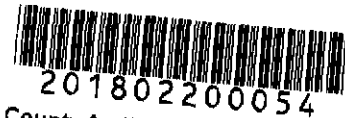


POOR ORIGINAL

After Recording Return to:
Skagit Law Group, PLLC
P. O. Box 336/227 Freeway Drive, Suite B
Mount Vernon, WA 98273

Skagit County Auditor
2/20/2018 Page



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**THIRD AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, RESTRICTIONS, AND RESERVATIONS
FOR BAY RIDGE BUSINESS PARK**

GRANTORS: **BOUSLOG INVESTMENTS, LLC**, a Washington limited liability company; and
JBK INVESTMENTS, LLC, a Washington limited liability company; and
OWNER'S ASSOCIATION OF BAY RIDGE BUSINESS PARK, a Washington non-profit corporation

GRANTEE: **THE GENERAL PUBLIC**

**Abbreviated Legal
Description:**

Ptn Sec 34, T 35 N, R 3 E, SP 97-012

Assessor's Tax Parcel Nos: P118502; P118503; P118504; P118505; P118507; P118509;
P118511; P118517; P122068; P122070; P122072; P122073;
P122074; P122075; P122077; P122078; P109661; P111724;
P121434; P121435; P122632; P125000; P125001; P127385;
P127386; P127387; P127820

Reference No.: 9712080099 (Declaration)
200506220163 (First Amendment to Declaration)
200510121052 (Second Amendment to Declaration)

**THIRD AMENDMENT TO DECLARATION OF
BAY RIDGE BUSINESS PARK**

THIS AMENDMENT is to that certain Declaration of Covenants, Conditions, Restrictions, and Reservations ("Declaration") for Bay Ridge Business Park ("Business Park") dated November 7, 1997, and recorded December 8, 1997, under Skagit County Auditor's File No. 9712080099, as subsequently amended by first amendment dated June 22, 2005, and recorded June 22, 2005, under Skagit County Auditor's File No. 200506220163, and as subsequently amended by second amendment dated October 12, 2005, and recorded October 12, 2005, under Skagit County Auditor's File No. 200510120152.

RECITALS

WHEREAS, the Declarants, **BOUSLOG INVESTMENTS, LLC**, and **JBK INVESTMENTS, LLC**, do hereby exercise their unilateral right to amend the Declaration by third amendment which third amendment was also approved by the unanimous written consent of the Board of Directors and approved by a supermajority of the Members at a special meeting of the Members in the Owner's Association of the Bay Ridge Business Park convened on January 3, 2018; and

WHEREAS, **Amended Exhibit B** attached reflects the allocation of voting power among the lots constituting the Business Park as of the date of this third amendment and has been adjusted to reflect the withdrawal from the Business Park of a portion of Lot 2H conveyed to the Port of Skagit County.

NOW, THEREFORE, the undersigned Declarants and the Owner's Association of Bay Ridge Business Park hereby amend **Exhibit B** and adopt **Amended Exhibit B** attached hereto and incorporated herein by this reference to reflect the parcel numbers, lot numbers, net square footages, and allocated interests as in the **Amended Exhibit B** attached.

JOHN L. BOUSLOG, as President of the Owner's Association of the Bay Ridge Business Park, hereby certifies that the third amendment to the Declaration dated January 3, 2018, together with the attached **Amended Exhibit B**, were approved and ratified unanimously by the Board prior to its adoption by a supermajority of the Members of the Owner's Association of the Bay Ridge Business Park at a duly convened meeting for this purpose on January 3, 2018, and that the third amendment was otherwise properly adopted pursuant to the provisions of the Declaration.

DATED this 3rd day of January, 2018.

**OWNER'S ASSOCIATION OF BAY
RIDGE BUSINESS PARK**

By John L. Bouslog
JOHN L. BOUSLOG, President

BOUSLOG INVESTMENTS, LLC

By John L. Bouslog
JOHN L. BOUSLOG, General Manager

**THIRD AMENDMENT TO DECLARATION OF
BAY RIDGE BUSINESS PARK**

JBK INVESTMENTS, LLC

By Karla Ohrt
KARLA OHRT, General Manager

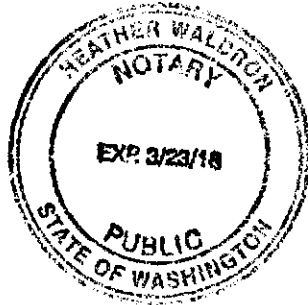
STATE OF WASHINGTON

COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that **JOHN L. BOUSLOG** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **President of the Owner's Association of Bay Ridge Business Park**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of January, 2018.



Heather Waldron
Printed Name **HEATHER WALDRON**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires **3-23-2018**

**THIRD AMENDMENT TO DECLARATION OF
BAY RIDGE BUSINESS PARK**

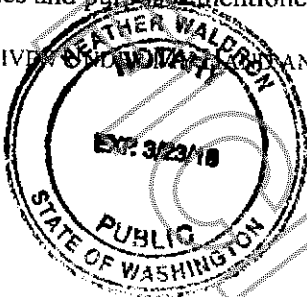
STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that **JOHN L. BOUSLOG** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **General Manager of Bouslog Investments, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of January, 2018.



Heather Waldron

Printed Name HEATHER WALDRON
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2018

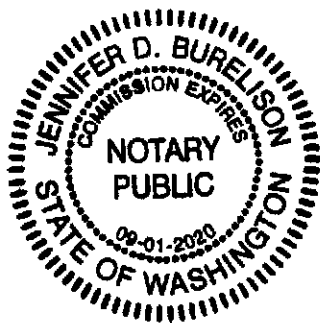
STATE OF WASHINGTON

COUNTY OF ~~SKAGIT~~ ^{King}

SS.

I certify that I know or have satisfactory evidence that **KARLA OHRT** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **General Manager of JBK Investments, LLC**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of January, 2018.



Jennifer D. Burelison

Printed Name Jennifer D. Burelison
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 09-01-2020

**THIRD AMENDMENT TO DECLARATION OF
BAY RIDGE BUSINESS PARK**

AMENDED EXHIBIT "B"
TO DECLARATION FOR BAY RIDGE BUSINESS PARK

OWNERS AND INTERESTS IN BAY RIDGE BUSINESS PARK
1/9/2018

Parcel #	Lot #	Net Square Footage	Owner	Allocated Interest
P118502	1A	48,991	Marnick, LLC Joe Lubanski	0.00890
P118503	1B	56,675	Munson Properties, LLC	0.01029
P118504	1C	25,033	Munson Properties, LLC	0.00455
P118505	1D	79,417	Munson Properties, LLC	0.01442
P118507	1E	23,069	Bouslog Investments, LLC	0.00419
P118509	1F	60,982	Bouslog Investments, LLC	0.01128
P118511	1G	60,559	Bouslog Investments, LLC	0.01100
P118517	1H	59,245	Still Bros, LLC	0.01076
P122068	2A	68,005	JRW Investments, LLC	0.01235
P122070	2B	94,677	Bayhill Ridge, LLC	0.01719
P122072	2C	67,780	Bayhill Ridge, LLC	0.01231
P122073	2D	87,797	Bouslog Properties	0.01594
P122074	2E	80,164	Fisher BRBP Properties, LLC	0.01456
P122075	2F	217,696	Bouslog Properties	0.03953
P122077	2G	427,195	Bouslog Properties	0.07758
P122078	2H****	409,331	Bouslog Properties	0.07434
P109661	3 SP	217,800	Waste Management - Skagit	0.03955
P111724/127820	1 BLA	653,400	AFLCO, LLC	0.11866
P121434/P121435	2 BLA	322,980	Skagit Transit System	0.05865
P122632 No Storm	B BLA	982,278	Bouslog Properties	0.17838
P125000	4A	245,320	Wallace Bay View Properties, LLC	0.04455
P125001	4B	435,663	AFLCO, LLC	0.07911
P127385	5A**	261,456	Wallace Bay View Properties, LLC	0.04748
P127386	5B***	261,339	Wallace Bay View Properties, LLC	0.04746
P127387	5C	259,732	Wallace Bay View Properties, LLC	0.04717
Total		5,506,584		100.0002%

Former Lot 4C was subdivided into Lots 5A, 5B, & 5C.

Total area reduced by 27,490 square feet used to construct Bay Ridge Drive North extension to serve Lots 5A, 5B, & 5C.

** East 1/2 of parcel drains into north detention pond on Lot 5B.

*** Parcel all drains into north onsite detention pond.

**** Lot 2H Reduced by 395,061 sf and that portion is removed from Business Park

P122632 has no storm detention