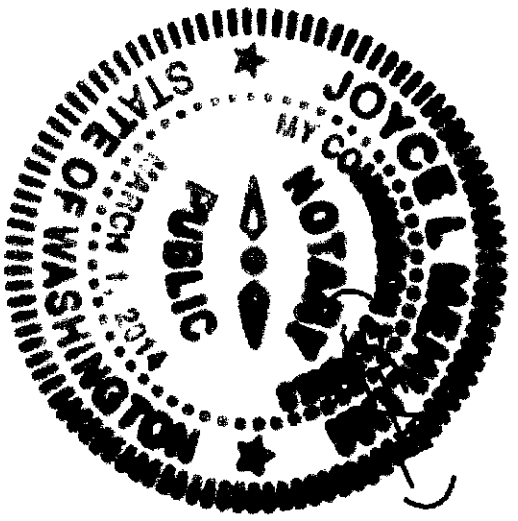
Gary A. Steen

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

Joyce L. Melhion
(NOTARY NAME TO BE PRINTED)

RESIDING AT: Burlington

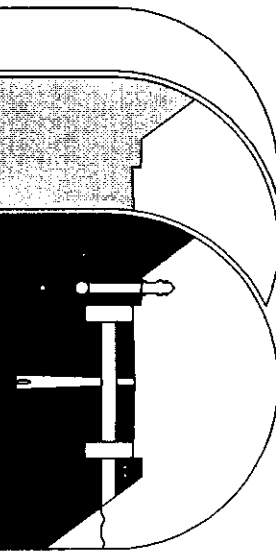
MY APPOINTMENT EXPIRES 3-1-2014



NOTES

1. ZONING - C1 GENERAL COMMERCIAL
2. SEWAGE DISPOSAL - CITY OF BURLINGTON
3. WATER - SKAGIT COUNTY PUB. UTILITIES
4. POWER - PROJECT SOUND ENERGY
5. TELEPHONE - FRONTIER
6. GAS - CASCADE NATURAL GAS
7. CABLE - AT&T CABLE
8. STORM - CITY OF BURLINGTON
9. ALL LOTS WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ROADS, FAVORABLE UPON ISSUANCE OF A BUILDING PERMIT.
10. THIS SURVEY HAS DEPICTED EXISTING FENCE LINES AND OTHER OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
11. BUYER SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOOD PLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE NECESSARY FOR THE FIRST FLOOR OF CONSTRUCTION, CONTACT THE CITY OF BURLINGTON BUILDING DEPARTMENT FOR FINISHED FLOOR ELEVATIONS.
12. LOTS 1, 2, 3 AND 4 HEREBY GRANT AND CONVEY TO LOTS 1, 2, 3 AND 4 AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS AS SHOWN ON SHEET 4 OF 4.
13. LOTS 1, 2, 3 AND 4 HEREBY GRANT AND CONVEY AN EASEMENT FOR UTILITIES, OVER, UNDER AND ACROSS THE AREA AS SHOWN ON SHEET 4 OF 4, SAID EASEMENT IS GRANTED TO THE CITY OF BURLINGTON, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1, PROJECT SOUND ENERGY, VERNON NORTHWEST, CASCADE NATURAL GAS AND AIRT BROAD BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, 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 HEREIN GRANTED.
14. ALL LOTS IN THIS BINDING SITE PLAN ARE SUBJECT TO AND TOGETHER WITH COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS AS OUTLINED IN DOCUMENT RECORDED UNDER AUDITORS FILE NO. 201101260089.
15. ALL UTILITIES SHALL BE INSTALLED BEFORE BUILDING PERMITS WILL BE ISSUED.

Sound Development Group



ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 CLEVELAND AVE., SUITE 202
MOUNT VERNON WA, 98273
Tel: 360-404-2010 Fax: 360-404-2013

STEEN BINDING SITE PLAN

IN A PORTION OF GOVERNMENT LOT 2

SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.,
SKAGIT COUNTY, STATE OF WASHINGTON
CITY OF BURLINGTON

OWNERS
WENATCHEE EQUITY INVESTORS LLC
10776 MARY LN, BURLINGTON WA, 98233

DATE: 1-3-11 BY: DJA SCALE: FEB.
PROJECT NO. 8073 8073-BSP.DWG

STEEN BINDING SITE PLAN

IN A PORTION OF GOVERNMENT LOT 2 (NW 1/4 OF NE 1/4) OF SECTION 6, T.34 N., R.4 E. WM.

201101260089
Skagit County Auditor

1/26/2011 Page 2 of 4 1:01PM

LEGAL DESCRIPTION

PARCEL "A" TRACT "A" OF REVESED SHORL PLAT NO. BURL 2-88, APPROVED APRIL 18, 1989, RECORDED JULY 25, 1989, IN VOLUME 8 OF SHORT PLATS, PAGE 53, UNDER AUDITORS FILE NO. 8807250031, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 2, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, EXCEPT FROM ALL THE ABOVE THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 769 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0° 03' 45" EAST, PARALLEL TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 274.25 FEET; THENCE NORTH 0° 03' 45" EAST 329.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 20; THENCE SOUTH 63° 32' 15" WEST, ALONG SAID HIGHWAY RIGHT OF WAY LINE, 228.53 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 03' 45" WEST 224.32 FEET; THENCE WESTERLY 30 FEET, PARALLEL TO THE SOUTH LINE OF GOVERNMENT LOT 2, THENCE NORTH 0° 03' 45" EAST TO THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY; THENCE EASTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING. EXCEPT THEREFROM THAT PORTION TAKEN BY THE STATE OF WASHINGTON PURSUANT TO A "STIPULATED JUDGMENT AND DECREE OF APPROPRIATION" ENTERED OCTOBER 1, 2007 IN SKAGIT COUNTY CAUSE NO. 07-2--00936-4.

PARCEL "B" TRACT "B" OF REVESED SHORT PLAT NO. BURL 2-88, APPROVED APRIL 18, 1989, RECORDED JULY 25, 1989, IN VOLUME 8 OF SHORT PLATS, PAGE 53, UNDER AUDITORS FILE NO. 8807250031, RECORDS OF SKAGIT COUNTY WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, UTILITIES, MAINTENANCE AND STORM DRAINAGE OVER AND ACROSS THE WEST 40 FEET AND THE SOUTH 50 FEET OF TRACT "A" AS DELINEATED ON THE FACE OF SAID SHORT PLAT. ALSO TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 3 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE NORTH 0° 05' 30" WEST, ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 222.48 FEET, MORE OR LESS, TO A POINT 110 FEET SOUTH OF THE INTERSECTION OF SAID LOT LINE WITH THE SOUTH LINE OF THE HIGHWAY LYING SOUTHERLY OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY; THENCE SOUTH 63° 33' WEST, PARALLEL TO SAID HIGHWAY, 95 FEET TO A POINT THAT IS THE MOST SOUTHERLY CORNER OF A TRACT CONVEYED TO WESTLY G. COOK BY DEED DATED JUNE 7, 1948, RECORDED JULY 20, 1949 UNDER AUDITORS FILE NO. 433859; THENCE NORTH 26° 27' WEST, ALONG SAID COOK TRACT, 98.56 FEET, MORE OR LESS, TO THE SAID HIGHWAY; THENCE SOUTH 63° 33' WEST, ALONG SAID HIGHWAY, 122.27 FEET, MORE OR LESS, TO THE INTERSECTION WITH A LINE EXTENDED NORTH 26° 27' WEST FROM A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3 WHICH IS 133.46 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3, AS MEASURED ALONG THE SOUTH LINE THEREOF; THENCE SOUTH 26° 27' EAST 236.90 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID LOT 3, THENCE EAST ALONG SAID LINE 133.46 FEET TO THE POINT OF BEGINNING. EXCEPT THEREFROM THAT PORTION TAKEN BY THE STATE OF WASHINGTON PURSUANT TO A "STIPULATED JUDGMENT AND DECREE OF APPROPRIATION" ENTERED MARCH 21, 2008 IN SKAGIT COUNTY CAUSE NO. 07-2--00936-4.

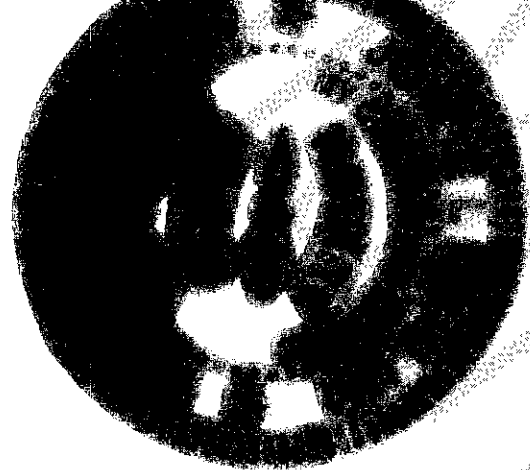
PARCEL "C" THAT PORTION OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 769 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0° 03' 45" EAST, PARALLEL TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 274.25 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0° 03' 45" EAST 329.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE SOUTH 63° 32' 15" WEST, ALONG SAID HIGHWAY RIGHT OF WAY LINE, 228.53 FEET; THENCE SOUTH 0° 03' 45" WEST 224.32 FEET; THENCE SOUTH 89° 02' 30" EAST, PARALLEL TO THE SOUTH LINE OF GOVERNMENT LOT 2, A DISTANCE OF 204.5 FEET TO THE TRUE POINT OF BEGINNING. EXCEPT THE EAST 15 FEET THEREOF; AND EXCEPT THE SOUTH 125 FEET THEREOF; AND EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BE DEED RECORDED NOVEMBER 14, 1956, UNDER AUDITORS FILE NO. 544074; TOGETHER WITH THAT PORTION OF SAID GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, CONVEYED TO STANDARD SERVICES AND DISTRIBUTION, INC. BY THAT QUIT CLAIM DEED RECORDED AUGUST 6, 1990 UNDER SKAGIT COUNTY AUDITORS FILE NO. 900806012 AND AS DELINEATED AS A PORTION OF BOTH PARCEL "A" AND "B" APPARENT GAP IN TITLE LINES" ON THE FACE OF CITY OF BURLINGTON SHORT PLAT NO. 2-88 (REVISED), RECORDED JULY 25, 1989 UNDER SKAGIT COUNTY AUDITORS FILE NO. 8807250031. EXCEPT THEREFROM THAT PORTION TAKEN BY THE STATE OF WASHINGTON PURSUANT TO A "STIPULATED JUDGMENT AND DECREE OF APPROPRIATION" ENTERED MARCH 21, 2008 IN SKAGIT COUNTY CAUSE NO. 07-2--00936-4.

PARCEL "D" THE SOUTH 125 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 769 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0° 03' 45" EAST, PARALLEL TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 274.25 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0° 03' 45" EAST 329.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE STATE HIGHWAY; THENCE SOUTH 63° 32' 15" WEST, ALONG SAID HIGHWAY RIGHT OF WAY LINE, 228.53 FEET; THENCE SOUTH 0° 03' 45" WEST 224.32 FEET; THENCE SOUTH 89° 02' 30" EAST, PARALLEL TO THE SOUTH LINE OF LOT 2, A DISTANCE OF 204.5 FEET TO THE TRUE POINT OF BEGINNING, EXCEPT THE EAST 15 FEET THEREOF CONVEYED TO HELENE W. NEWITT AND NEEL D. NEWITT, BY DEED DATED NOVEMBER 4, 1946 AND RECORDED NOVEMBER 8, 1946 UNDER AUDITORS FILE NO. 397831. EXCEPT THEREFROM THAT PORTION TAKEN BY THE STATE OF WASHINGTON PURSUANT TO A "STIPULATED JUDGMENT AND DECREE OF APPROPRIATION" ENTERED MARCH 21, 2008 IN SKAGIT COUNTY CAUSE NO. 07-2--00936-4.

PARCEL "E" THAT PORTION OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 973.5 FEET WEST AND 06.5 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 167.75 FEET; THENCE EAST 189.5 FEET, MORE OR LESS, TO THE WEST LINE OF A ROAD RIGHT OF WAY CONVEYED BY DEED DATED NOVEMBER 4, 1946, RECORDED IN VOLUME 214 OF DEEDS AT PAGE 116, UNDER AUDITORS FILE NO. 397831; THENCE SOUTH ALONG THE WEST LINE OF SAID ROAD 167.75 FEET, MORE OR LESS, TO A POINT 106.5 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE WEST 189.5 FEET TO THE PLACE OF BEGINNING; EXCEPT THE SOUTH 60 FEET OF SAID PREMISES AS MEASURED ALONG THE WEST LINE THEREOF. ALSO EXCEPT THEREFROM THAT PORTION THEREOF TAKEN BY THE STATE OF WASHINGTON PURSUANT TO A "STIPULATED JUDGMENT AND DECREE OF APPROPRIATION" ENTERED OCTOBER 1, 2007 IN SKAGIT COUNTY CAUSE NO. 07-2--00936-4.

PARCEL "F" ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL, "B" LYING WESTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEERS STATION 14+00 ON THE N.T. LINE SURVEY OF SR 5, SR 20 INTERCHANGE AND 27 FEET WESTERLY THEREFROM; THENCE SOUTHERLY PARALLEL, WITH SAID LINE SURVEY TO A POINT OPPOSITE HIGHWAY ENGINEERS STATION NT 15+78.70; THENCE WESTERLY TO A POINT OPPOSITE SAID HIGHWAY ENGINEERS STATION AND 33 FEET WESTERLY THEREFROM; THENCE SOUTHERLY PARALLEL WITH SAID LINE SURVEY TO A POINT OPPOSITE HIGHWAY ENGINEERS STATION NT 16+72 AND THE END OF THIS LINE DESCRIPTION. PARCEL "G" BEGINNING AT A POINT 973.5 FEET WEST OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE NORTH 166.5 FEET; THENCE EAST 189.5 FEET, MORE OR LESS, TO THE WEST LINE OF A ROAD RIGHT OF WAY CONVEYED BY DEED DATED NOVEMBER 4, 1946 AND RECORDED IN VOLUME 214 OF DEEDS AT PAGE 116 UNDER AUDITORS FILE NO. 397831; THENCE SOUTH ALONG THE WEST LINE OF SAID ROAD 166.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE WEST 189.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPT THAT PORTION, IF ANY, LYING WITHIN NEWITT ROAD AS CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITORS FILE NO. 544074.

- SCHEDULE B-1, EXCEPTIONS
1. CASCADE GAS EASEMENT, AFR 8607150028, WEST 5 FEET OF PROPERTY AS SHOWN HEREON.
 2. EASEMENTS AS SHOWN ON SHORT PLAT BURL 2-88, AFR 8807250031, INGRESS-EGRESS AND UTILITY EASEMENT AND 10 FOOT SEWER EASEMENT, THESE EASEMENTS ARE BEING RELINQUISHED AS PART OF THIS BINDING SITE PLAN, SEE DEDICATION SHEET 1 OF 4.
 3. EASEMENT TO PUEBT POWER, AFR 9211160120, AS SHOWN HEREON.
 4. PUEBT POWER EASEMENT, AFR 9211030057, AS SHOWN HEREON.
 5. PUEBT POWER EASEMENT, AFR 9307290105, DOES NOT AFFECT PARCEL.
 6. PUEBT POWER EASEMENT, AFR 414575, DOES NOT AFFECT PARCEL.



ACKNOWLEDGMENT

STATE OF WA)
COUNTY OF Skagit)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Doreen M. Steen IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE DEEDS OF STANDARD SERVICES AND DISTRIBUTION, INC. A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

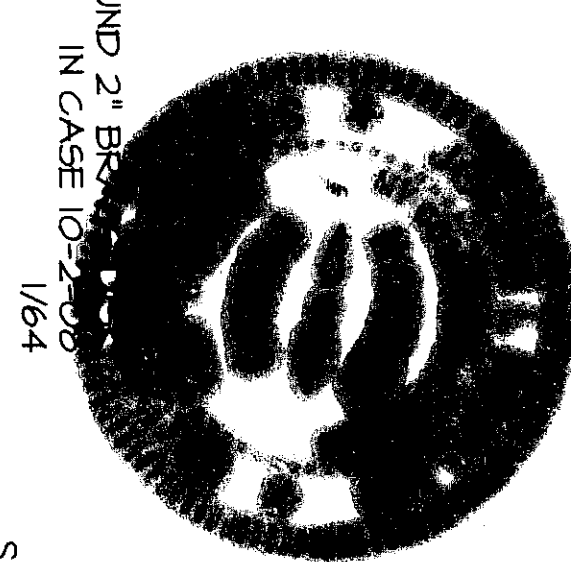
DATED January 10, 2011.

ACKNOWLEDGMENT

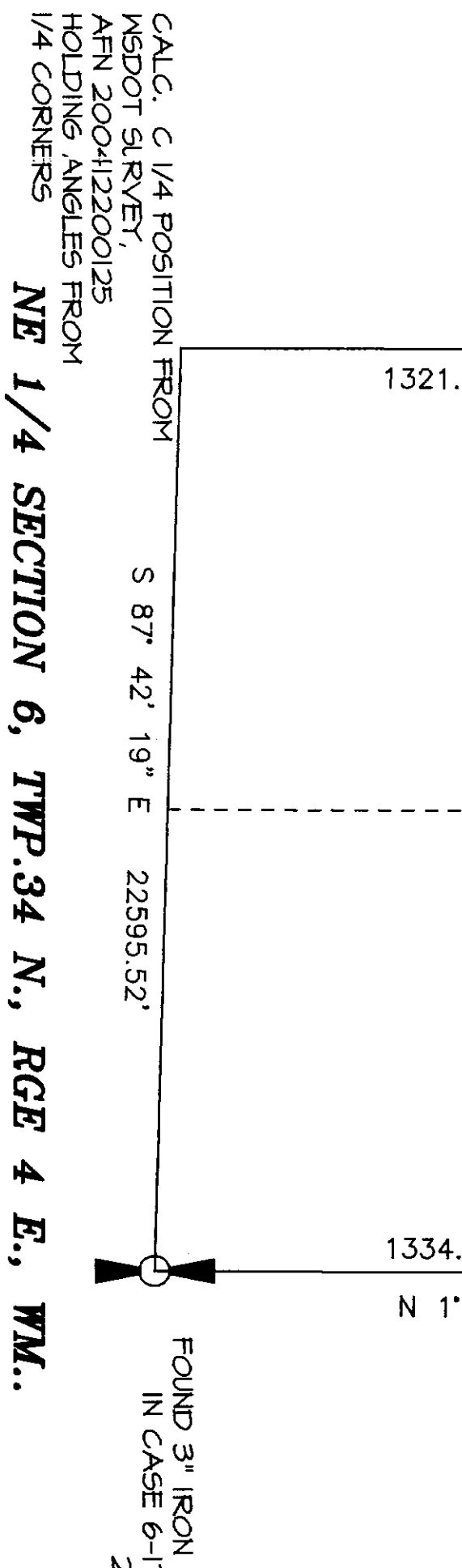
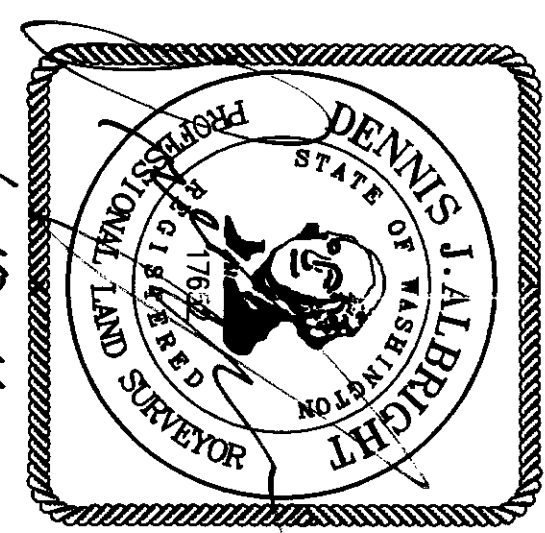
STATE OF WA)
COUNTY OF Skagit)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Geary A. Steen IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE DEEDS OF STANDARD SERVICES AND DISTRIBUTION, INC. A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 10, 2011.



NOTARY PUBLIC
Joyce L. Mendum
(NOTARY NAME TO BE PRINTED)
RESIDING AT Burlington
MY APPOINTMENT EXPIRES 3-1-2014



Sound Development Group

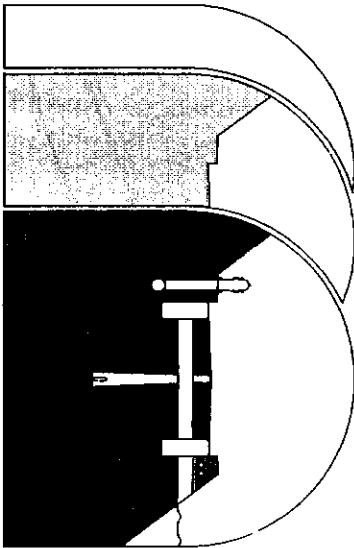
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 CLEVELAND AVE., SUITE 202
MOUNT VERNON WA, 98273
Tel: 360-404-2010 Fax: 360-404-2013

STEEN BINDING SITE PLAN

IN A PORTION OF GOVERNMENT LOT 2
SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.,
SKAGIT COUNTY, STATE OF WASHINGTON
CITY OF BURLINGTON

OWNERS
WENATCHEE EQUITY INVESTORS LLC
10776 MARY LN, BURLINGTON WA, 98233

DATE: 1-3-11 BY: DJA SCALE:
PROJECT NO. 8073 8073-BSP.DWG



RD MON IN CASE
10-12-08, 1/64

STEEN BINDING SITE PLAN

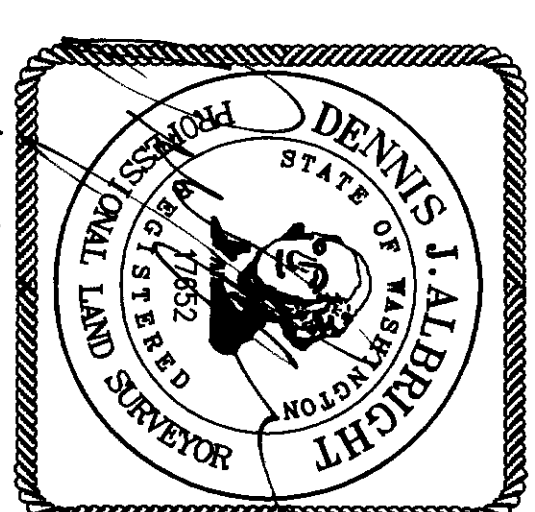
IN A PORTION OF
GOVERNMENT LOT 2 (NW 1/4 OF NE 1/4) OF SECTION 6, T.34 N., R.4 E. WM.

201101260089
Skagit County Auditor
1/26/2011 Page 3 of 4 1:01PM

RESEARCH
SURVEY RECORDED UNDER AFR'S 9106280015, 9107100065,
200412200125 AND 200706060127, AND BURL SHORT PLAT 2-88
REVISED, AFR 8807250031 AND GLO. PLAT.

INSTRUMENT NOTE
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A TRIMBLE
561, TRUCK TOPA 1105 AND A TRIMBLE 5800 DUAL FREQUENCY GPS
RECEIVER, STANDARD ERROR DISTANCE +/- 20M (+/- 1 PPW), AND MEETS
OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

BASIS OF BEARING
ASSUMED S 87° 59' 08" E BETWEEN THE NORTH QUARTER AND
NORTHEAST CORNERS OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4
EAST, WM.



1-10-11

SITE INFORMATION

TOTAL PARCEL
198,321 SQ. FT.
4.55 ACRES

LOT 1
31,689 SQ. FT.
0.73 ACRES

LOT 2
43,560 SQ. FT.
1.00 ACRES

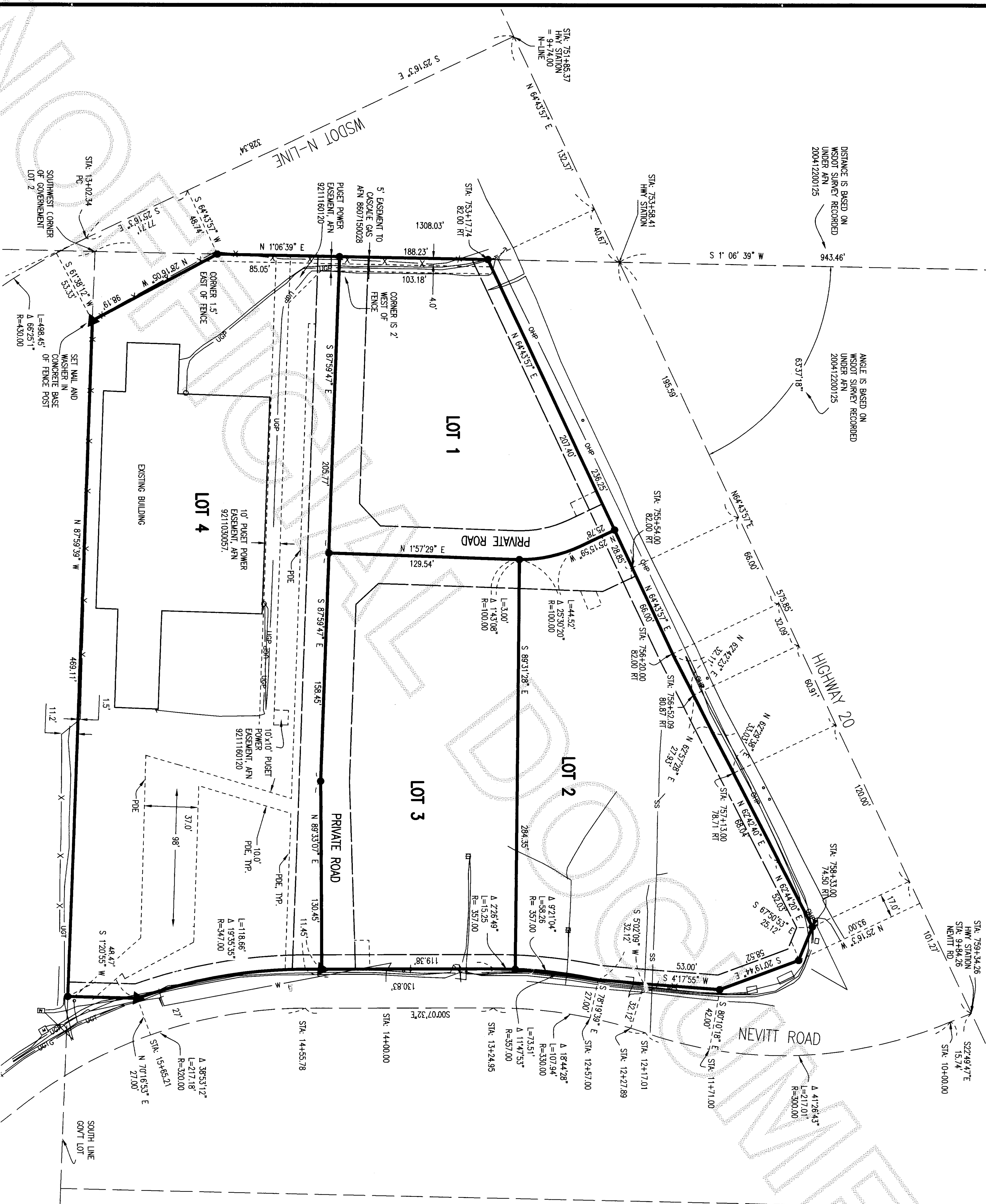
LOT 3
38,697 SQ. FT.
0.89 ACRES

LOT 4
84,375 SQ. FT.
1.94 ACRES

Scale 1" = 50'

LEGEND

- ▲ SET MAG NAIL AND WASHER, LS 17652
- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8" REAR WITH CAP STAMPED "LS 17652"
- ⊞ WATER METER
- P OVERHEAD POWER LINE
- X FENCE LINE
- SS SEWER LINE
- W WATER LINE
- PDE PRIVATE DRAINAGE EASEMENT
- CATCH BASIN
- TELEPHONE RISER
- POWER POLE
- FIRE HYDRANT
- POWER VAULT



Sound Development Group

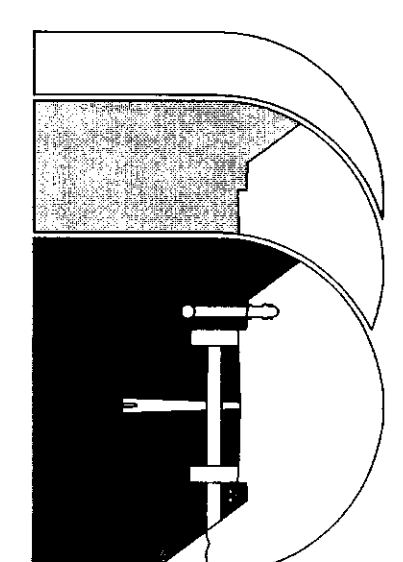
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 CLEVELAND AVE., SUITE 202
MOUNT VERNON WA. 98273
Tel: 360-404-2010 Fax: 360-404-2013

STEEN BINDING SITE PLAN

IN A PORTION OF GOVERNMENT LOT 2
SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.,
SKAGIT COUNTY, STATE OF WASHINGTON
CITY OF BURLINGTON

OWNERS
WENATCHEE EQUITY INVESTORS LLC

DATE: 1-3-11 PROJECT NO. 8073 BY: DIA SCALE: 1" = 50'



END MON IN CASE
10-12-08, 1/64

STEEN BINDING SITE PLAN

IN A PORTION OF

GOVERNMENT LOT 2 (NW 1/4 OF NE 1/4) OF SECTION 6, T.34 N., R.4 E. WM.

201101260089
Sagit County Auditor
1/26/2011 Page 4 of 4 1:01PM

UTILITY MAP

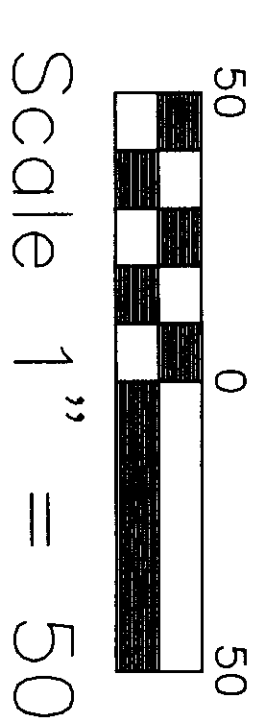
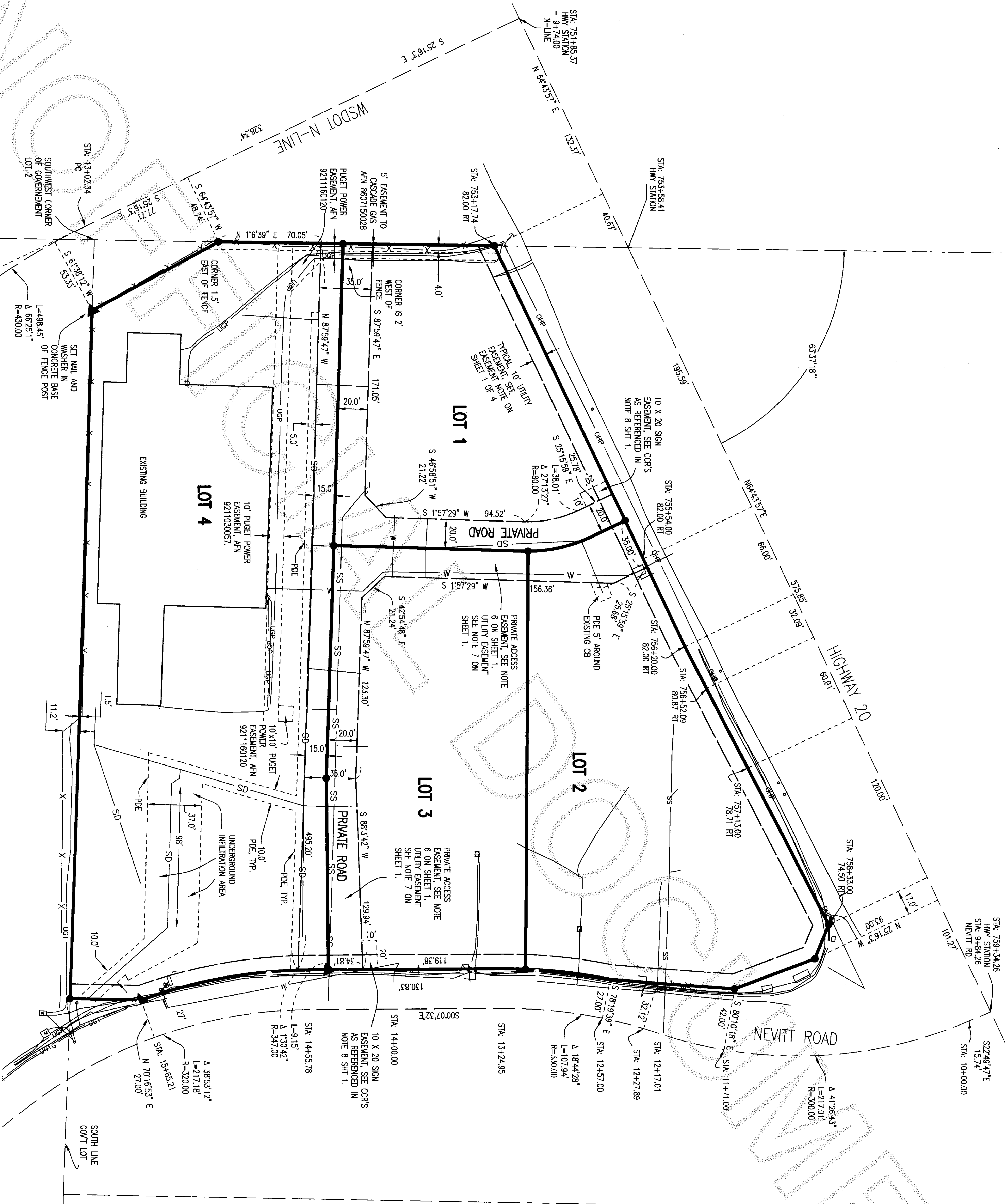
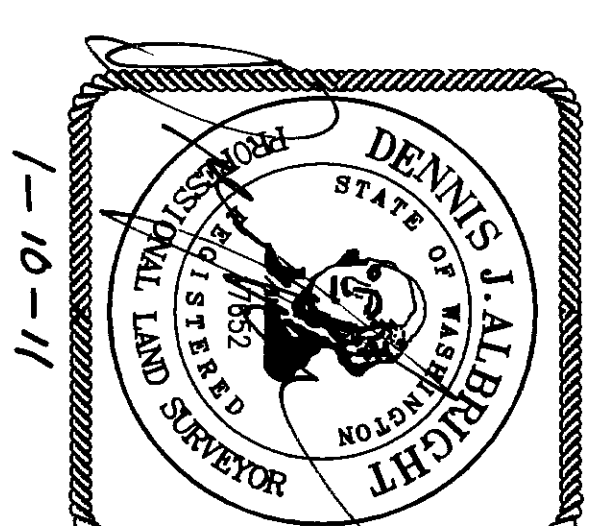
RESEARCH
SURVEY RECORDED UNDER AIN'S 9106260015, 9107100065,
200412200125 AND 200706060127 AND BURL SHORT PLAT 2-88
REVISED. AIN 9807250031 AND GLO PLAT.

INSTRUMENT NOTE

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A THIMBLE
56" LEICA TOPA 1105" AND A THIMBLE 5800 DUAL FREQUENCY GPS
RECEIVER. STANDARD ERROR DISTANCE +/- 2CM (+/- 1 PPMM) AND MEETS
OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

BASIS OF BEARING

ASSUMED S 87° 59' 08" E BETWEEN THE NORTH QUARTER AND
NORTHEAST CORNERS OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4
EAST, WM.



LEGEND

- ▲ SET MAG NAIL AND WASHER, LS 17652
- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8" REAR WITH CAP STAMPED "LS 17652"
- WATER METER
- P— OVERHEAD POWER LINE
- X— FENCE LINE
- SS— SEWER LINE
- W— WATER LINE
- SD— STORM LINE
- PDE— PRIVATE DRAINAGE EASEMENT
- UT— UTILITY LINE
- POWER POLE ANCHOR
- FIRE HYDRANT
- POWER VAULT
- CATCH BASIN
- TELEPHONE RISER

Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 CLEVELAND AVE., SUITE 202
MOUNT VERNON WA, 98273
Tel: 360-404-2010 Fax: 360-404-2013

STEEN BINDING SITE PLAN

IN A PORTION OF GOVERNMENT LOT 2
SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM..
SKAGIT COUNTY, STATE OF WASHINGTON
CITY OF BURLINGTON

OWNERS
WENATCHEE EQUITY INVESTORS LLC

10776 MARY LN, BURLINGTON WA, 98233

DATE: 1-3-11 BY: DJA SCALE: 1" = 50'
PROJECT NO. 8073 8073-BSP.DWG FEB.

CENTER OF SECTION
CALCULATED FROM
SURETY RECORDED
UNDER AIN
200412200125

S 1°16'39" W
1321.24'