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03/23/2026 12:31 PM Pages: 1 of 20 Fees: \$372.50  
Skagit County Auditor

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Dena Thompson  
DATE 3.23.26

Document Title: Easement Agreement

Reference Number :

Grantor(s):  additional grantor names on page \_\_\_

1. Heritage Flight Museum
- 2.

Grantee(s):  additional grantee names on page \_\_\_

1. Aerie Development LLC
- 2.

Abbreviated legal description:  full legal on page(s) \_\_\_

Ptn Skagit Regional Airport BSP, PH 11, Div 2

Assessor Parcel / Tax ID Number:  additional tax parcel number(s) on page \_\_\_

P121743, P121745

I, KRYSSTA VERBALANSIS, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$303.50 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated 3/23/2026

WHEN RECORDED RETURN TO:

NOLAN DAVIDSON  
BARRON QUINN BLACKWOOD PLLC  
306 N. COMMERCIAL ST. SUITE 101  
BELLINGHAM, WA 98225

DOCUMENT TITLE:	EASEMENT AGREEMENT
GRANTOR:	HERITAGE FLIGHT MUSEUM, a Washington nonprofit corporation
GRANTEE:	AERIE DEVELOPMENT LLC, a Washington limited liability company
ABBREVIATED LEGAL DESCRIPTIONS:	HFM Parcel: P121745 - PTN SKAGIT REGIONAL AIRPORT BSP, PH II, DIV. 2, AF#200406280198, LOT 15 AND LOT 17 Aerie Parcel: P121743 - LOT 9 SKAGIT REGIONAL AIRPORT BSP, PH II, DIV. 1, AF#200201220163 TGW PTN LOT 15 SKAGIT REGIONAL AIRPORT BSP, PH II, DIV. 2, AF#200406280198 <i>Full legal descriptions on pages 9-10 of this document. HFM Parcel:</i>
ASSESSOR'S TAX PARCEL NOS.:	Aerie Parcel: P121743 HFM Parcel: P121745

**EASEMENT AGREEMENT**

This EASEMENT AGREEMENT (the "Agreement") is made and entered into this 11<sup>th</sup> day of June, 2024, by and among Heritage Flight Museum, a Washington nonprofit corporation ("HFM"), and Aerie Development, a Washington limited liability company ("Aerie"). The Port of Skagit County, a Washington municipal corporation, is signatory to provide its consent to the Agreement being recorded against the Port's real property ("Port").

**RECITALS**

- A.** HFM leases (the "HFM Lease") real property from the Port situated in Skagit County, Washington, hereinafter referred to as the "HFM Parcel" and legally described on the attached *Exhibit A*.
- B.** Aerie leases (the "Aerie Lease") adjacent real property from the Port situated in Skagit County, Washington, hereinafter referred to as the "Aerie Parcel" and legally described on the attached *Exhibit B*.
- C.** HFM and Aerie share access and a common gate along their mutual boundary from Crosswind Drive.

**EASEMENT AGREEMENT**

- D. The Aerie Parcel's only access to the Port's Skagit Regional Airport ("Airport") taxiway is by traveling over and across a portion of the HFM Parcel.
- E. The HFM Parcel is improved by a shared stormwater line and catch basin system (the "Stormwater System") for the benefit of both the HFM Parcel and Aerie Parcel.
- F. The HFM Parcel and the Aerie Parcel are both improved by a shared fire drainage system, including an oil/water separator and attendant facilities that drain into a sewer line (collectively the "Fire System") for the benefit of both parcels. For the avoidance of doubt, the Fire System as that term is used herein does not encompass any stormwater facilities or any aspect of either party's fire suppression systems other than the oil/water separator and the sewer facilities to which it connects.
- G. The purpose of this Agreement is to memorialize the HFM's and Aerie's mutual rights of access, ingress, and egress, and to establish the terms and conditions under which certain facilities will be used, repaired, maintained, reconstructed, and accessed, and how the costs related to such actions shall be shared among HFM and Aerie.
- H. These recitals are a material part of this Agreement and are incorporated therein as if set forth in the body of the Agreement.

#### AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties hereby agree as follows:

- 1. CROSSWIND DRIVE ACCESS.** For the Term of this Agreement, HFM and Aerie mutually and reciprocally grant, convey, and reserve a non-exclusive easement for ingress and egress over, under, and across that certain portion of each parcel described in the attached *Exhibit C* and depicted in the attached *Exhibit D*, encompassing a shared gate along Crosswind Drive. The grant of this easement includes a non-exclusive mutual right of access on and across the portions of each parcel adjacent to the identified easement area, as reasonably necessary, for repair, maintenance, improvement, and replacement activities, including for ingress and egress for persons, materials and equipment to the extent reasonably necessary for the Term of this Agreement. Collectively, the areas of either parcel affected by this access easement, together with the gate and any appurtenances thereto, are referred to herein as the "Crosswind Drive Access Area."
- 2. TAXIWAY ACCESS.** For the Term of this Agreement HFM grants, conveys, and reserves to Aerie a non-exclusive easement for ingress and egress over, under, and across that certain portion of the HFM Parcel described in the attached *Exhibit E* and depicted in the attached *Exhibit F*. The area of the HFM Parcel affected by this access easement is referred to herein as the "Taxiway Access Area."
- 3. SHARED STORMWATER SYSTEM.** For the Term of this Agreement, HFM and Aerie mutually and reciprocally grant, convey, and reserve a nonexclusive easement in favor of the other party and their successors and assigns in and to the HFM Lease and/or Aerie Lease (collectively the HFM/Aerie Parties") for the right to access, use, operate, maintain, repair, reconstruct, and improve the Stormwater System. This easement area is described on the

attached *Exhibit G* and depicted on the attached *Exhibit H*. The HFM/Aerie Parties shall each have the right and privilege to construct, reconstruct, inspect, alter, improve, remove, or relocate the Stormwater System and its appurtenances within the easement area, which right shall include the right of ingress and egress over the easement area for the purposes stated herein. The HFM/Aerie Parties shall not construct any improvements that interfere with the free use and access to the Stormwater System.

**4. SHARED FIRE SYSTEM.** For the Term of this Agreement, HFM and Aerie mutually and reciprocally grant, convey, and reserve a nonexclusive easement in favor of the HFM/Aerie Parties for the right to access, use, operate, maintain, repair, reconstruct, and improve the Fire System. This easement area is described on the attached *Exhibit I* and depicted on the attached *Exhibit J*. The HFM/Aerie Parties shall each have the right and privilege to construct, reconstruct, inspect, alter, improve, remove, or relocate the Fire System and its appurtenances within the easement area, which right shall include the right of ingress and egress over the easement area for the purposes stated herein. The HFM/Aerie Parties shall not construct any improvements that interfere with the free use and access to the Fire System.

**5. MAINTENANCE.** The Fire System, Stormwater System, Crosswind Access Area, and Runway Access Area shall be maintained by the HFM/Aerie Parties, with the costs being shared equally among the HFM/Aerie Parties, their subtenants, and any other party to whom access to the Crosswind Drive Access Area, Taxiway Access Area, Stormwater System, or Fire System, as is granted through separate easements or agreements by and/or between the HFM/Aerie Parties. The HFM/Aerie Parties shall maintain the Fire System in good condition in accordance with the standards applicable to fire suppression/drainage systems of this type which may be imposed by the HFM Lease, Aerie Lease, or any governmental law, statute, regulation, or ordinance. The HFM/Aerie Parties shall maintain the Stormwater System in good condition in accordance with the standards applicable to water lines and catch basin systems of this type which may be imposed by the HFM Lease, Aerie Lease, or any governmental law, statute, regulation, or ordinance. Either HFM or Aerie may call for work to be done on the Crosswind Drive Access Area, Taxiway Access Area, Stormwater System, or Fire System by giving thirty (30) days' written notice to the other party. If the other party does not object in writing within the 30-day period, the proposed work shall be deemed approved. Any objection to such work shall be resolved by the dispute resolution procedure in Section 16 of this Agreement; provided, however, that if emergency maintenance or repairs are required and mutual consent cannot be obtained, then the above notice process shall be waived and either owner may undertake such emergency repairs and seek reimbursement for the relevant share of the costs thereafter. Notwithstanding the foregoing, in the event that either HFM/Aerie Party damages the Crosswind Drive Access Area, Taxiway Access Area, Stormwater System, or Fire System, the cost of repairing such damage shall be the sole responsibility of the party causing such damage.

**6. EXERCISE OF RIGHTS.** HFM and Aerie mutually and reciprocally agree that in the exercise of their rights herein, each party shall:

- (i) obtain all federal, state, local, municipal, and/or Port permits, licenses, and approvals necessary for the installation or maintenance and any work to be performed attendant to such work;

- (ii) comply in all material respects with all applicable federal, state, local, and/or Port laws, regulations, and ordinances and with the terms and conditions of all permits and approvals applicable thereto;
- (iii) minimize, to the extent practical, interference with the access to and the operation, occupation, and use of the other party's parcel, and impacts to airport operations;
- (iv) except in the event of an emergency or other circumstance where prior notice is not practical, prior to entering the other party's parcel for any purpose (excluding ordinary rights of access provided herein), provide forty-eight (48) hours' prior written notice to the owner(s) of the relevant parcel and a statement describing the anticipated impacts on operation, occupation, and use of the parcel and the anticipated commencement and completion dates for any work;
- (v) when any actual installation or maintenance work is undertaken, pursue the same diligently to completion in a safe and workmanlike manner, keep the affected area free and clear of excessive debris on a daily basis, and erect barriers in and around all affected areas in order to ensure safety of persons and protection of property;
- (vi) during any period of work, maintain, and/or cause any agent, contractor, or other representative of the owner to maintain commercial general liability insurance in such amounts and types of coverage as are customary for similar work, such coverage to be on a per occurrence basis;
- (vii) promptly repair any damage caused to the affected parcel and any buildings and improvements located thereon (including general clean-up and proper surface and/or subsurface restoration) as a result of the party's or its agents', contractors', or invitees' use of the other party's Parcel pursuant to this Agreement; and
- (viii) keep the other party's Parcel free and clear of all liens, charges, and other monetary encumbrances arising out of the party's or its agents', contractors', or invitees' use of the affected Parcel pursuant to this Agreement, and if either party fails to discharge such lien within 30 days, the other party may do so and shall be entitled to collect the costs reasonably incurred to discharge such lien.

**7. ASSESSMENTS.** The respective costs of any maintenance, repair, construction, reconstruction, and/or operation may be assessed against the lessees of the parcels served by the Fire System Stormwater System, Crosswind Access Area, and Runway Access Area either before or after the work is completed. Such assessment is effective upon notice to the lessee of the respective parcel to be assessed or at such time as the work is completed, whichever should occur first. Such assessment shall constitute a personal obligation of the lessee of HFM and Aerie Parcels, as well as a lien on the leasehold interest held by HFM and/or Aerie in and to such parcels (but not the underlying real property owned by the Port), as of the date due, and such lien may be foreclosed by the other lessee subject to this Agreement in the same form and manner or procedure as foreclosure of a mechanic's lien under the laws of the State of Washington. Each party obligated to pay assessments herein agrees and recognizes that the expenses of title examination, costs of attorneys, court costs, and interest at the rate of eight percent (8%) per annum shall be included with the amount of any delinquent assessment in the judgment of foreclosure of such lien.

- 8. REGULATORY COMPLIANCE.** The HFM/Aerie Parties mutually covenant and agree to abide by and comply with all applicable statutes, regulations, ordinances, permits, and orders, whether federal, state, or local, governing the use, operation, maintenance, improvement, or ownership of the Crosswind Drive Access Area, Taxiway Access, Stormwater System, or Fire System. Furthermore, the HFM/Aerie Parties agree to abide by the HFM Lease and Aerie Lease, respectively, and any and all rules and regulations set forth therein governing the construction, use, operation, maintenance, improvement, or ownership of the Crosswind Drive Access Area, Taxiway Access, Stormwater System, or Fire System.
- 9. LEASE COMPLIANCE; INDEMNITY.** HFM and Aerie mutually covenant and agree to abide by and comply with all applicable requirements set forth in either party's lease agreement with the Port, as amended from time to time, and to keep one another apprised of relevant restrictions in the exercise of either party's rights herein. Each HFM/Aerie Party hereby indemnifies the other party from any loss or damage arising from such party's actions or omissions to the extent such actions or omissions result in the breach of the other party's obligations under any applicable lease agreement.
- 10. FIRE AND STORMWATER SYSTEM USERS.** The HFM/Aerie Parties shall not cause, permit, or allow the connection, either directly to the Fire System, Stormwater System, or to the drainage, plumbing, or transmission lines of either party referred to herein, to any other person or property, without the express written consent of all other users and the Port, which consent if granted may be revoked at any time.
- 11. NO INTERFERENCE WITH USE OF FIRE AND STORMWATER SYSTEMS.** The HFM/Aerie Parties shall not take any action or suffer any action to be taken that will cause damage to the Fire System or Stormwater System, and the HFM/Aerie Parties shall not take any action or in any way interrupt service to the other parcel lessee.
- 12. NO AMENDMENT TO LEASE.** Nothing herein shall amend the HFM Lease and/or the Aerie Lease. In the event of a conflict between the terms of this Agreement and the HFM Lease and/or the Aerie Lease, the HFM Lease and/or Aerie Lease shall control.
- 13. BINDING EFFECT.** In all respects, the provisions of this Agreement shall be construed and interpreted as covenants which run with the HFM Lease and Aerie Lease and shall be binding upon and inure to the benefit of the HFM/Aerie Parties.
- 14. NO WAIVER.** Failure to enforce any provision of this document shall not operate as a waiver of any such provision.
- 15. SEVERABILITY.** Invalidation of any of the provisions of this Agreement by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- 16. DISPUTE RESOLUTION.** HFM and Aerie desire to establish a fair and rapid process to resolve any and all disputes arising out of or related to this Agreement. In the event of a dispute, HFM/Aerie Parties is required to immediately notify the other party, in writing, of each and every dispute or disagreement arising out of or related to this Agreement. Upon such written notification, the HFM/Aerie Parties shall, as soon as practicable but in no event longer than five (5) days, meet and negotiate in good faith to resolve any such disputes. If the dispute is resolved by such a

meeting, the terms and conditions of the resolution shall be reduced to writing and signed by all HFM/Aerie Parties. If any such dispute is not resolved within fifteen (15) business days from notification of such dispute, the matter shall be transferred for resolution through binding non-appealable arbitration pursuant to Chapter 7.04A RCW. The party wishing to have the dispute referred to binding arbitration shall provide written notice to each and every party within two (2) business days following mediation described in subsection (a). Such notice shall include the name of the proposed arbitrator. If the HFM/Aerie Parties cannot agree to an arbitrator, the presiding judge of the Skagit County Superior Court shall select the arbitrator following the notice of referral of the matter to binding arbitration. The rules for Mandatory Arbitration for Skagit County shall control the procedures for the arbitration. The arbitration shall be heard in Skagit County, Washington within ten (10) business days from the date the non-filing parties were provided notice of the arbitration. The decision of the arbitrator shall be binding and non-appealable. At the election of any party, the decision of the arbitrator may be filed with the Skagit County Superior Court for enforcement of the terms of the arbitrator's decision. The prevailing party in such arbitration shall be entitled to its attorney's fees and costs, in an amount determined by the arbitrator.

**17. AMENDMENT.** This Agreement may not be modified, amended, or terminated except by the written agreement signed by the HFM/Aerie Parties and the Port.

**18. TERM.** This Agreement shall commence upon the mutual execution hereof. The Crosswind Drive Access Area easement set forth in Paragraph 1, above, shall automatically terminate if the MFH Parcel and/or Aerie Parcel are redeveloped such that the Crosswind Drive Access Area is no longer a jointly used access route for the MFH Parcel and Aerie Parcel. The Taxiway Access Area easement set forth in Paragraph 2, above, shall automatically terminate if a separate direct access from the Aerie Parcel to the Airport taxiway is developed adjacent to the Aerie Parcel. The Shared Stormwater System easement set forth in Paragraph 3, above, shall automatically terminate if either of the HFM/Aerie Parties develops its own system within its leasehold and disconnects improvements on its leasehold from the Stormwater System. The Shared Fire System easement set forth in Paragraph 4, above, shall automatically terminate if either of the HFM/Aerie Parties develops its own system within its leasehold and disconnects improvements on its leasehold from the Fire System.

**19. PORT CONSENT.** This Port is signatory to this Agreement solely for the purpose of consenting to its recordation against real property owned by the Port.

**20. ENTIRE AGREEMENT.** This Agreement contains all representations and is the entire understanding between the parties hereto with respect to the subject matter hereof.

***SIGNATURES ON FOLLOWING PAGE***

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

GRANTOR:  
Heritage Flight Museum

GRANTEE:  
Aerie Development LLC

*Greg Anders*  
By: Greg Anders  
Title: Exec Dir / VP

*Steve Verbarendse*  
By: Steve Verbarendse  
Title: MANAGING member

PORT:  
Port of Skagit

*Sara Young*  
By: Sara Young  
Title: Executive Director

STATE OF WASHINGTON } §  
COUNTY OF SKAGIT

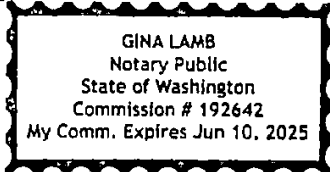
This record was acknowledged before me on the date specified below by Greg Anders as the Executive Director / VP of Heritage Flight Museum.  
{Stamp}



*Gina Lamb*  
(Signature) NOTARY PUBLIC  
Date: 6/20/2024  
My commission expires: 6/10/2025

STATE OF WASHINGTON } §  
COUNTY OF SKAGIT

This record was acknowledged before me on the date specified below by Steve Verbarendse as the Managing Member of Aerie Development LLC.  
{Stamp}

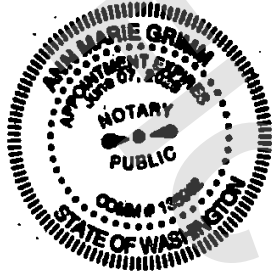


*Gina Lamb*  
(Signature) NOTARY PUBLIC  
Date: 6/20/2024  
My commission expires: 6/10/2025

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } §

This record was acknowledged before me on the date specified below by Sara Young as the Executive Director of the Port of Skagit.  
{Stamp}

Ann Marie Grinn  
(Signature) NOTARY PUBLIC  
Date: June 12, 2024  
My commission expires: June



EASEMENT AGREEMENT

**EXHIBIT "A"**

**Legal Descriptions – HFM Parcel**

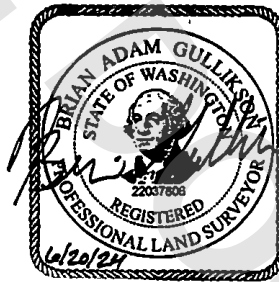
**Lot 17 – P121745:**

ALL OF LOT 17 AND FORMER LOT 16, "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE II, DIVISION 2, AS PER BINDING SITE PLAN WITH FINAL APPROVAL AND RECORDED JUNE 28, 2004 UNDER AUDITOR'S FILE NO. 200406280198, RECORDS OF SKAGIT COUNTY, WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 17;  
THENCE NORTH 57°38'02" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 17, EXTENDED, A DISTANCE OF 403.92 FEET;  
THENCE SOUTH 32°21'58" EAST, A DISTANCE OF 281.53 FEET TO THE SOUTH LINE OF SAID LOT 15;  
THENCE SOUTH 57°37'15" WEST, ALONG SAID SOUTHERLY LINE, EXTENDED, A DISTANCE OF 403.92 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17;  
THENCE NORTH 32°21'58" WEST, ALONG THE WESTERLY LINE OF SAID LOT 17, A DISTANCE OF 281.62 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 113,735 ± SQUARE FEET,

SITUATED IN SKAGIT COUNTY, WASHINGTON.



**EXHIBIT "B"**

**Legal Descriptions – Aerie Parcel**

**Lot 15 – P121743:**

LOT 9, "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE II, DIVISION 1, AS PER BINDING SITE PLAN RECORDED JANUARY 22, 2002 UNDER AUDITOR'S FILE NO. 200201220163, RECORDS OF SKAGIT COUNTY, WASHINGTON;

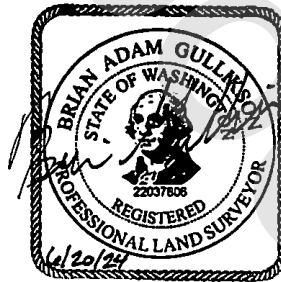
TOGETHER WITH THAT PORTION OF LOT 15, "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE II, DIVISION 2," AS PER BINDING SITE PLAN WITH FINAL APPROVAL AND RECORDED JUNE 28, 2004 UNDER AUDITOR'S FILE NO. 200406280198, RECORDS OF SKAGIT COUNTY, WASHINGTON;

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9;  
THENCE SOUTH 32°21'58" EAST, ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 281.45 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9;  
THENCE SOUTH 57°37'15" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 9 AND SAID LOT 15, ALSO BEING THE NORTHERLY MARGIN OF CROSSWIND DRIVE, A DISTANCE OF 364.83 FEET;  
THENCE NORTH 32°21'58" EAST, PARALLEL TO THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 281.53 FEET, TO THE NORTHERLY LINE OF SAID LOT 15;  
THENCE NORTH 57°38'02" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 15 AND SAID LOT 9, A DISTANCE OF 364.83 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2.36 ACRES, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



**EXHIBIT "C"**

**Legal Descriptions – Crosswind Drive Access**

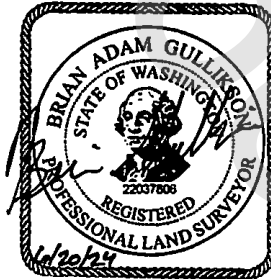
**Crosswind Drive Access Easement:**

A PORTION OF LOT 17, FORMER LOT 16, AND LOT 15, "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE II, DIVISION 2," AS PER BINDING SITE PLAN WITH FINAL APPROVAL AND RECORDED JUNE 28, 2004 UNDER AUDITOR'S FILE NO. 200406280198, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS SAID LOTS ARE DESCRIBED AS "AFTER" IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT DEED DATED NOVEMBER 2, 2021 AND RECORDED UNDER AUDITOR'S FILE NO. 202111040114, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A 24.00 FOOT WIDE EASEMENT LYING 17.00 FEET SOUTHWESTERLY AND 7.00 FEET NORTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 17;  
THENCE NORTH 57°38'02" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 17, EXTENDED, A DISTANCE OF 403.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 17, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15, OF SAID BOUNDARY LINE ADJUSTMENT AND THE POINT OF BEGINNING OF THE LINE;  
THENCE SOUTH 32°21'58" EAST, ALONG THE EASTERLY LINE OF SAID LOT 17, A DISTANCE OF 281.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 17, OF SAID BOUNDARY LINE ADJUSTMENT AND THE TERMINUS OF THIS LINE DESCRIPTION;  
SIDELINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO INTERSECT AND END AT THE NORTHERLY AND SOUTHERLY PROPERTY LINES OF SAID LOTS 17 AND 15 OF SAID BOUNDARY LINE ADJUSTMENT.

CONTAINING 6,757 ± SQUARE FEET,

SITUATED IN SKAGIT COUNTY, WASHINGTON.





**EXHIBIT "E"**

**Legal Descriptions – Taxiway Access Easement**

**Taxiway Access Easement:**

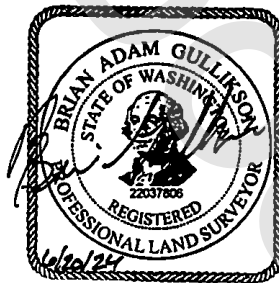
A PORTION OF LOT 15 AND LOT 16 "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE II, DIVISION 2, AS PER BINDING SITE PLAN RECORDED JUNE 28, 2004 UNDER AUDITOR'S FILE NO. 200406280198, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO BEING A PORTION OF LOT 17, AS PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 202111040114, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 17;  
THENCE NORTH 57°38'02" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 17, A DISTANCE OF 265.92 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 57°38'02" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 17, A DISTANCE OF 138.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 17;  
THENCE SOUTH 32°21'58" EAST, ALONG THE EASTERLY LINE OF SAID LOT 17, A DISTANCE OF 79.00 FEET;  
THENCE SOUTH 57°38'02" WEST, AS MEASURED PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 17, A DISTANCE OF 138.00 FEET;  
THENCE NORTH 32°21'58" WEST, AS MEASURED PARALLEL WITH THE EASTERLY LINE OF SAID LOT 17, A DISTANCE OF 79.00 FEET TO THE POINT OF BEGINNING.

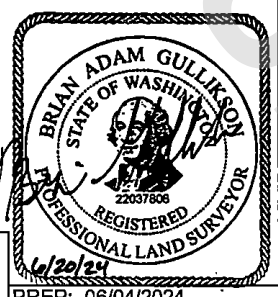
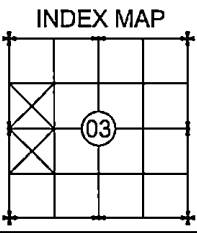
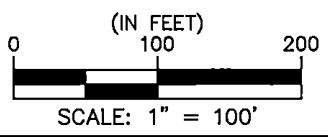
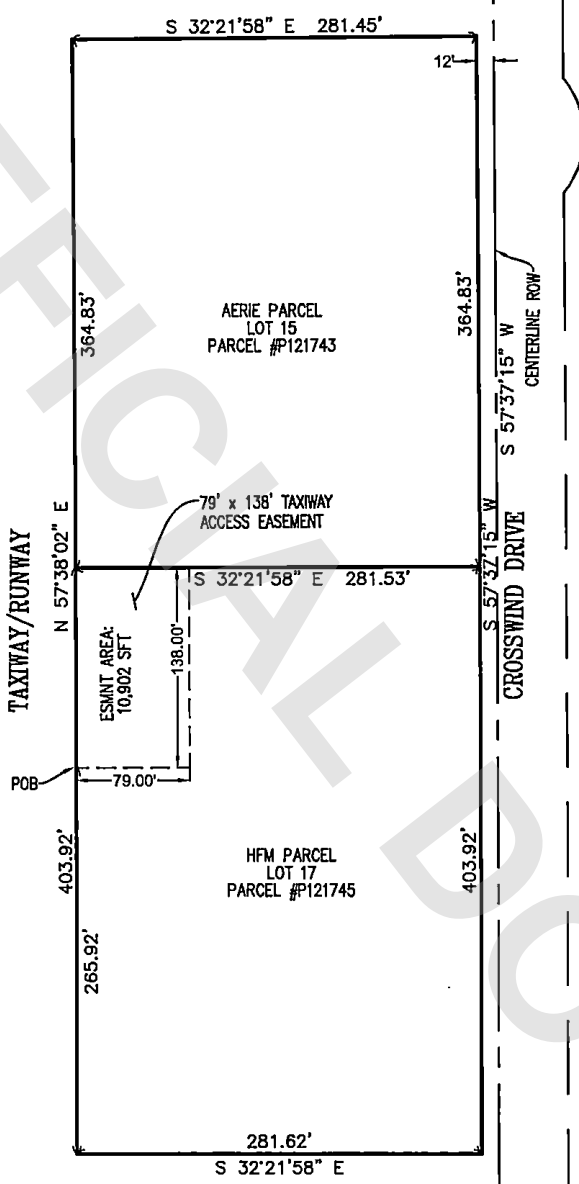
CONTAINING AN AREA OF 10,902 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



# EXHIBIT "F"

## TAXIWAY ACCESS EASEMENT



**NorthLine**  
Surveying  
Surveying and Construction Technologies  
1580 PORT DRIVE  
BURLINGTON, WA 98233  
(360)899-9598

**EXHIBIT "F"**  
TAXIWAY ACCESS EASEMENT  
PORTION OF THE NW 1/4 OF THE SW 1/4 AND  
PORTION OF THE SW 1/4 OF THE NE 1/4 OF  
SEC. 03, TWP. 34 N, RGE. 03 E, W.M.  
**SKAGIT COUNTY, WASHINGTON**

PREP: 06/04/2024
REV:
DRAFT: BAG
CHK:
SHEET 1 OF 1
PROJECT: 24-019

EXHIBIT "G"

Legal Descriptions – Shared Storm Water System Easement

**Shared Storm Water System Easement:**

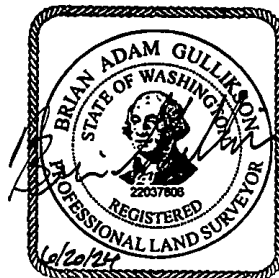
A PORTION OF LOT 17, FORMER LOT 16, AND LOT 15, "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE II, DIVISION 2," AS PER BINDING SITE PLAN WITH FINAL APPROVAL AND RECORDED JUNE 28, 2004 UNDER AUDITOR'S FILE NO. 200406280198, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS SAID LOTS ARE DESCRIBED AS "AFTER" IN THAT CERTAIN BOUNDARY LINE ADJUSTMENT DEED DATED NOVEMBER 2, 2021 AND RECORDED UNDER AUDITOR'S FILE NO. 202111040114, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 17;  
THENCE NORTH 57°38'02" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 17, EXTENDED, A DISTANCE OF 403.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 17, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15, OF SAID BOUNDARY LINE ADJUSTMENT AND THE POINT OF BEGINNING;

THENCE NORTH 57°38'02" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 15, A DISTANCE OF 7.00 FEET;  
THENCE SOUTH 32°21'58" EAST, AS MEASURED PARALLEL WITH THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 281.53 FEET TO THE SOUTHERLY LINE OF SAID LOT 15;  
THENCE SOUTH 57°37'15" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 15 AND LOT 17 ALSO BEING THE NORTHERLY MARGIN OF CROSSWIND DRIVE, A DISTANCE OF 24.00 FEET;  
THENCE NORTH 32°21'58" WEST, AS MEASURED PARALLEL WITH THE EASTERLY LINE OF SAID LOT 17, A DISTANCE OF 191.58 FEET;  
THENCE SOUTH 57°38'02" WEST, AS MEASURED PERPENDICULAR TO THE EASTERLY LINE OF SAID LOT 17, A DISTANCE OF 10.00 FEET;  
THENCE NORTH 32°21'58" WEST, AS MEASURED PARALLEL WITH THE EASTERLY LINE OF SAID LOT 17, A DISTANCE OF 10.00 FEET;  
THENCE NORTH 57°38'02" EAST, AS MEASURED PERPENDICULAR TO THE EASTERLY LINE OF SAID LOT 17, A DISTANCE OF 10.00 FEET TO A POINT 17.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID LOT 17;  
THENCE NORTH 32°21'58" WEST, AS MEASURED PARALLEL WITH THE EASTERLY LINE OF SAID LOT 17, A DISTANCE OF 79.95 FEET TO THE NORTHERLY LINE OF SAID LOT 17;  
THENCE NORTH 57°38'02" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 17, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

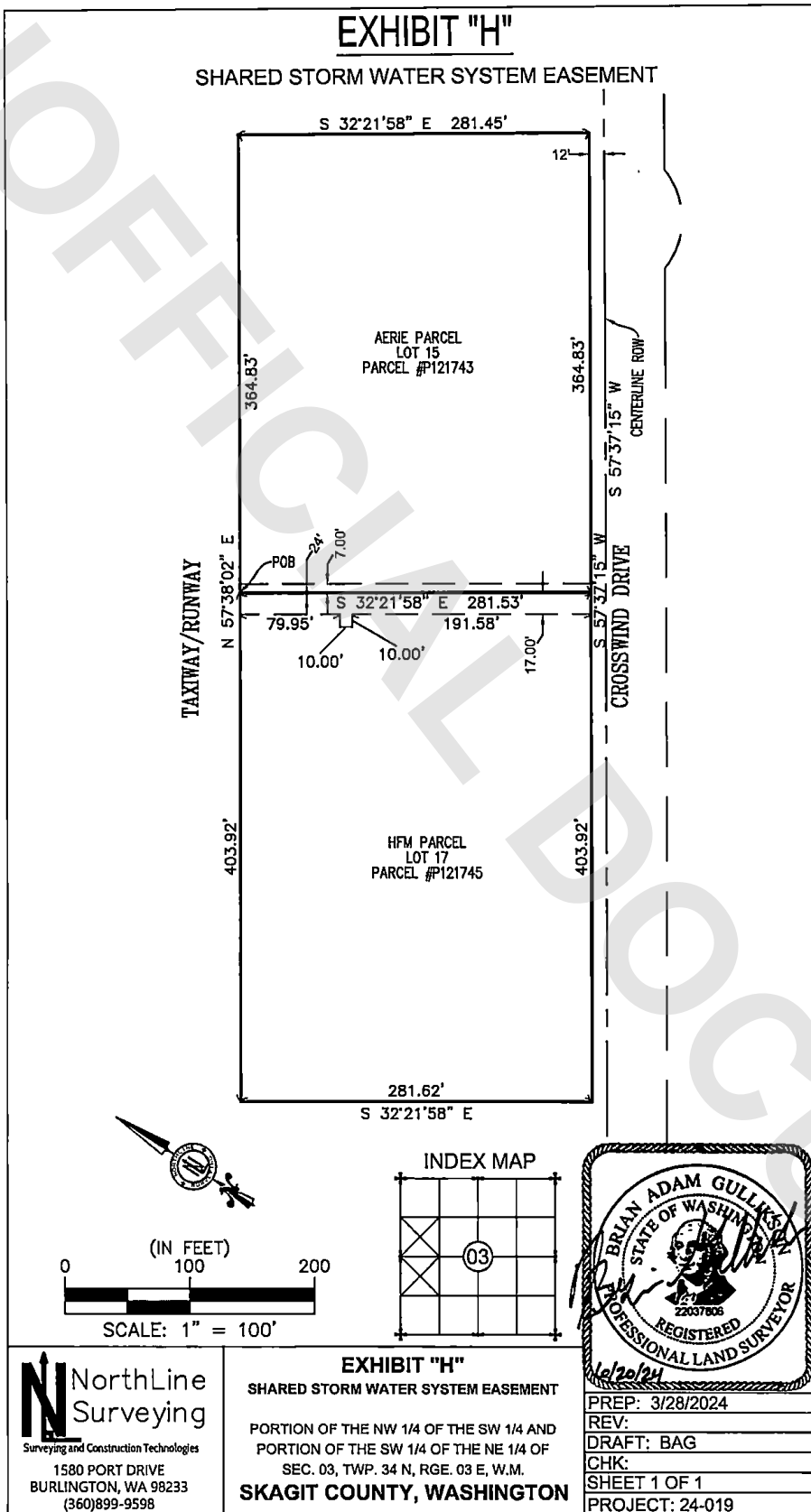
CONTAINING AN AREA OF 6,857 ± SQUARE FEET,

SITUATED IN SKAGIT COUNTY, WASHINGTON.



# EXHIBIT "H"

## SHARED STORM WATER SYSTEM EASEMENT



**NorthLine**  
Surveying  
Surveying and Construction Technologies  
1580 PORT DRIVE  
BURLINGTON, WA 98233  
(360)899-9598

**EXHIBIT "H"**  
SHARED STORM WATER SYSTEM EASEMENT  
PORTION OF THE NW 1/4 OF THE SW 1/4 AND  
PORTION OF THE SW 1/4 OF THE NE 1/4 OF  
SEC. 03, TWP. 34 N, RGE. 03 E, W.M.  
**SKAGIT COUNTY, WASHINGTON**

PREP: 3/28/2024  
REV:  
DRAFT: BAG  
CHK:  
SHEET 1 OF 1  
PROJECT: 24-019

**EXHIBIT "I"**

**Legal Descriptions – Private Sewer Easement**

**Private Sewer Easement:**

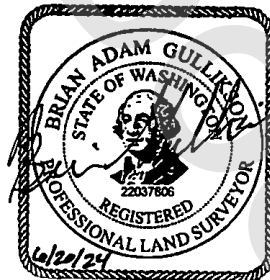
A PORTION OF LOT 15 "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE II, DIVISION 2," AS PER BINDING SITE PLAN RECORDED JUNE 28, 2004 UNDER AUDITOR'S FILE NO. 200406280198, RECORDS OF SKAGIT COUNTY, WASHINGTON;

ALSO BEING A PORTION OF LOT 15, AS PER BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 202111040114, RECORDS OF SKAGIT COUNTY, WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15, AS PER SAID BOUNDARY LINE ADJUSTMENT;  
THENCE NORTH 32°21'58" WEST, ALONG THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 159.62 FEET;  
THENCE NORTH 57°37'15" EAST, AS MEASURED PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 15, A DISTANCE OF 24.00 FEET;  
THENCE SOUTH 32°21'58" EAST, AS MEASURED PARALLEL WITH THE WESTERLY LINE OF SAID LOT 15, A DISTANCE OF 159.62 FEET, TO THE SOUTHERLY LINE OF SAID LOT 15;  
THENCE SOUTH 57°37'15" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 15, ALSO BEING THE NORTHERLY MARGIN OF CROSSWIND DRIVE, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

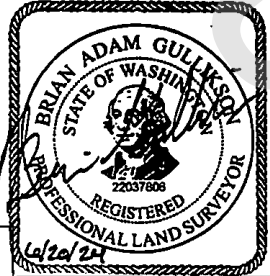
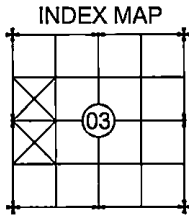
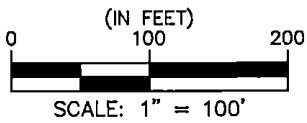
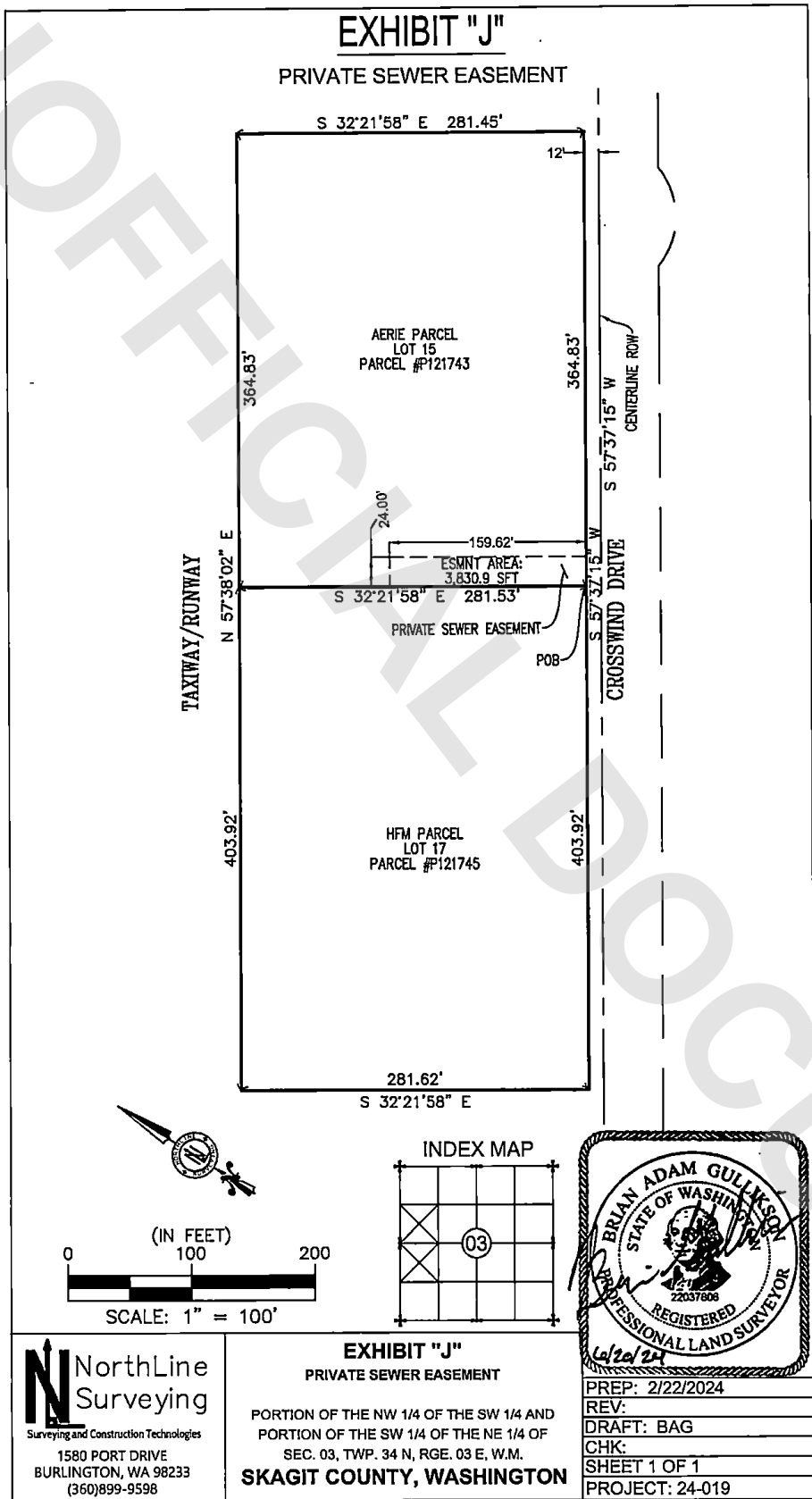
CONTAINING AN AREA OF 3,830.9 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



# EXHIBIT "J"

## PRIVATE SEWER EASEMENT

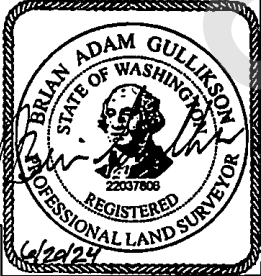
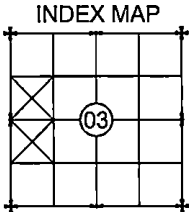
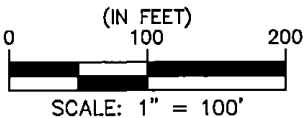
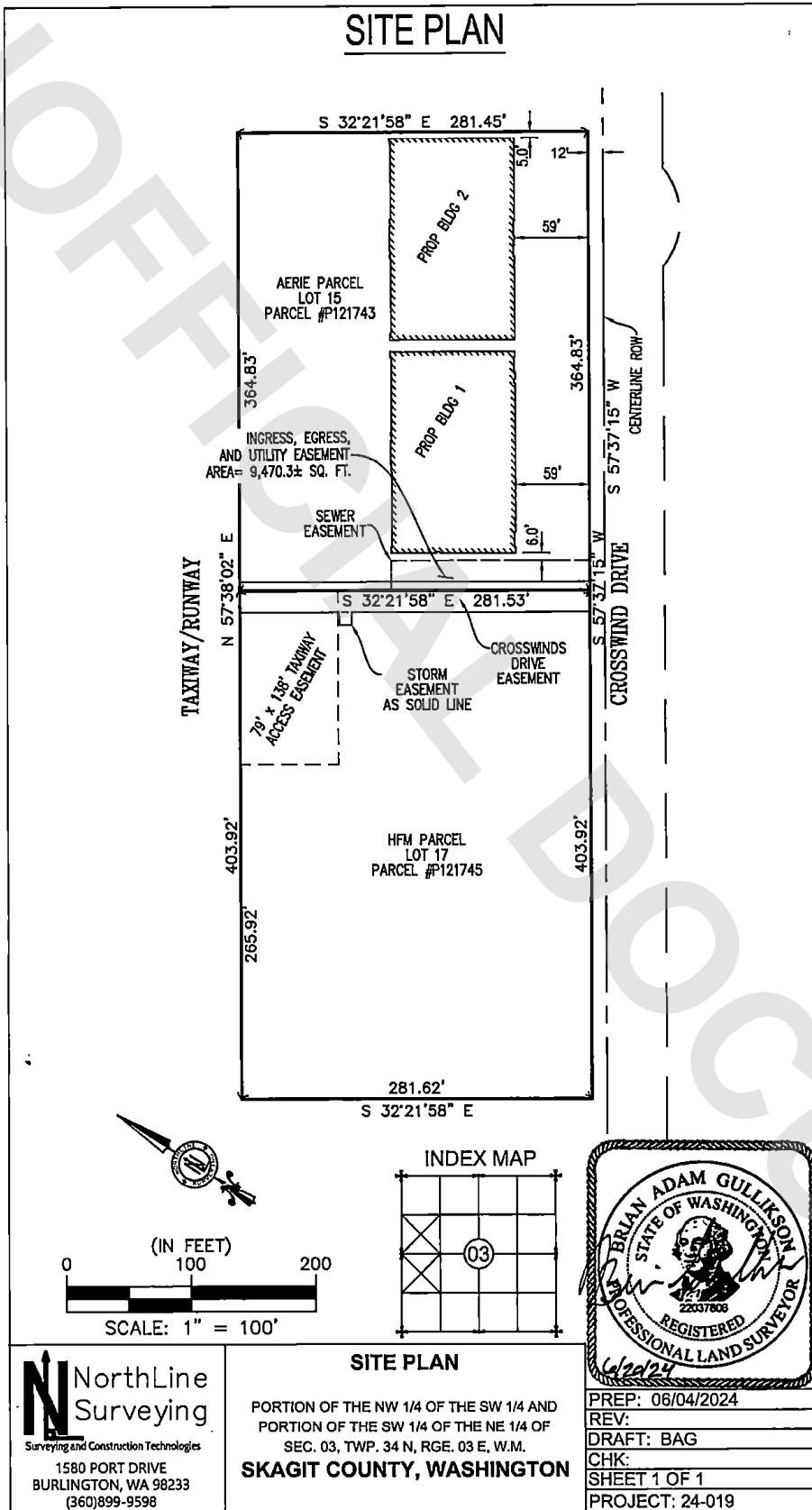


**NorthLine**  
Surveying  
Surveying and Construction Technologies  
1580 PORT DRIVE  
BURLINGTON, WA 98233  
(360)899-9598

**EXHIBIT "J"**  
PRIVATE SEWER EASEMENT  
PORTION OF THE NW 1/4 OF THE SW 1/4 AND  
PORTION OF THE SW 1/4 OF THE NE 1/4 OF  
SEC. 03, TWP. 34 N, RGE. 03 E, W.M.  
**SKAGIT COUNTY, WASHINGTON**

PREP:	2/22/2024
REV:	
DRAFT:	BAG
CHK:	
SHEET	1 OF 1
PROJECT:	24-019

# SITE PLAN



**NorthLine**  
 Surveying  
 Surveying and Construction Technologies  
 1580 PORT DRIVE  
 BURLINGTON, WA 98233  
 (360)899-9598

**SITE PLAN**  
 PORTION OF THE NW 1/4 OF THE SW 1/4 AND  
 PORTION OF THE SW 1/4 OF THE NE 1/4 OF  
 SEC. 03, TWP. 34 N, RGE. 03 E, W.M.  
**SKAGIT COUNTY, WASHINGTON**

PREP: 06/04/2024
REV:
DRAFT: BAG
CHK:
SHEET 1 OF 1
PROJECT: 24-019