

James Ritchie CPA – PL11-0239

Property: 5.5 acres +/- comprising a portion of Tract's "A" & "E" in the Plat of Skagit Beach No. 1
(Property Plat Exhibit)

Dimensions: Length is approx 1,640 feet
Average width is approx 146 feet

Covenants limit property solely to single family use.
(Only way to change covenants would be for Jim Ritchie to purchase 60% of lots.)
(Covenants exhibit)

Property is part of Home Owner's Association responsible for road maintenance.
(Legal Description Exhibit)

Per Skagit County Assessor: Taxed by Skagit County Assessor as a Single Family
Residence Outside a City within a Rural LaConner
Residential area

Financial Commitments to Residential development:
August 1989 – Purchased property from Skagit Beach Inc. after confirming with
Skagit County that property can support a single family residence.

July 2004 – Obtained Lot Certification for Residence

July 2007 – Onsite Critical Areas Review for Septic & Residence

August 2007 - Onsite Septic System Design

DESCRIPTION:

JAMES RITCHIE LEGAL DESCRIPTION

That portion of Tracts "A" and "E", "PLAT OF SKAGIT BEACH NO. 1", as per plat recorded in Volume 8 of Plats, page 71, records of Skagit County, Washington, more particularly described as follows:

Beginning at the most Southerly corner of said Tract "E"; thence following the Easterly line of said Tract "E", the following courses and distances:

North 45°28'30" East 377.13 feet;

North 24°38'30" East 221.53 feet;

North 4°26'30" West 294.47 feet;

North 14°57' East 248.00 feet;

North 20°34' West 492.64 feet;

North 31°59' West to an intersection with the Easterly line of said Tract "A";

thence Southerly along the Easterly line of Tract "A" to its intersection with the Northerly line of Lot 12, "PLAT OF SKAGIT BEACH DIV. NO. 5, A REPLAT OF TRACTS "A" & "F" OF SKAGIT BEACH NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 10 of Plats, page 27, records of Skagit County, Washington;

thence North 79°30' East to the Northeastly corner of said Lot 12; thence South 10°30' East along the Easterly line of said Div. No. 5, 927.59 feet;

thence South 10°21'10" West 91.48 feet;

thence North 79°38'50" West 100.00 feet to the East line of said Tract "A";

thence Southerly along the Easterly line of said Tract "A" to the Southerly line of said Tract "E";

thence South 76°45' East 17.30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

SUBJECT TO THE FOLLOWING:

EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Ingress and egress
In Favor Of: Drainage District No. 19 of Skagit County
Recorded: July 17, 1973
Auditor's No.: 638435
Affects: Exact location undisclosed on the record

B. Construction and maintenance obligations as shown on the Plat of Skagit Beach No. 1, as follows:

"The cost of constructing and maintaining all roads, streets and alleys within this plat and all access roads to this plat shall be the obligation of all the owners of all the lots of the plat and of any additional plats that may be served by these roads, streets and

In the event that the owners of any of these lots of this plat or any additional plats shall petition the County Commissioners to include these roads in the County road system, it is hereafter agreed by said lot owners that the roads involved shall first be constructed to prevailing County standards and to the County Engineer's approval by said lot owners."

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: June 3, 1966
Recorded: June 9, 1966
Auditor's No.: 683921
Executed By: Skagit Properties, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE CORRECTED AS HERETO ATTACHED:

8308290061

VOL **839** PAGE **153**

Declaration Dated: June 3, 1968
Recorded: June 13, 1968
Auditor's No.: 714706
Executed By: Skagit Properties Company

8/15/1995

**RESTRICTIVE COVENANTS, SKAGIT BEACH
No. 1 (REPLATTED AS SKAGIT BEACH NO. 1-
6 INCLUSIVE, ALSO KNOWN AS TRACTS A
THROUGH O) CONTAINED IN INSTRUMENTS
RECORDED UNDER AUDITOR'S FILES NOS.
***** AND *****, RECORDS OF SKAGIT
COUNTY, WA**

1. This addition is restricted to single family residential use only. No structure shall be erected, altered, placed or permitted on any lot other than one private, single family residence. ~~E. WEST HOUSE~~ SHED
2. No structure of a temporary character, no trailer, basement, shack, garage, tent, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently, except only house-trailers which shall be permitted during the construction of any dwelling for a period not to exceed one (1) year. No second hand building shall be moved onto any lot for any purpose whatsoever.
3. Foundations of all buildings shall be continuous masonry or concrete construction. All exterior finishing must be completed within one year of the start of construction. No temporary material such as building paper, canvas, or like material, shall be used as exterior finishing or roughing.
4. All residences and appurtenant buildings shall conform in all respects to the applicable building, sanitary, plumbing, and electrical codes, and any other applicable codes and/or regulations of the County of Skagit, State of Washington. Furthermore, no septic tank lateral or any other excavation or ditching shall be installed through any dike below the line of extreme high tide as determined by officials of [REDACTED] Drainage District No. 19 and the Skagit County Engineer. Furthermore, no material alterations in the configuration of any dike, which in the opinion of said diking drainage ditch officials or said County Engineer, would endanger the diking system and create a risk of flooding shall be permitted. Any alteration of said diking system must be first approved in writing by said diking drainage official and said County Engineer prior to the initiation of any such alteration.
5. No fence, hedge, or obstruction shall be situated anywhere on any of the lots herein which obstructs the view of the adjacent lots.
6. No rubbish, trash, garbage or debris shall be permitted to accumulate on any lot or to be thrown, dumped, or disposed of on any lots vacant, or otherwise. All garbage, rubbish, or like materials, must be kept in covered containers and the burning of such shall be done in an incinerator designed for said purpose.

7. There shall be no commercial signs or activity or conduct which causes objectionable noise, odor, appearances or hazards.
8. No animals, livestock, or poultry of any kind shall be kept, raised or maintained on any lot, except that dogs, cats and other household pets may be kept provided they are so kept and maintained as household pets. It shall be the responsibility of the owners of said pets to maintain control of these animals and be responsible for any damage done to other Skagit Beach properties by said pets.
9. The exterior front foundation line of dwellings and accessory buildings shall be built no closer than twenty-five (25) feet from the front lot line nor less than twenty-five (25) feet from the rear lot line. No building shall be located less than eight (8) feet from any side lot line.
10. No residence less than 1250 square feet of living space shall be permitted on any lot. It shall be the intention and purpose of the covenants to insure that all dwellings shall be of a quality, workmanship and material as approved by the Architectural Control Committee. All residences shall be framed on site. The term "residence" shall include one residence building and a garage or carport
11. The covenants and restrictions of this declaration shall run with and bind the land, and shall insure to the benefits of and be enforceable by the owner of any land subject to these restrictions, their representatives, heirs, successors, and assigns indefinitely, except that it shall be required that the Board of Trustees shall form a committee to review said covenants no less frequently than every ten (10) years. In any case, these covenants and restrictions shall continue in force unless an instrument signed by the owners of sixty (60) percent of the lots has been recorded, agreeing to change said covenants and restrictions in whole or in part; Provided, however, that no such agreement to change shall be effective unless made and recorded one year in advance of the effective date of such change, and unless written notice of the proposed agreement is sent to every owner at least ninety (90) days in advance of any action taken. Provided further, that if all of the owners of lots agree to change said covenants and restrictions in whole or in part after written notice as above provided, said change shall become effective upon the filing of said agreement or at such time as therein designated.

**BY-LAWS
of
SKAGIT BEACH COMMUNITY ASSOCIATION**

A Washington Non-Profit Corporation

ARTICLE I

Definition

1. "Association" means the SKAGIT BEACH COMMUNITY ASSOCIATION, a Washington non-profit corporation.
2. "Skagit Beach" or "developer" means SKAGIT BEACH, INC., a Washington corporation, which is developing the plat of SKAGIT BEACH.
3. "Skagit Beach" means the total land area situate in Skagit County designated as the plat of SKAGIT BEACH, together with such additional land in the vicinity of the plat of SKAGIT BEACH as may hereafter be annexed to the said plat by subsequently recorded plats, tracts and acreages, identifying the same as additions of SKAGIT BEACH.
4. "Lot" means any lot, plot, tract or interest in real property in SKAGIT BEACH which has or will be sold by SKAGIT BEACH, INC., subsequent to the recording of and by reference to the applicable plat of SKAGIT BEACH. It does not include any part of the common area.
5. "Owner" or "lot owner" refers to any owner of fee title, or if the property is being sold on a real estate contract, then the contract purchaser of said lot, or if the property is subject to a deed of trust, then the grantor under such deed of trust. SKAGIT BEACH, INC. shall be deemed the owner of all lots not yet sold or reacquired by it.
6. "Common area" means all real property in the plat of SKAGIT BEACH, or any subsequent plats or property added by reference to it, to be transferred to and to be held by the Association for the common use, enjoyment, or benefit of the owners. The common area will consist of all real property which, on the plat and in the covenants relating thereto, are identified as common area. All permanent structures, fixtures and

improvements upon the common area, including particularly roads and utility systems, shall be deemed part thereof.

ARTICLE II

Members and Their Rights

1. The membership of the Association shall consist of and be limited to the owners of lots in SKAGIT BEACH. One Association member shall be inseparably appurtenant to each lot and shall pass therewith to all persons who become owners of the lot.

2. Two votes shall be appurtenant to each lot. If lots are purchased under Real Estate Contract, the purchaser shall be entitled to one vote and the developer

_____ is entitled to both votes. If two or more persons purchase a single lot, all persons shall be members but the vote to which the lot is entitled shall be cast as they among themselves determine.

3. Each owner shall have a nonexclusive right and easement of enjoyment and to the common area, which shall be appurtenant to and shall pass with the title to the owner's lot. Such right and easement shall be subject only to the following:

- (a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facilities situated upon the common area;
- (b) The right of the Association to charge reasonable rates for utility services rendered by the Association owned utility systems located upon the common area;
- (c) The right of the Association to suspend the voting right and the rights to use the common area of any owner for any period during which:
 - (I) any assessment against his lot remains unpaid,
 - or
 - (II) Any violation of these covenants or of the Association's published rules for which he is responsible remains unabated;

SKAGIT BEACH
A REPEAT OF TRACTS "A" & "F" OF SKAGIT BEACH NO. 1
SKAGIT COUNTY, WASHINGTON
SCALE: 1" = 100'

DESCRIPTION

DESCRIPTION

THIS PLAT OF SRAGIT BEACH DIVISION NO. 5 ENCOMPRES PORTIONS OF TRACTS 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 8

DEDICATION

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE THE UNDERSIGNED, SKARBIT PROPERTIES CO. A WASHINGTON CORPORATION, OWNERS OF THE LANDS HEREBY PLATED, DO hereby declare THIS PLAT TO BE KNOWN AS "SKARBIT BEACH CO. 5" AND TRACTS A AND B INTENDED FOR THE USES OF THE BEACH AND THE BEACH RESORTS OF THE BEACH PROPERTY OWNED BY THIS PLAT AND ALL OTHER DIVISIONS OF SKARBIT BEACH TO BE OWNED AND THE OFFICIALS OF THE NAMED CORPORATION HAVE CAUSED THESE PRESENTS TO BE FORWARDED AND THESE DEEDS AFFIXED TO AND HEREIN DESIGNATED

Sam J. Anderson *8/21/72*
PRESIDENT, SKARBIT PROPERTIES CO. DATE

7/26/73

ACKNOWLEDGEMENT

[illegible]

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF TRACT BEACH DIVISION NO. 8 IS BASED ON AN ACTUAL SURVEY OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 2 EAST, N.M. THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY. THE MONUMENTS HAVE BEEN SET, AND LOT AND BLOCK CORNERS HAVE BEEN STAKED ON THE GROUND.

John E. Lawrence
J. E. LAWRENCE, S. L. S.

TREASURER'S CERTIFICATE

PROFESSIONAL ENGINEER

TREASURER'S CERTIFICATE

HEREBY CERTIFY THAT ALL TAXES HEREABOUT 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 1913.

Edward W. Jackson
EDWARD W. JACKSON
COUNTY, WASHINGTON

CONSTRUCTION AND MAINTENANCE OBLIGATION

[illegible]

APPROVALS

APPROVALS

EXAMINED AND APPROVED FOR THE COUNTY OF SAGIT, STATE OF WASHINGTON.

[Signature]
COUNTY ENGINEER

[Signature]
EXAMINER, BOARD OF COUNTY COMMISSIONERS

[Signature]
COUNTY AUDITOR & EX-OFFICIO CLERK OF BOARD

APPROVAL

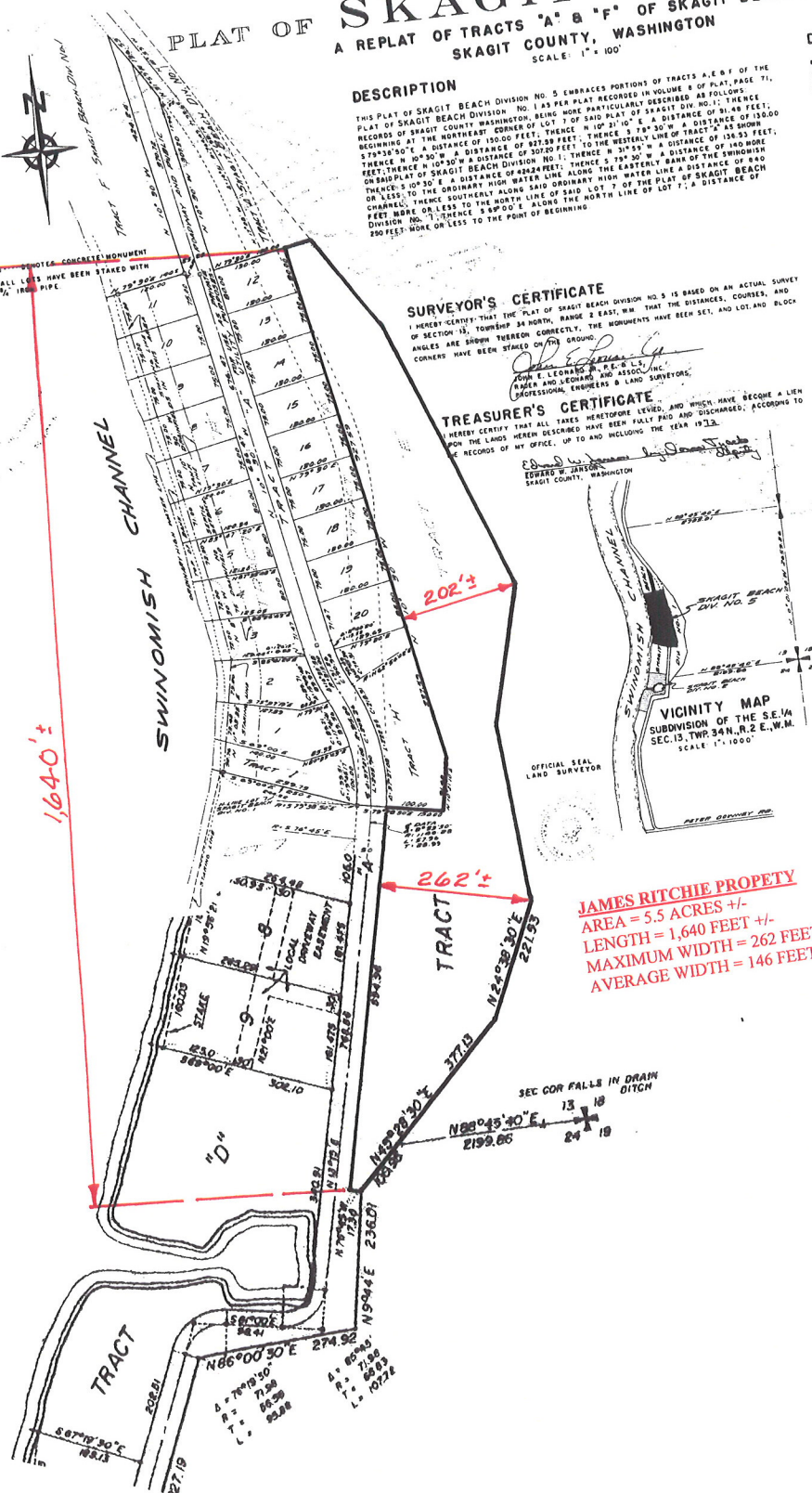
PLANNING COMMISSION APPROVAL

PLANNING COMMISSION
EXAMINED AND APPROVED BY THE SAGIT COUNTY PLANNING COMMISSION THIS -
James H. DeWitt
CHAIRMAN SAGIT COUNTY PLANNING COMMISSION

RECORDED
FILED AT REQUEST OF HAROLD RADER ON 25 DAY OF JULY, 1942
AT 10 O'CLOCK A. M., AND RECORDED IN VOLUME 10 OF PLATS, AT PAGE 2
WASHINGTON. Rader BY DEPUTY CC

WASHING
COUNTY AUDITOR
COUNTY TREASURER
COUNTY ENGINE
BY DEPT.
OFFICIAL SEAL
OFFICIAL SEAL
OFFICIAL SEAL

JAMES RITCHIE PROPERTY
AREA = 5.5 ACRES +/-
LENGTH = 1,640 FEET +/-
MAXIMUM WIDTH = 262 FEET +/-
AVERAGE WIDTH = 146 FEET +/-



Soils:

Agricultural Natural Resource Land: means land designated as Ag-NRL which is primarily devoted to the commercial production of horticultural (including fiber production such as hybrid cottonwoods), viticultural, floricultural, dairy, apiary, vegetable or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees (not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140), finfish in upland hatcheries, or livestock (including livestock raised for personal use), and that has long-term commercial significance for agricultural production. The Revised Code of Washington, for 1997, has several definitions for agriculture. The State Hydraulics Code (Chapter 75.20 RCW) is necessary to implement the riparian protection section of the CAO; it requires the use of the definitions of agriculture as given in RCW 84.34.020 and 36.70A.030(2).

Long-term commercial significance: includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

14.16.400 Agricultural—Natural Resource Lands (Ag-NRL).

(1) Purpose. The purpose of the Agricultural—Natural Resource Lands district is to provide land for continued farming activities, conserve agricultural land, and reaffirm agricultural use, activities and operations as the primary use of the district. Non-agricultural uses are allowed only as accessory uses to the primary use of the land for agricultural purposes. The district is composed mainly of low flat land with highly productive soil and is the very essence of the County's farming heritage and character.

Property is not currently devoted, and has NOT been devoted, to commercial production and does not contain a soil composition that is supportive to Ag production. Even back to Skagit County's 1937 aerial photos, the property is segregated by drainage ditches from adjacent Ag fields east. Soils letter.

Policies

4A-1.1 Agricultural Resource Lands Designation Criteria

The following criteria shall be considered when designating Agricultural Resource Lands:

- a) Generally, all lands in unincorporated Skagit County which are parcels 5 acres or greater, and that contain "prime farmland soils" as determined by the USDA Natural Resource Conservation Service, shall be identified (see Agricultural Lands Profile for a description of prime farmland soils).

"Generally", usually, obviously subject to shape and terrain and practical application, parcels 5 acres or greater AND have "prime farmland..."

Oddly shaped, with many angles, nearly 5.5 football fields long and not quite one football field wide, and has been professionally proven to not contain suitable soil for Ag production

- b) Then those lands meeting the parcel size and soils shall be retained in Agricultural Resource Lands designation, provided that a majority of the area falls within the 100-year floodplain as adopted by the U.S. Federal Emergency Management Agency (FEMA).

- c) **Parcels meeting both (a) and (b) above** shall be further evaluated for inclusion or exclusion in Agricultural Resource Lands based upon the following additional factors:
- i) The land is in a current-use tax assessment program derived from the Open Space Taxation Act, RCW 84.34 as it pertains to agriculture.
 - ii) **The land is currently in agricultural use or has been in agricultural use within the preceding ten years.**
 - iii) **Existing land uses are primarily agricultural and minimal financial commitment to non-farm uses has been made.**
 - iv) The area includes special purpose districts (such as diking and drainage districts) that are oriented to enhancing agricultural operations, including drainage improvement and flood control.
 - v) **Adjacent lands are primarily in agricultural use.**
 - vi) Land use in the area demonstrates a pattern of landowner capital investment in agricultural operation improvements such as irrigation, drainage, manure storage, barn refurbishing, enhanced livestock feeding techniques, agricultural worker housing, etc.
- d) Parcels that may not meet any of the criteria described in (a), (b), and (c) above may nonetheless be included to provide logical boundaries to the Agricultural Resource lands designation and to avoid small “islands” or “peninsulas” of conflicting non-resource land uses in the midst of resource lands. Similarly, parcels that meet some or all of the criteria described in (a), (b), and (c) above may be excluded to provide logical boundaries to the Agricultural Resource lands designation and to avoid conflict with existing land uses.

Property is documented as NOT being in Ag use for well over 10 years (1998, 2001, & 2011 aerial photos).

50% of the property's boundary abuts existing residential development.

Mr. Ritchie purchased the property with the intent of residential development and has committed notable finances and efforts to achieve residential use. (Lot Cert, Septic, CAO)

Property encompasses slightly more than 5 acres, however this acreage is not efficiently configured to accommodate farming, has a documented history of not being farmed, and has been proven to not contain sufficient soils for farms. As such, applying Policy Section 4A-1.1(c) is inappropriate.

Converting the property to RRV will not create an illogical boundary in Ag activities and will not create an island or peninsula of conflicting use in the midst of resource land.



November 3, 2011

Mr. John Ravnik
Ravnik & Associates
PO Box 361
Burlington, WA 98233

Reference: P69432 located at 14983 Channel Drive
Owner: Mr. James Ritchie

Dear Mr. Ravnik:

This letter is in reference to our examination of the 5.5 acre lot on Channel Drive. The purpose of this examination was to determine the viability of the classification of "Prime Farm Land" for this lot. It is my opinion as a Certified Professional Agronomist who has worked with farmers of Skagit County for the past 21 years that this lot does not meet the logical and realistic format of Prime Farm Land for the following reasons:

- A. The soil is very heavy with a high clay content which does not allow for water penetration. This would not allow the plants' root system to grow and develop in the necessary manner for good crop production.
- B. The lot itself is long and narrow which would not allow ease of field work with the normal equipment size that is used today. The soil also has a very shallow water table at approximately 18 inches. This, along with the high clay content, would lead to a great deal of compaction which again is not suitable for root growth.
- C. There are three plant species growing in this lot that are perennial and indicators of heavy, wet soils. It would be nearly impossible to eradicate them in a production agriculture field. They are Creeping Buttercup, Rush, and Canary Grass. As I mentioned, these species are perennial and the more they are disturbed by soil tillage, the more they spread throughout the field.

In summary, for the reasons I mentioned, I believe that the 5.5 acre lot in question is not suitable for farm land.

Sincerely,

A handwritten signature in cursive script that reads 'Rudy Allen'.

Rudy Allen, CPAg, CCA-NW

RA/cia

1219 Eaglemont Place • Mount Vernon, WA 98274
Phone (360) 848-1595 • Fax (360) 848-6265

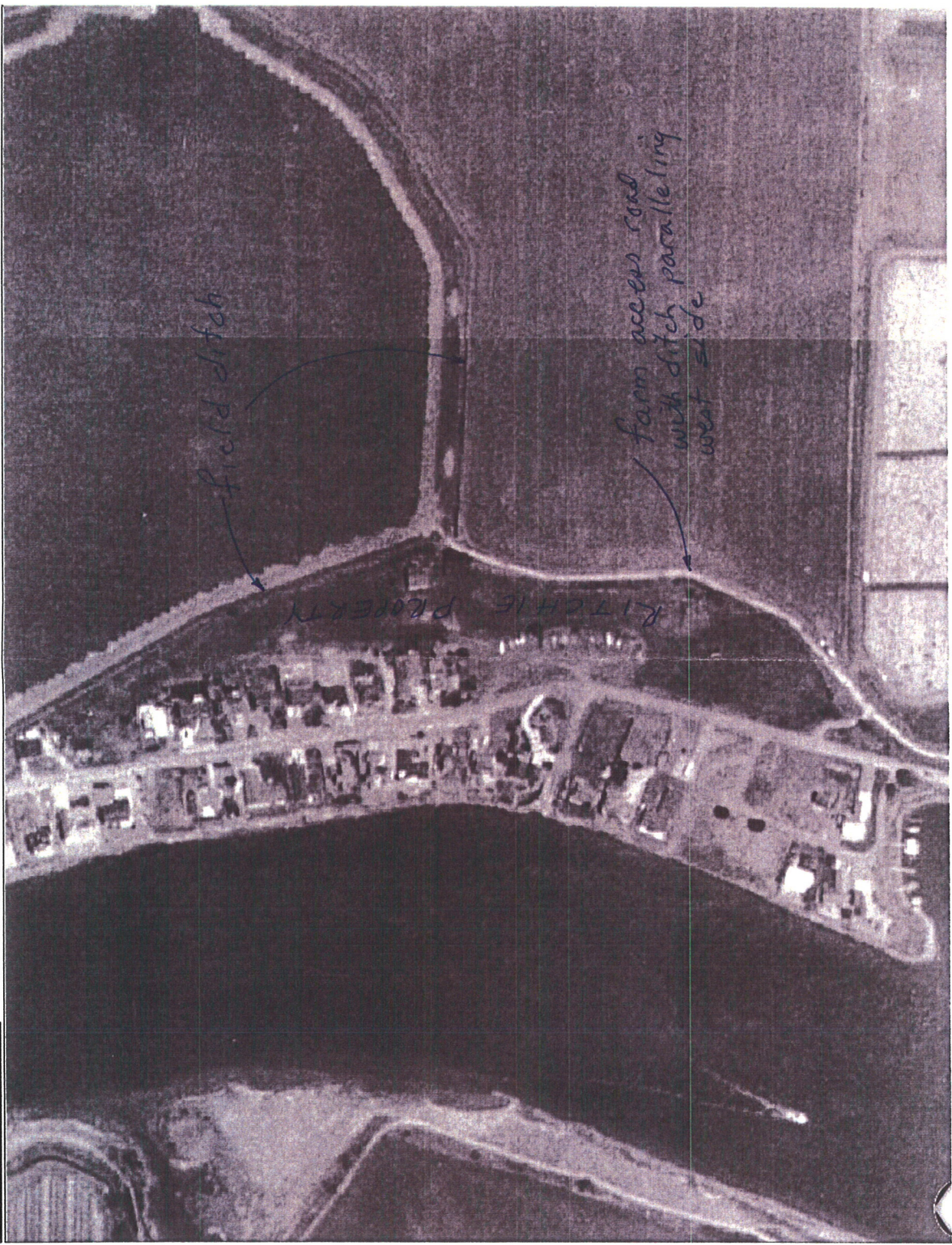


Search by:

- Section
- Parcel Number
- Address
- Xref ID
- Road Name



Select Region Select View



- Map Size ☒ Large
-
- ☐ USGS Labels
 - ☐ Trails
 - ☐ Public Facilities
 - ☐ Contours
 - ☐ Swinomish 2004
 - ☐ Bay View 2002
 - ☐ Skagit County 2011 May - 6 inch
 - ☐ Skagit County 2011 May
 - ☐ Skagit County 2009 April - 6 inch
 - ☐ Skagit County 2009 NAIP
 - ☐ Skagit County 2009 August
 - ☐ Skagit County 2009 May
 - ☐ Skagit County 2007
 - ☐ Skagit County 2006
 - ☐ Skagit County 2005
 - ☐ Skagit County 2004
 - ☐ Skagit County 2003
 - ☐ Skagit County 2001
 - ☒ Skagit County 1998
 - ☐ Skagit County 1937



Search by:

- Section
- Parcel Number
- Address
- Xref ID
- Road Name



Select Region Select View



Map Size **Large**

VIEW LEGEND

REBUILD MAP

☐ USGS Labels

☐ Trails

☐ Public Facilities

☐ Contours

☐ Swinomish 2004

☐ Bay View 2002

☐ Skagit County 2011 May - 6 Inch

☐ Skagit County 2011 May

☐ Skagit County 2009 April - 6 Inch

☐ Skagit County 2009 NAIP

☐ Skagit County 2009 August

☐ Skagit County 2009 May

☐ Skagit County 2007

☐ Skagit County 2006

☐ Skagit County 2005

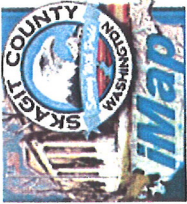
☐ Skagit County 2004

☐ Skagit County 2003

☒ Skagit County 2001

☐ Skagit County 1998

☐ Skagit County 1997



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Map Size **Large**

VIEW LEGEND

REBUILD MAP

☐ USGS Labels

☐ Trails

☐ Public Facilities

☐ Contours

☐ Swinomish 2004

☐ Bay View 2002

☐ Skagit County 2011 May - 6 Inch

☒ Skagit County 2011 May

☐ Skagit County 2009 April - 6 Inch

☐ Skagit County 2009 NAIP

☐ Skagit County 2009 August

☐ Skagit County 2009 May

☐ Skagit County 2007

☐ Skagit County 2006

☐ Skagit County 2005

☐ Skagit County 2004

☐ Skagit County 2003

☐ Skagit County 2001

☐ Skagit County 1998

☐ Skagit County 1937