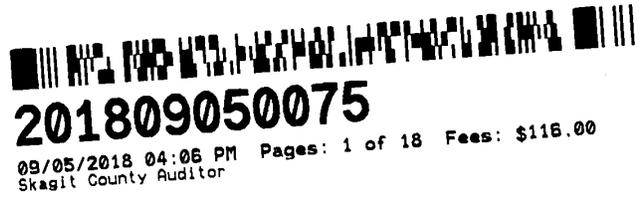


AFTER RECORDING, RETURN TO:
Port of Skagit
15400 Airport Drive
Burlington, WA 98233



**Declaration of Covenants, Conditions, and Restrictions
of
SWIFT Center**

Grantor: PORT OF SKAGIT COUNTY, a Washington public port district

Grantee: SWIFT Center

Reference Number(s) of Documents Assigned or Released: N/A

Abbreviated Legal Description: Portions of the SE ¼ of Section 7; the NE ¼ of the NE ¼ of Section 18; the NW ¼ of the NW ¼ of Section 17; the SW ¼ of Section 8; all in Township 35N, Range 5 E W.M.

Assessor's Parcel Number(s): P38607, P100646, P100632, P134291

This Declaration of Covenants, Conditions, and Restrictions is made on this 9th day of July 2018 by the Port of Skagit County for lessees of property within SWIFT Center.

RECITALS

- A. Port, hereinafter "Declarant", owns real estate located in Sedro-Woolley, Skagit County, Washington, legally described in **Exhibit A** attached and incorporated herein for reference (Property). This Property is commonly known as SWIFT Center. SWIFT Center consists of 9 divisions and 3 tracts; as depicted on the MBSP, recorded under Skagit County Auditor's File No. 201809050072. The divisions may be further divided by Declarant into lots at its discretion.
- B. SWIFT Center property was formerly known as "Northern State", and was developed by the State of Washington in the early 1900s as a "hospital for the mentally infirm". The site was designed by Olmsted Brothers and the buildings are Spanish Colonial Architecture. The overall design allows for the peaceful and therapeutic ambiance. It provides wide open spaces, incorporated planned landscaping and view corridors to surrounding North Cascade foothills.

- C. In November 2013 the State of Washington Department of Enterprise Services brought together the local community to understand the community's hopes, dreams, and plans for the Property.
- D. In January 2014 the City of Sedro-Woolley, Skagit County, and the Port of Skagit ("Partnership") came together and developed the following 5 goals for the Property:
1. Encourage the private sector to create and sustain jobs at Northern State benefitting all of Skagit County and its citizens and that are compatible with all of the other goals;
 2. Continue and promote public recreational use of Northern State;
 3. Protect the environmentally sensitive areas of Northern State, in particular Hansen Creek;
 4. Acknowledge and protect the historic significance of Northern State to the local community, the wider region and the State of Washington; and
 5. Acknowledge and respect the neighboring Upper Skagit Indian Tribal Nation's interests in Northern State.
- E. In January 2016 the Port of Skagit and the State of Washington entered into a Transfer Agreement to transfer the Property to the Port of Skagit.
- F. In March 2018 the Port of Skagit determined it had met its due diligence and met its conditions in the Transfer Agreement and sought transfer of Property to the Port of Skagit effective July 1, 2018.
- G. On June 29, 2018 the State of Washington transferred SWIFT Center Property to the Port of Skagit.
- H. SWIFT Center lies within a registered National Historic District and one of the Partnership goals includes honoring the historic significance of the Property. The renovation or demolition of any contributing building is subject to design guidelines adopted by the Declarant under Resolution 15-22 on November 10, 2015 ("Design Guidelines") and is subject to consultation with the Department of Archeology and Historic Preservation (DAHP) pursuant to National Park Service (NPS) Guidelines.
- I. Declarant intends to lease the Property within the MBSP subject to certain additional protective covenants, conditions and restrictions as herein described and set forth for the purpose of enhancing and protecting the value, desirability and attractiveness of the real property known as SWIFT Center and for the purpose of providing perpetual compliance with the requirements as stated herein.
- J. Any occupant or Lessee of SWIFT Center should consult the Declarant who has also adopted rules and regulations that control the use and occupancy of SWIFT Center.

K. This Declaration and the restrictive covenants hereinafter referred to as the CC&Rs applies to SWIFT Center Property.

NOW, THEREFORE, Declarant hereby declares that Divisions 1 - 9 of SWIFT Center MBSP as depicted on **Exhibit C** as currently exists or as may be divided in the future, shall be leased subject to the following easements, Covenants, Conditions and Restrictions (CC&Rs) as recorded on the MBSP or declared herein and thereafter filed for record. It is the intent of the Declarant to impose these CC&Rs for the purpose of accomplishing the goals listed in Recital D above.

ARTICLE I - GENERAL PROVISIONS

Section 1.1 – CC&Rs to RUN WITH THE LAND

Open space, easements, covenants, restrictions, and conditions hereinafter set forth are for the benefit of the above-described Property and for each occupant and lessee of any portion thereof and shall run with the land and shall be binding and inure to the benefit of each and every parcel thereof and those parties acquiring any right, title or interest in said properties or any improvement thereon.

Section 1.2 – APPLICABILITY

Any and all building permit applications for the demolition, construction, or renovation of any building within SWIFT Center or subsequent use therein and any other occupancy of SWIFT Center shall be subject to these CC&Rs.

Section 1.2 – AREA COVERED

The Property, commonly known as SWIFT Center, located in Sedro-Woolley, Washington and described in **Exhibit A** and depicted on **Exhibit C** are covered by these CC&Rs.

Section 1.3 – SEVERABILITY

Invalidation, modification or amendment of any one (1) of these Covenants contained herein by judgment or court order shall not, in any way, effect any of the other provisions which shall remain in full force and effect.

ARTICLE II – EASEMENT

Section 2.1 – OPEN SPACE AREAS – TRACT A

Every lessee of a Division (or future lot therein) within SWIFT Center shall have the right to the full enjoyment of the Open Space Areas; depicted as Tract A on the MBSP (**Exhibit C**) subject to Rules and Regulations approved by the Declarant.

Section 2.2 – PRIVATE ROADWAY EASEMENTS

All roadways, depicted as Tract C on the MBSP, are for the benefit of all the lessees of SWIFT Center as well as the public, subject to Rules and Regulations approved by the Declarant.

Section 2.3 – SWIFT CENTER GENERAL MAINTENANCE OBLIGATIONS

- a). Declarant shall be responsible for the maintenance and repair of the roadways, drainage and landscaping within Tract C and open spaces within Tract A in accordance with the standards determined solely by Declarant or as may be required by the City of Sedro-Woolley.
- b). All buildings constructed within SWIFT Center shall connect drainpipes and footing drains to the existing overall storm drain system at time of construction or according to a plan approved by the Declarant.
- c). All roadways, utility extensions and drainage systems constructed on leasehold property shall be the sole responsibility of the lessee to maintain in a good operating condition.

ARTICLE III – AUTHORITY OF DECLARANT

Section 3.1 – Declarant shall act as sole administrator, arbiter and enforcer of these CC&Rs. Decisions by the Declarant to enforce or not enforce these CC&Rs and Declarant's interpretation(s) of these CC&Rs are final and not subject to review in any court.

Section 3.2 – Declarant is empowered to adopt, amend and revoke detailed Rules and Regulations necessary or convenient from time to time to ensure compliance with these CC&Rs and to promote the comfortable use, value and enjoyment of the Property. The Rules and Regulations shall be binding upon all lessees having an interest in the Property or any portion of it.

Section 3.2 – ENFORCEMENT

Declarant shall have the sole and only power and the duty, exercised in its sole discretion, to enforce the provisions of this Declaration and the Rules and Regulations for the benefit of the lessees of SWIFT Center. The failure of any occupant or lessee to comply with the provisions of this Declaration and/or Rules and Regulations of the Declarant will give rise to a cause of action by Declarant for recovery of damages, for injunctive relief, or for both. Should any lawsuit be commenced to interpret or enforce compliance with the provisions of this Declaration, the prevailing party shall be entitled to judgment against the other party for its reasonable expenses, court costs, and attorney's fees in the amount awarded by the Court. Venue is exclusively in Skagit County Superior Court.

Section 3.3 – REMEDIES CUMULATIVE

The remedies provided herein are in addition to any other remedies that may be available to Declarant not expressed herein.

ARTICLE IV – AMENDMENTS TO THE CC&RS

Section 4.1 – AUTHORITY

Declarant retains the full and exclusive authority to amend, replace and/or repeal these CC&Rs at any time and in any manner Declarant deems appropriate in its sole discretion. Any amendment, replacement or repeal shall be effective upon recordation with the Skagit County Auditor.

Section 4.2– NOTICE

Written notice shall be given by Declarant to every occupant or lessee regarding any and all anticipated changes in the CC&Rs prior to their consideration. Delivery shall be by either hand delivery to the occupant's or lessee's premises or by US Mail, and the notice shall be deemed to have been delivered on the third day of regular mail delivery after notice has been deposited in the United States Mail; first class, postage prepaid, addressed to the lessee at the most recent address known to Declarant.

ARTICLE V – FAILURE OF DECLARANT TO INSIST ON STRICT PERFORMANCE NOT A WAIVER

Section 5.1 – The failure of Declarant in any instance to insist or act upon the strict enforcement or compliance with this Declaration or Rules and Regulations or to exercise any right contained in such documents shall not be construed as a waiver or a relinquishment for the future of any term, covenant, or restriction.

ARTICLE VI – CONSTRUCTION AND ARCHITECTURAL STANDARDS

Section 6.1 – At least sixty (60) days prior to submitting construction plans and/or permit applications to the City of Sedro-Woolley for any demolition permits or permits for new construction or permits to renovate any existing building within SWIFT Center; the lessee shall submit a full description of its intention and complete site and building plans, including signage design, to Declarant for its review and approval (Plan Approval). If, within thirty (30) days of the initial submittal, the Declarant requests further information from the applicant, the submittal shall not be deemed a Complete Application until such Final Responses to such request(s) is/are fully submitted.

Declarant shall have the authority to approve and/or to request modifications to the plans if found inconsistent with the following:

1. The Design Guidelines Manual, adopted by Resolution No. 15-22 on November 10, 2015 or as may be amended in the future, the most recent version of which is on file at the main Port office;
2. The overall concept plan as depicted on **Exhibit D**; and
3. These CC&Rs.

Section 6.2 – Declarant’s approval responsibility extends to the general site plan, building orientation, landscaping, exterior lighting, exterior signs, mechanical equipment locations, fences, and other subjects as described in **Exhibit B**.

Section 6.3 – The Failure of Declarant to respond to a Complete Request for Plan Approval within sixty (60) days of initial submittal or submission of all the Final Response shall be deemed approval.

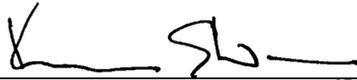
Article VII – DESIGN AND OCCUPANCY STANDARDS AND RESTRICTIONS

Section 7.1 – All new construction and renovation of any existing structure shall be subject to the site plan and construction design standards as described in **Exhibit B; Part I**.

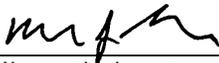
Section 7.2 – All construction and temporary buildings shall adhere to the standards described in **Exhibit B; Part II**.

Section 7.3 – New landscaping is required to be installed and maintained by lessee and shall comply with the landscaping standards described in **Exhibit B, Part III**.

Section 7.4 – Occupancy of all leased buildings shall comply with the ongoing activity, maintenance and nuisance standards described in **Exhibit B, Part IV**.



Kevin E. Ware, Commissioner



William Shuler, Commissioner



Steve Omdal, Commissioner

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Kevin E. Ware, to me known to be a Commissioner of the Port of Skagit County, the Washington public port district that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said port district for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument for and on its behalf.

SUBSCRIBED AND SWORN TO before me by Kevin E. Ware on this 9th day of July, 2018.



Sarah M. Hastings
Notary Public in and for the state of
Washington, residing at Sedro Woolley
My commission expires: 9-19-18
Printed Name: Sarah M. Hastings

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me William Shuler, to me known to be a Commissioner of the Port of Skagit County, the Washington public port district that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said port district for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument for and on its behalf.

SUBSCRIBED AND SWORN TO before me by William Shuler on this 9th day of July, 2018.



Sarah M. Hastings
Notary Public in and for the state of
Washington, residing at Sedro Woolley
My commission expires: 9-19-18
Printed Name: Sarah M. Hastings

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Steve Omdal, to me known to be a Commissioner of the Port of Skagit County, the Washington public port district that executed the within and foregoing instrument, and acknowledged to me the said instrument was the free and voluntary act and deed of said port district for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument for and on its behalf.

SUBSCRIBED AND SWORN TO before me by Steve Omdal on this 9th day of July, 2018.



Sarah M. Hastings
Notary Public in and for the state of
Washington, residing at 3400 W. Valley
My commission expires: 9-19-18
Printed Name: Sarah M. Hastings

EXHIBIT A

THAT REAL PROPERTY LEGALLY DESCRIBED IN, AND SUBJECT TO, THAT CERTAIN MASTER BINDING SITE PLAN RECORDED ON September 5, 2018 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 201809050072; EXCEPT TRACT B THEREOF.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B**PART I. SITE PLAN AND CONSTRUCTION STANDARDS and REQUIREMENTS**

New construction and renovation of an existing building must comply with the development and construction standards established by the City of Sedro-Woolley and the submission approved by Declarant. In addition, new construction and renovation of an existing building must comply with Design Guidelines and Rules and Regulations established by the Declarant; the following design standards shall apply and/or be incorporated into the site plan and building plans for submittal and approval by Declarant.

1. BUILDING ORIENTATION

The primary building facade and main pedestrian entrance shall be oriented facing toward the primary common access road (Tract C).

2. SERVICE ENTRANCES

a). Truck loading areas and service docks are not permitted within the primary building façade. Loading activities shall not be visible from the primary common access road (Tract C). These areas should be located in the least visually obtrusive portion of the lot.

b). All service areas shall incorporate a physical buffer (fence or wall) or vegetative buffer to screen the service doors, docks, and vehicles from view from the common roadway and / or the adjacent leasehold.

3. VEHICULAR ACCESS

a). New curb cuts are prohibited in Tract C without specific written approval from Declarant. Shared driveways between similar uses are encouraged.

b). New vehicle access should be limited to a single curb cut except in instances where truck and vehicle traffic should be separated due to operational conflicts or due to a large number of parking spaces.

c). Driveways serving building sites on opposite sides of the common roadways should be aligned if possible or offset at least 75 feet. Driveways on the same side of the street should not be closer than 75 feet.

d). All vehicle and service access shall be surfaced with a durable paving material.

e). Provision for and installation of emergency vehicle parking and maneuvering may be required.

4. PARKING

a). No parking is allowed on or adjacent to Tract C unless in designated parking areas.

b). Unless use of the common area parking area(s) is approved by the Declarant, lessees shall provide sufficient on-site parking for its employees and customers.

- c). The number and size of parking stalls must minimally meet the requirements of the Sedro-Woolley development code.
 - d). Additional on-site parking may be required by Declarant where necessary to avoid overflow parking on common roadways (Tract C).
 - e). Parking lots should avoid dead-end aisles.
 - f). Parking with over 12 adjacent stalls shall be separated by a landscape island of at least 5-feet in width.
 - g). Adjacent rows of parking shall be separated with a curbed landscape island at least 8-feet wide.
 - h). Pedestrian walkways should be incorporated through the parking area to the building and sidewalks where feasible.
 - i). Parking lots of over 125 spaces should be divided up into smaller parking areas.
5. PEDESTRIAN CIRCULATION
- a). Clear, direct and all-weather pedestrian access complying with ADA standards shall be provided from the fronting common access road to the main entry of all buildings and from the parking area to the main entry of the building.
6. BICYCLE RACKS
- a) Secure, lockable bike racks shall be provided on a paved surface in locations close to the building entry that do not obstruct pedestrian traffic.
7. TRASH AND OUTDOOR STORAGE AREAS
- a). Trash collection areas shall not be located between the building and primary common roadway.
 - b). All waste and recycling dumpsters shall be screened from view by durable, high quality and sight obscuring fence, at least six (6) feet high.
 - c). Outside storage areas may be permitted in Divisions 1-9 as depicted on the MBSP of SWIFT Center provided they are not visible from the primary common roadway and are screened from view from adjacent leaseholds. **(Exhibit C)**.
8. FENCING AND WALLS
- a). Fencing and walls are allowed if attractive and placed appropriately. They must fit the Olmsted based look and feel of SWIFT Center.
 - b). Fencing is not allowed between the primary common roadways (Tract C) and the main building facade.
 - c). Chain link fencing may be allowed in Tract A or Divisions 1-9 as depicted on the MBSP of SWIFT Center away from view from the common private roadway.
 - d). Razor wire fencing is not allowed.

9. SIGNAGE

- a). SWIFT Center Entry Sign. Declarant shall have the responsibility of constructing and maintaining an entry sign(s) adjacent to Fruitdale Road in an appropriate location to SWIFT Center and may erect additional directional signs or traffic signs as necessary.
- b). Signs located on leaseholds are permitted for purposes of business identification only. Signs shall be limited to lettering, numbers, and business logos associated with the use (s) within a building and shall be subject to approval by the Declarant.
- c). Each leasehold may install one ground mounted, monument sign. The ground mounted sign shall reflect the colors of SWIFT Center's entry sign and be of a similar quality.

10. SIGN ILLUMINATION

- a). All signs may be internally lighted or illuminated by ground mounted flood lighting; but shall not cause unnecessary glare directed onto common roadways or adjacent parcels nor be used as a design element to attract attention.
- b). The following sign elements are prohibited.
 1. Flashing and moving signs
 2. Reader boards and video displays
 3. Windows shall not have flashing or moving displays intended to attract attention.
 4. Any sign advertising businesses not located within SWIFT Center

11. EXTERIOR LIGHTING

- a). Open Space and Common Roadways. Declarant shall be responsible for installation of any exterior pole lighting within common roadways (Tract C) and open space areas (Tract A) as deemed necessary and appropriate by Declarant.
- b). Pole Lighting. To assure consistency throughout SWIFT Center, Declarant shall select a required style for all pole lamps utilized on individual leaseholds. Lamps shall be selected which confine the light to the desired areas and shield unnecessary spread of light to adjacent properties. The recommended pole-mounted fixtures are required to be installed by the lessee in situations needed to illuminate parking and pedestrian walkways.

12. UTILITY AND MECHANICAL

- a). All utility lines, including water, fire protection, sanitary sewer, storm, gas, electrical, telephone, or communication equipment shall be placed underground.

- b). All vaults shall be constructed below grade unless screened by sight obscuring vegetation and are not located between the primary building facade and common roadway.
- c). Ground mounted satellite dishes are not permitted.
- d). Any roof mounted mechanical equipment must be screened from view on all sides with an extended parapet.
- e). All building wall mounted equipment shall be placed to minimize visual and auditory impact from adjacent property or streets. These areas shall be screened with a permanent enclosure or vegetative screening.

13. BUILDING DESIGN AND COLORS

- a). All buildings shall reflect Spanish Colonial Architectural Style similar to those found historically on the Property.
- b). All exterior building colors shall reflect Spanish Colonial Architectural Style colors similar to those found historically on the Property.
- c). Roofing colors shall reflect Spanish Colonial Architectural Style colors similar to those found historically on the Property.

PART II. CONSTRUCTION and TEMPORARY BUILDING REGULATIONS AND STANDARDS

1. TEMPORARY STRUCTURES

- a). Temporary buildings or other temporary structures are not permitted.
- b). Construction trailers are permitted on site during construction periods provided:
 - 1). The structure is located as inconspicuously as possible and causes no inconvenience to other lessees within SWIFT Center or the adjacent neighborhood.
 - 2). The construction trailer is removed within 30 days of construction completion.

2. CONSTRUCTION ACTIVITIES

- a). Construction activities shall not unnecessarily disrupt business and the operations of adjacent lessees.
- b). Construction activity shall not block access upon common roadways (Tract C) or to any other leasehold.
- c). The lessee shall be responsible for maintaining a dust suppression program, water erosion prevention measures and wind erosion stabilization measures during construction.

- d). The lessee is responsible for street cleaning of the common roadways (Tract C) or City streets necessitated by construction activity.
- e). The lessee shall be responsible for the repair of any common roadways (Tract C), open space area (Tract A) feature, or adjoining leasehold damaged during construction.

PART III. LANDSCAPE REQUIREMENTS AND STANDARDS

1. GENERAL STANDARDS

- a). Within the Core Area, a minimum area of 15% of each leasehold shall be landscaped with healthy and well-maintained plant materials in keeping with the Design Guideline Manual.
 - 1. The 15% landscape requirement can be met with a combination of vegetated areas, patios, plazas, and/or water features. In some instance lawns may be appropriate in areas suggested by the Design Guideline Manual.
- b). Each leasehold shall provide a minimal landscape area between the building and/or parking area and the common roadway (Tract C).
- c). Designs should reflect the guidelines found within the Design Guideline Manual.
- d). Boulders, gravel, and assorted rocks shall be limited to use as a design accent element that supplements the overall landscape plan. Bark, mulch, wood shavings, or other organic product may be used as a supplement to the plantings but shall not be the primary design element.
- e). All landscape areas shall be irrigated with an underground irrigation system.
- f). Any required storm water treatment areas including bio-swales and retention ponds do not contribute toward the 15% minimum landscape requirement.

2. REQUIRED LANDSCAPE BUFFER AREAS

- a). Building Perimeter
 - 1. A minimum of seven (7) feet of landscape area around the building perimeter, intended to provide shade, a visual accent and/or to reduce the building mass is required.
 - 2. A ten (10) foot buffer along the side yard leasehold line shall be provided and planted with a combination of large shrubs and/or trees.
- b). Parking Areas
 - 1. A fifteen (15) foot landscape area is required between the building and the parking and driveway area.
 - 2. Parking areas shall be visually separated from the common roadways (Tract C) by a landscape buffer of a minimum width of ten (10) feet. A combination of deciduous trees, hedges, informal screens, and mounds shall

be employed to perform this function. Monotonous long rows of hedging are prohibited.

3. Required parking islands (see parking design section) shall be landscaped with deciduous trees where space allows, ground covers and shrubs.

4. A fifteen (15) foot wide landscape buffer is required adjacent to any loading and service areas.

5. A landscaping area is required along the primary building façade and the first fifty (50) feet of the building's face along the side property lines.

3. PLANT MATERIAL

a). Plant material used should provide visual interest and variety. Plant material used shall be acclimated to the general climate.

1. Trees used in required parking lot islands and in buffer areas should be a minimum 2 inch caliper.

2. Evergreen trees should be at least 6-feet tall.

3. Small shrubs (less than 3-feet mature height) should be a minimum one-gallon size at installation. Larger shrubs should be three-gallon minimum size.

4. Ground cover shall be plant materials. Mulch and rocks are not to be used in place of plant material for ground covers.

PART IV. ON-GOING ACTIVITY AND MAINTENANCE STANDARDS AND RESPONSIBILITIES

1. MAINTENANCE STANDARDS

a). Lessees and other occupants within SWIFT Center shall be responsible for maintaining their leasehold in a fashion that reflects the standard of a first-class business and industrial park.

b). Each occupant and lessee is responsible for the maintenance of the building(s) and landscape areas. The property shall be kept in a continuous, clean and attractive condition free of fire hazards and injury risks.

c). Lessees and other occupants are responsible for keeping all outside storage and trash areas in a neat, tidy and clean condition. No trash, debris or rubble of any kind shall be allowed to accumulate on any leasehold.

d). Lessees and occupants are responsible for maintaining the exterior lighting on their leasehold.

e). Lessees and occupants are responsible for regular landscape maintenance including weeding, mowing, pruning, replacement and watering.

f). Lessees or occupants who do not maintain the landscape may be assessed a fee not to exceed 125% of the estimated cost of such maintenance by Declarant.

2. NUISANCE and ON-GOING ACTIVITIES

a). No animals except bona fide service dogs are permitted in any building owned by the Declarant.

b). Animals, where permitted, are required to be on leashes when outside. Owners are required to immediately bag, remove and properly dispose of all pet solid waste.

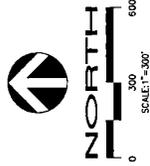
d). Outside intercoms and loud, noise-producing equipment may be permitted in Tract A and Divisions 1-9 as depicted on the MBSP of SWIFT Center, as long as it does not interfere with the peaceful occupancy of adjacent leaseholds.

3. OTHER

Declarant may approve additional Rules and Regulations at their discretion for all Tracts and Divisions within SWIFT Center.

FILE NO. 2017-270

EXHIBIT C - MASTER BINDING SITE PLAN FOR
**SEDRO-WOLLEY INNOVATION
 FOR TOMORROW CENTER (SWIFT CENTER)**
 A PORTION OF THE SE 1/4 OF SECTION 7
 A PORTION OF SW 1/4 OF SECTION 8
 A PORTION OF NE 1/4 OF NE 1/4 OF SECTION 18
 A PORTION OF NW 1/4 OF THE NW 1/4 OF SECTION 17
 T 35 N, R 5 E, W.M.
 SKAGIT COUNTY, WA.



TRACT NOTES:
 TRACTS A AND B ARE INTENDED PRIMARILY FOR THE USE OF THE COMMON PARKING SUBJECT TO THE RULES AND REGULATIONS OF THE PORT OF SKAGIT COUNTY.
 TRACT C IS A PRIVATE ROAD AND UTILITY SUBJECT TO THE RULES AND REGULATIONS OF THE PORT OF SKAGIT COUNTY.

**EXISTING CONDITIONS
 WITH DIVISION LINES**



**DAVID EVANS
 AND ASSOCIATES, INC.**
 1820 W. Marine View Drive, Suite 200
 Everett Washington 98201
 Phone: 425.259.4089



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SHEET 5 OF 7 SHEETS

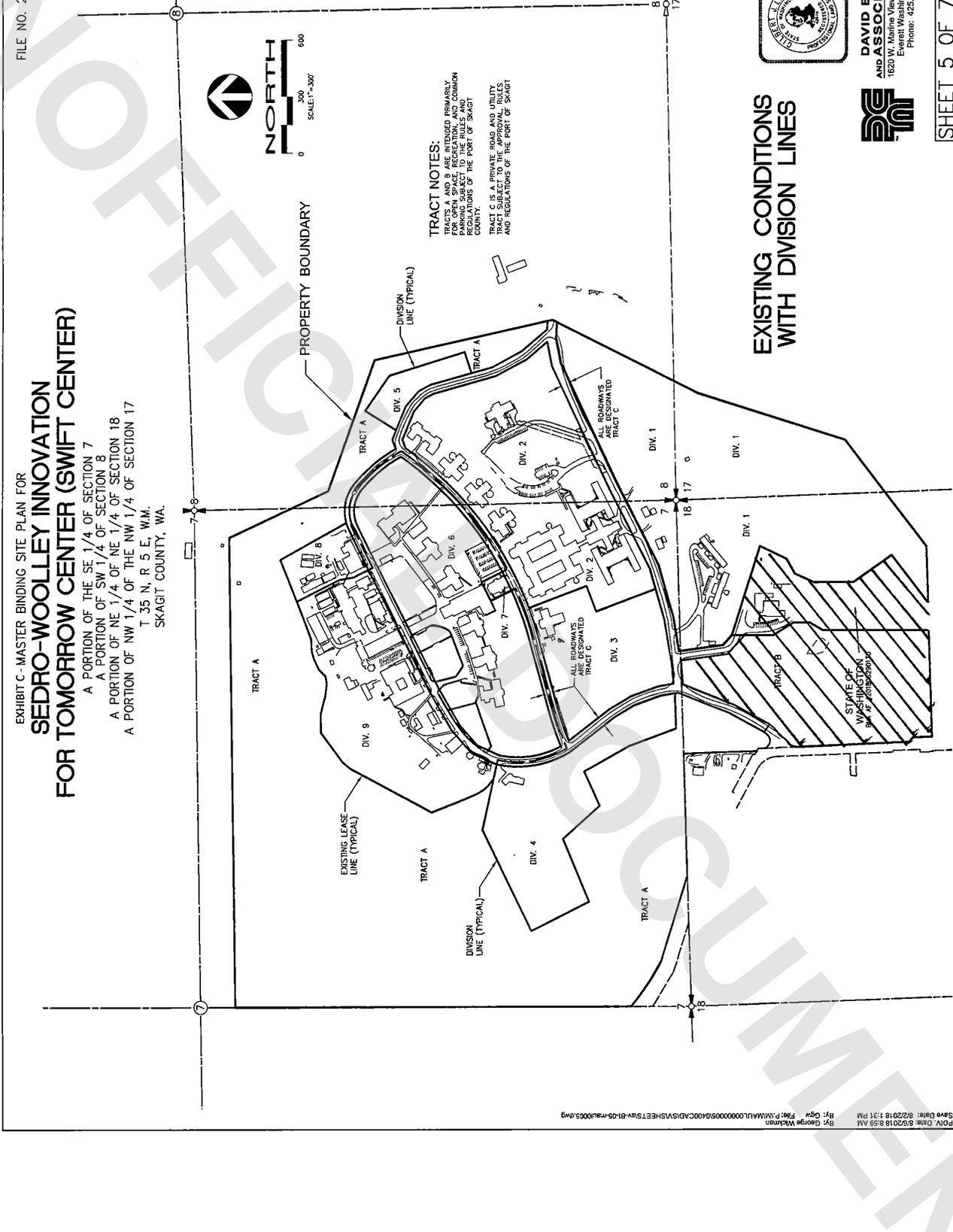


EXHIBIT D

Figure 1: Preferred Alternative Conceptual Plan

