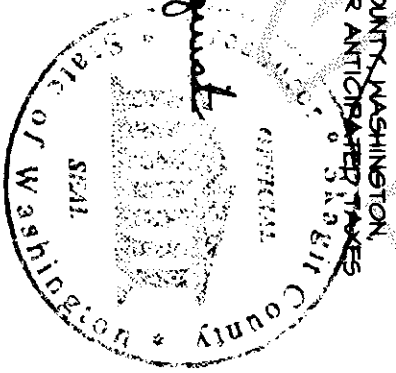


BSP # 1-00

SKAGIT COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE 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 OF 2000.

TREASURER OF SKAGIT COUNTY, WASHINGTON
HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANY OUTSTANDING TAXES UP TO AND INCLUDING THE YEAR
THIS 20th DAY OF March, 2000
Audra M. Mearns
SKAGIT COUNTY TREASURER
Debra J. Mearns
DEPUTY



CITY OF BURLINGTON TREASURER'S CERTIFICATE

HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR OF OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 1ST DAY OF March, 2000.

Robert C. J. J. J.
TREASURER

CITY OF BURLINGTON DEPT. OF PUBLIC WORKS APPROVAL
EXAMINED AND APPROVED BY THE CITY OF BURLINGTON DIRECTOR OF PUBLIC WORKS THIS 1st DAY OF March, 2000.

John A. Stanek
DIRECTOR OF PUBLIC WORKS

OWNER'S CERTIFICATE
THE UNDERSIGNED, THE OWNERS OF RECORD OF THE PROPERTY DESCRIBED HEREIN STATES THAT THE DECISION TO FINALIZE THIS BINDING SITE PLAN IS THEIR FREE ACT AND DEED, AND THAT A BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS FOR THIS PROPERTY.

THIS 11th DAY OF February, 2000.

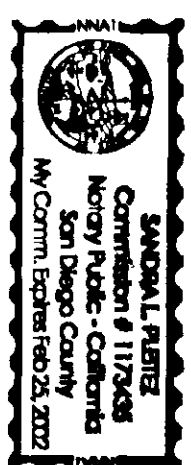
BY: Adrianna Hansen TITLE: Adrianna Hansen
ANDREAN AND ISOBEL RADER REVOCABLE TRUST

Adrianna Hansen
ADRIANNA HANSEN

ACKNOWLEDGMENTS
STATE OF WASHINGTON, California
COUNTY OF San Diego)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
1. Adrianna Hansen IS THE PERSON WHO APPEARED BEFORE ME AND
SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT
ON (DATE) 11-15-00 THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT
AND ACKNOWLEDGED IT AS THE LEGAL OF THE ANDREAN AND ISOBEL
RADER REVOCABLE TRUST, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY
FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

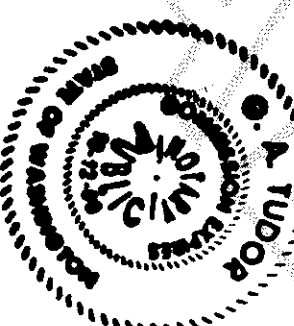
DATED: February 16th, 2000.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Shirley L. Plantez
NOTARY NAME TO BE PRINTED
RESIDING AT San Diego, CA
MY APPOINTMENT EXPIRES: 2-25-02

STATE OF WASHINGTON)
COUNTY OF San Diego)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARJORIE A. TUDOR
IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT
SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2-15-00, 2000.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Barry J. J. J.
NOTARY NAME TO BE PRINTED
RESIDING AT Bellingham, WA
MY APPOINTMENT EXPIRES: 10-12-00

STATE OF WASHINGTON)
COUNTY OF San Diego)
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ADRIANNA HANSEN
IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT
SHE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND
VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 2-15-00, 2000.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
Barry J. J. J.
NOTARY NAME TO BE PRINTED
RESIDING AT Bellingham, WA
MY APPOINTMENT EXPIRES: 10-12-00

EASEMENT PROVISIONS:

1. SUBJECT TO THAT CERTAIN ACCESS AND UTILITY EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 9102190065, AND AMENDED UNDER AUDITOR'S FILE NUMBER 910150112.
2. SUBJECT TO RIGHT SOUND POWER AND LIGHT COMPACT EASEMENT, AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2344266.
3. SUBJECT TO THE EASEMENT AND THE TERMS AND CONDITIONS THEREOF AS DISCLOSED BY CITY OF BURLINGTON SHORT PLAT NO. BUB-98, AS RECORDED IN VOLUME 8 OF SHORT PLATS, PAGE 80, UNDER AUDITOR'S FILE NUMBER 981010018.
4. SUBJECT TO THE NOTES CONTAINED ON THE FACE OF THE CITY OF BURLINGTON SHORT PLAT NO. BUB-98, AS RECORDED IN VOLUME 8 OF SHORT PLATS, PAGE 80, UNDER AUDITOR'S FILE NUMBER 981010018.

RESTRICTIONS:

1. AT THE TIME OF LOT 1 DEVELOPMENT AS REQUIRED BY THE CITY OF BURLINGTON, IMPROVEMENTS TO PEASE ROAD WILL BE NECESSARY. THESE SHALL CONSIST OF PROVIDING CURB, GUTTER, AND SIDEWALK IMPROVEMENTS ACROSS THE NORTH FRONTAGE OF THE SUBJECT PARCEL. THE FACE OF CURB IS TO BE LOCATED 20 FEET SOUTH OF THE PEASE ROAD RIGHT-OF-WAY CENTERLINE.

2. AT THE TIME OF LOT 1 DEVELOPMENT AS REQUIRED BY THE CITY OF BURLINGTON, THE WEST HALF OF COTTONWOOD STREET IS TO BE CONSTRUCTED. THIS CONSISTS OF A 24-FOOT WIDE ROAD WIDTH HAVING CURB, GUTTER, AND SIDEWALK ALONG ITS WEST SIDE. THE EAST EDGE OF ROAD IS TO BE LOCATED AT THE CENTERLINE OF THE PUBLIC RIGHT-OF-WAY OF COTTONWOOD STREET. ASPHALT RETURNS ARE ALSO REQUIRED FROM COTTONWOOD STREET TO PEASE ROAD AS REQUIRED BY THE CITY OF BURLINGTON.

3. LOT 1 DEVELOPMENT, AS COORDINATED WITH THE CITY OF BURLINGTON, MAY BE SERVED BY EXISTING SANITARY SEWER AND MATERIALS LOCATED IN PEASE ROAD. AT THE TIME OF LOT 1 DEVELOPMENT, A GRAVITY STORM DRAIN SYSTEM IS REQUIRED IN COTTONWOOD STREET. THE STORM DRAINAGE SYSTEM SHALL BE ALIGNED WITH THE FUTURE WEST CURB IN COTTONWOOD STREET. THIS STORM SYSTEM IS TO SERVE LOT 1 AND LOTS 2, 3, AND 4 OF THIS BINDING SITE PLAN. THE STORM SYSTEM SHALL BE DESIGNED TO RECEIVE ALL RUNOFF WATERS FROM THE PROPOSED AND FUTURE COTTONWOOD STREET, AND IS TO CONNECT INTO THE EXISTING STORM DRAINAGE SYSTEM IN COTTONWOOD STREET, NEAR MCCORDDALE ROAD. AS REQUIRED BY THE CITY OF BURLINGTON, ROAD-CROSSING PIPES ARE REQUIRED FOR FUTURE CATCH BASINS ON THE EAST SIDE OF COTTONWOOD STREET, AND, A MINIMUM OF ONE SERVICE SHALL BE EXTENDED INTO LOTS 2, 3, AND 4 AS REQUIRED BY THE CITY OF BURLINGTON.

4. AS APPROVED BY THE CITY OF BURLINGTON AND ADJOINING PROPERTIES TO THE WEST, LOT 2 SANITARY SEWER SERVICE CAN BE PROVIDED FROM THE EXISTING SANITARY SEWER SERVICE LOCATED ALONG ITS WEST PROPERTY LINE. STORM DRAINAGE FROM LOT 2 IS TO BE CONNECTED INTO THE DRAINAGE SYSTEM WITHIN COTTONWOOD STREET.

5. UPON THE INITIAL DEVELOPMENT OF EITHER LOT 2, LOT 3, OR LOT 4, WHICHEVER COMES FIRST, THE LOT DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING COTTONWOOD STREET IMPROVEMENT FROM THE SOUTH PROPERTY LINE OF LOT 1, SOUTHERLY, TO CONNECT INTO THE COTTONWOOD STREET IMPROVEMENTS AT MCCORDDALE ROAD. ROAD IMPROVEMENTS SHALL EXTEND TO THE SOUTH PROPERTY LINE OF LOT 4, BE CONSISTENT WITH THAT REQUIRED FOR LOT 1, AND AS REQUIRED BY THE CITY OF BURLINGTON. THESE ROAD IMPROVEMENTS SHALL INCLUDE A TRANSITION IN ALIGNMENT ACROSS THE FRONTAGE OF LOTS 3 AND 4, AS REQUIRED BY THE CITY OF BURLINGTON.

6. AS APPROVED BY THE CITY OF BURLINGTON AND ADJOINING PROPERTIES TO THE WEST, LOT 3 SANITARY SEWER SERVICE CAN BE PROVIDED FROM AN EXISTING SEWER LINE STUBBED INTO LOT 3 AT ITS WEST PROPERTY LINE. DRAINAGE FROM LOT 3 SHALL ENTER THE DRAINAGE PIPE SYSTEM WITHIN COTTONWOOD STREET.

7. DEVELOPMENT ON LOT 4 CAN BE SERVED WITH SANITARY SEWER SERVICE FROM THE EXISTING SYSTEM INSTALLED WITHIN COTTONWOOD STREET, AS COORDINATED WITH THE CITY OF BURLINGTON. WATER SERVICES ARE EXTENDED NEAR THE LOT AT THE SOUTHWEST AND SOUTHEAST CORNERS OF LOT 4. STORM RUNOFF FROM LOT 4 SHALL ENTER THE DRAINAGE SYSTEM WITHIN COTTONWOOD STREET.

8. DEVELOPMENT ON LOT 5 IS ADJACENT TO AN EXISTING WETLAND. DEVELOPMENT ON LOT 5 SHALL COORDINATE WITH THE CITY OF BURLINGTON FOR WETLAND BUFFER DEMONSTRATIONS, AVERAGING AT THE TIME OF LOT 5 DEVELOPMENT COTTONWOOD STREET SHALL BE WIDENED TO A FULL STREET SECTION MEASURING 40 FEET CURB FACE TO CURB FACE AS REQUIRED BY THE CITY OF BURLINGTON AND MATCHING THE FULL STREET SECTION TO THE SOUTH STREET. WIDENING IMPROVEMENTS SHALL EXTEND FROM APPROXIMATELY THE NORTH PROPERTY LINE OF LOT 5 SOUTH TO APPROXIMATELY TO FEET SOUTH OF LOT 5.

9. THE CITY OF BURLINGTON REQUIRES CONSTRUCTION OF A 24-FOOT WIDE, TWO-LANE DRIVE ACCESS BETWEEN COTTONWOOD STREET AND THE KNAWT PROPERTY. A LEGAL POINT OF ACCESS EXISTS ON THE KNAWT PROPERTY, ADJOINING LOT 5, AS SHOWN ON THE BINDING SITE PLAN. A SECOND POTENTIAL LOCATION, CONTINGENT UPON INANIMOUS APPROVALS FROM KNAWT, LOT 4 OWNER, AND LOT 5 OWNER, WOULD BE A DRIVEWAY LOCATION NEAR THE COMMON PROPERTY LINE BETWEEN LOTS 4 AND 5. THE CENTERLINE OF THIS POTENTIAL DRIVE, AT KNAWT'S EAST PROPERTY LINE, IS APPROXIMATELY 350 FEET NORTH OF LOT 5'S SOUTHWEST PROPERTY CORNER. THIS POTENTIAL LOCATION ALIGNS APPROXIMATELY WITH THE CENTERLINE OF THE EXISTING DRIVEWAY ALONG THE SOUTH FACE OF THE KNAWT GARDEN SHOP AREA. REGARDLESS OF THE ACCESS LOCATION TO KNAWT, BOTH LOTS 4 AND 5 SHALL HAVE ACCESS ACROSS EITHER LOT FOR THEIR BENEFIT TO ACCESS THE KNAWT PROPERTY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ANDREAN AND ISOBEL RADER REVOCABLE TRUST, MARJORIE A. TUDOR, AND ADRIANNA HANSEN, THE OWNERS THEREOF, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS, EXCEPT PRIVATE AND CORPORATE ROADS, SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS, AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE, IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS SHOWN HEREON. FOLLOWING ANY LOT OR LOTS SHALL BE DIVERSED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS REROUTING SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS
A SURVEY MADE BY ME OR UNDER MY
DIRECTION, IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING
ACT AT THE REQUEST OF SPRING
MEADOWS L.L.C., IN JANUARY, 2000.

Thomas E. Barry, PLS.
REGISTERED PROFESSIONAL LAND SURVEYOR
THOMAS E. BARRY, PLS.
CERTIFICATE NO. 28067



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THOMAS E. BARRY,
THIS 3 DAY OF MARCH, 2000 AT 5:3
MINUTES PAST 8 A.M., AND RECORDED IN VOL. ---
COUNTY, WASHINGTON.

BY: Debra J. Mearns
AUDITOR, SKAGIT COUNTY
DEPUTY COUNTY AUDITOR

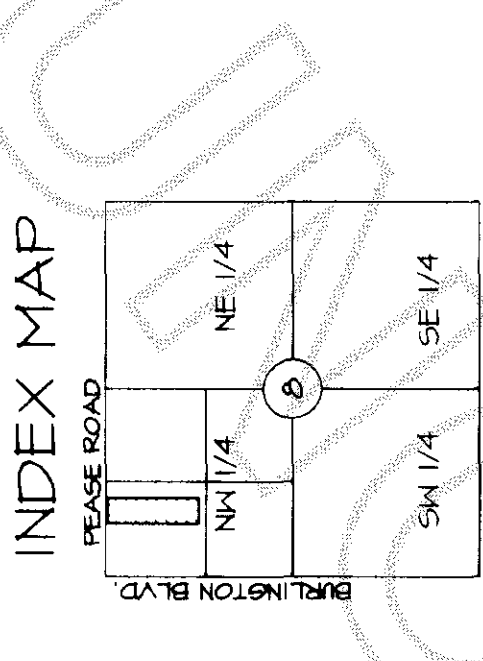
METTRON
and ASSOCIATES INC.

LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC, SUITE 205
ARLINGTON, WASHINGTON 98223
(360) 435-3777 FAX (360) 435-4822

DATE: JAN. 12, 2000 BY: R.J.D. SCALE: ---
PROJECT NO. 99209 F.B. T34N, R4E

A.F.N. 200003030001 REV 02 RJD 1/27/00
CITY OF BURLINGTON BINDING SITE PLAN
NO. BSP # 1-00

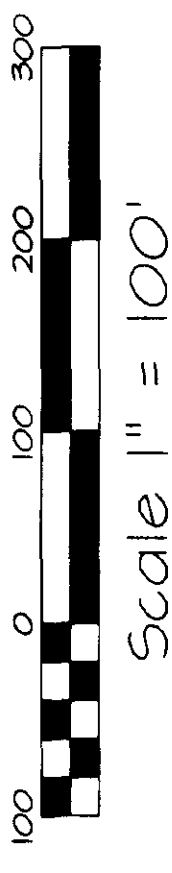
FOR
SPRING MEADOWS L.L.C.
A PORTION OF THE NORTHWEST QUARTER OF
THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 34 NORTH RANGE 4 EAST, W.M.,
SKAGIT COUNTY, WASHINGTON
SHEET 1 OF 2



SECTION 8, TWP. 34 N., RGE. 4 E., WM.

LOCATION OF WETLAND BOUNDARY AS SHOWN BY THE CRITICAL AREAS EXHIBIT PREPARED BY SERVAU & LUSSEY WITH METLAND DELINEATION PERFORMED BY A METLAND BIOLOGIST FOR RIVERBEND INDUSTRIAL PARK, THE WETLAND AREA WAS NOT MAPPED FOR THIS SURVEY

BASIS OF BEARING
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., AS MONUMENTED AND SHOWN HEREON BEARS NORTH 84°18'30" WEST



- LEGEND**
- RECOVERED SURVEY MARKER AS NOTED
 - SET 3/8" X 24" REBAR WITH CAP MARKED "LS 28067"
 - POWER POLE
 - FENCE
 - OVERHEAD POWERLINE

RESEARCH
SHORT PLAT NO. BUS-88, VOL. 8 OF SHORT PLATS, PAGE 80
R.O.S. VOLUME 19, PAGE 93
R.O.S. VOLUME 18, PAGES 114-115

FIELD PROCEDURES AND INSTRUMENTATION
FIELD TRAVERSE: CLOSED CIRCUIT FIELD TRAVERSE
PRECISION RATIO: GREATER THAN 1 PART IN 5000
FIELD EQUIPMENT: TOPCON GTS 301D ELECTRONIC TOTAL STATION
LEAST COUNT ANGLE: 5 SECONDS
STANDARD ERROR DISTANCE: +/- 3MM (0.01 FT.)
FIELD EQUIPMENT: TRIMBLE 4800 AND 4100 DUAL FREQUENCY GPS
SURVEY RECEIVERS
STANDARD ERROR DISTANCE: +/- 2CM (+ 1PPM)

VERTICAL DATUM - N.G.V.D. 29
THE PROJECT BENCHMARK IS THE 3" BRASS DISK W/ PUNCH SET IN CONCRETE IN MONUMENT WELL CASE LOCATED IN THE CENTERLINE OF PEASE ROAD AS SHOWN HEREON.
ELEVATION = 30.84 FEET N.G.V.D. 1929

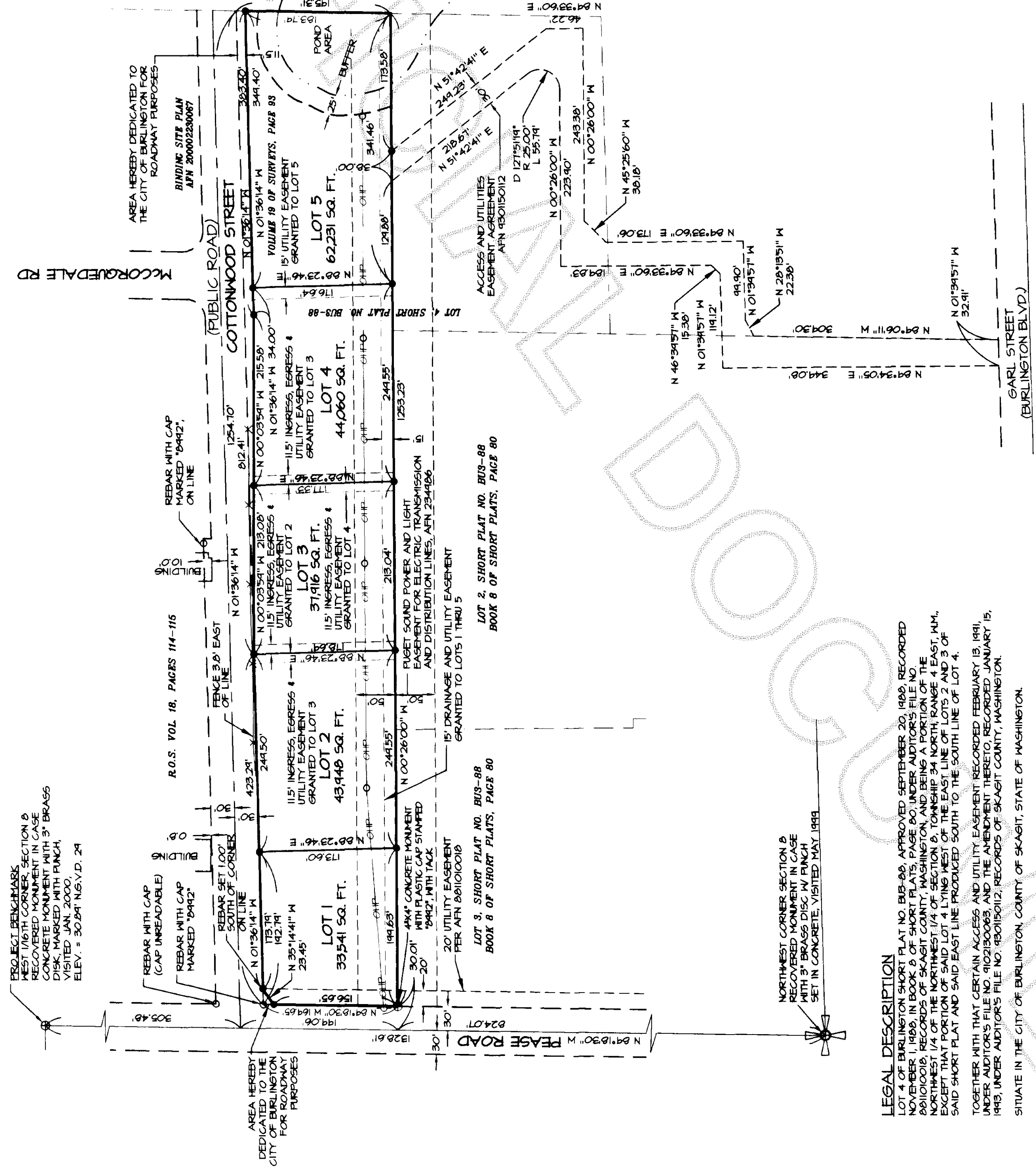
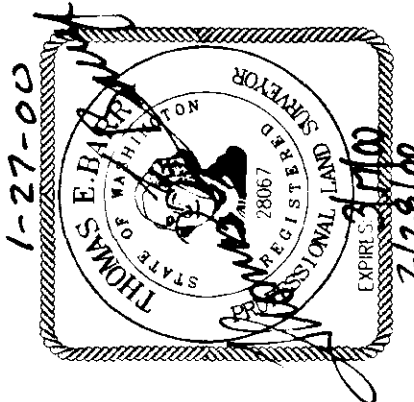
A.F.N. 2000.343000/ REV 04 R.D. 2/28/00

CITY OF BURLINGTON BINDING SITE PLAN
NO. BSP 1-00

FOR
SPRING MEADOWS L.L.C.
A PORTION OF THE NORTHWEST QUARTER OF
THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.,
SKAGIT COUNTY, WASHINGTON
SHEET 2 OF 2

METRON
and ASSOCIATES INC.
LAND SURVEYS, MAPS, AND LAND USE PLANNING
307 N. OLYMPIC, SUITE 205
ARLINGTON, WASHINGTON 98223
(360) 435-3777 FAX (360) 435-4822

DATE: JAN. 12, 2000 BY: R.J.D. SCALE: 1" = 100 FT.
PROJECT NO. 94209 FEB. 13/4N, R4E



LEGAL DESCRIPTION
LOT 4 OF BURLINGTON SHORT PLAT NO. BUS-88, APPROVED SEPTEMBER 20, 1988, RECORDED NOVEMBER 1, 1988, IN BOOK 8 OF SHORT PLATS, PAGE 80, UNDER AUDITOR'S FILE NO. 98010018, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM., EXCEPT THAT PORTION OF SAID LOT 4 LYING WEST OF THE EAST LINE OF LOTS 2 AND 3 OF SAID SHORT PLAT AND SAID EAST LINE PRODUCED SOUTH TO THE SOUTH LINE OF LOT 4.
TOGETHER WITH THAT CERTAIN ACCESS AND UTILITY EASEMENT RECORDED FEBRUARY 13, 1991, UNDER AUDITOR'S FILE NO. 910210063, AND THE AMENDMENT THERETO, RECORDED JANUARY 15, 1993, UNDER AUDITOR'S FILE NO. 980150112, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.