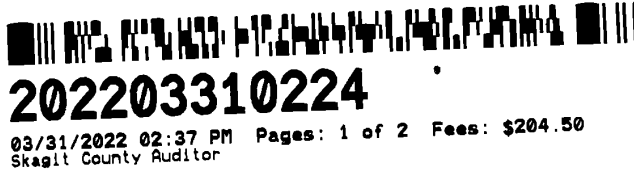


Return Name & Address:



SKAGIT COUNTY PLANNING & DEVELOPMENT SERVICES

LOT OF RECORD CERTIFICATION

File Number: PL_22-0028

Applicant Name: Jay Standish, Sound Development Group

Property Owner Name: West Coast Reduction USA, Inc.

Having reviewed the information provided by the applicant, the Department hereby finds that the parcel(s) bearing Skagit County Parcel Number(s):

P129951, 129952; 8084-000-003-0000, 8084-000-004-0000; within a Ptn of the NE ¼ of Sec. 9, Twp 34, Rge 3. AKA Tracts 3 & 4 of Sierra Pacific Binding Site Plan, as recorded under AF 200911160068 and combined as a single unit under Boundary Line Adjustment PL21-0573, AF 202203230064.

Lot Size: approximately 7.8 acres

1. CONVEYANCE

X **IS**, a Lot of Record as defined in Skagit County Code (SCC) 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS eligible for conveyance.

IS NOT, a Lot of Record as defined in SCC 14.04.020 or owned by an innocent purchaser who has met the requirements described in SCC 14.18.000(9) and RCW 58.17.210 and therefore IS NOT eligible for conveyance or development.

2. DEVELOPMENT

X **IS**, the minimum lot size required for the Bayview Ridge Heavy Industrial zoning district in which the lot is located and therefore IS eligible to be considered for development permits.

IS NOT, the minimum lot size required for the zoning district in which the lot is located, but does meet an exemption listed in SCC 14.16.850(4)(c)(i) & (vii) and therefore IS eligible to be considered for development permits.

Authorized Signature:

A handwritten signature in black ink, which appears to read "Grace Roeder", is written over a horizontal line.

Date: 3/31/2022

See attached map for Lot of Record boundaries.

