

OWNER'S CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE LAND INCLUDED WITHIN THIS BINDING SITE PLAN DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS BINDING SITE PLAN WAS OUR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES SHOWN THEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR THE PUBLIC ROADWAY PURPOSES. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS BINDING SITE PLAN IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON. IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS THIS 11th DAY OF December, 2007.

BOUSLOG INVESTMENTS, LLC,
A WASHINGTON LIMITED LIABILITY CO.

BY: John Bouslog
JBK INVESTMENTS, LLC,
A WASHINGTON LIMITED LIABILITY CO.

BY: Barbara A. Bazant
By John Bouslog - Attorney in Fact

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

ON THIS DATE BEFORE ME PERSONALLY APPEARED JOHN BOUSLOG, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT FOR BARBARA A. BAZANT, GENERAL MANAGER OF JBK INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS VOLUNTARY ACT AND DEED FOR SAID PRINCIPAL FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THE POWER OF ATTORNEY AUTHORIZING THE EXECUTION OF THIS INSTRUMENT HAS NOT BEEN REVOKED AND THAT THE SAID PRINCIPAL IS NOW LIVING.

DATED: Dec. 11, 2007

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7-14-2008

SIGNATURE

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-14-08

RESIDING AT Mount Vernon

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN BOUSLOG IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE GENERAL MANAGER OF BOUSLOG INVESTMENTS, LLC, A WASHINGTON LIMITED LIABILITY CO., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: Dec. 11, 2007

BRUCE G. LISSER
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 7-14-2008

SIGNATURE

NOTARY PUBLIC

MY APPOINTMENT EXPIRES 7-14-08

RESIDING AT Mount Vernon

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.

200801220120
Skagit County Auditor
1/22/2008 Page 1 of 4 4:11:50AM

J. Yanaquist
Skagit County Auditor

Margaret
Deputy

APPROVALS

THE WITHIN AND FOREGOING BINDING SITE PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE SECTION 14.05.500 ON THIS 22 DAY OF January, 2008.

Don Mumba
CHAIRPERSON, BOARD OF
COUNTY COMMISSIONERS

James V. Lathrop
SKAGIT COUNTY ENGINEER

Ed Blue
PLANNING DIRECTOR

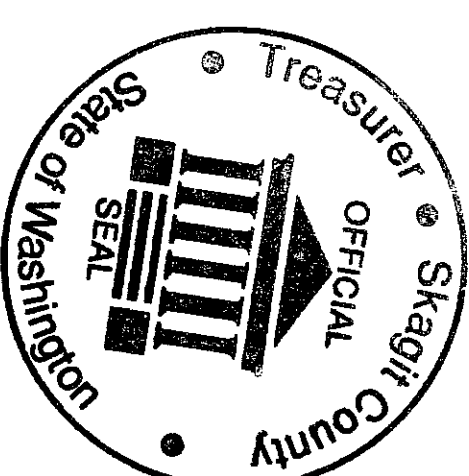
THE WITHIN AND FOREGOING BINDING SITE PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY CODE TITLE 12.05 (ON-SITE SEWAGE) & 12.48 (WATER) THIS 26 DAY OF December 2007.

Richard W.
SKAGIT COUNTY HEALTH OFFICER

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 2008.

Barbara A. Bazant
1-4-08
SKAGIT COUNTY TREASURER



EASEMENT DEDICATIONS

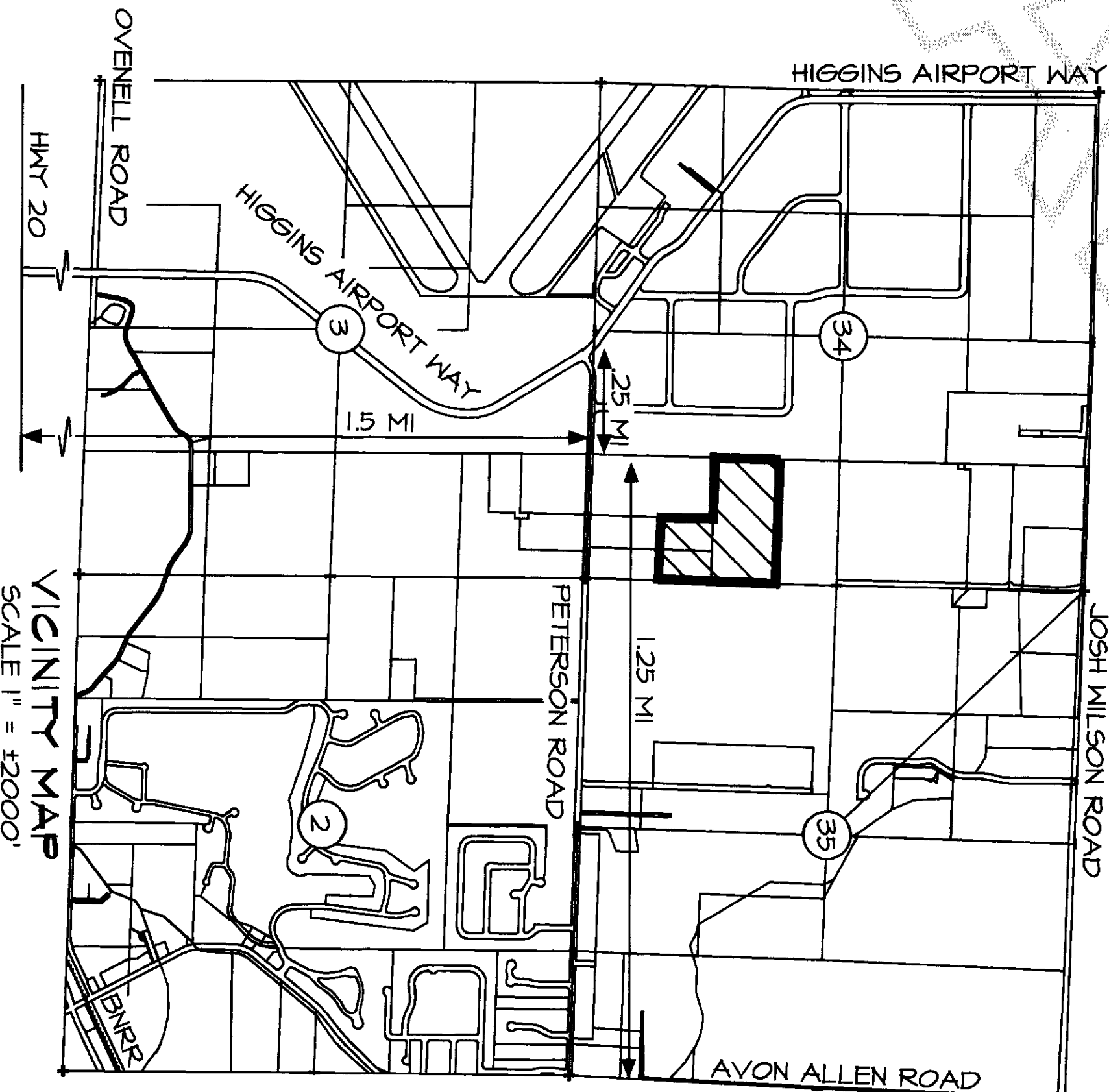
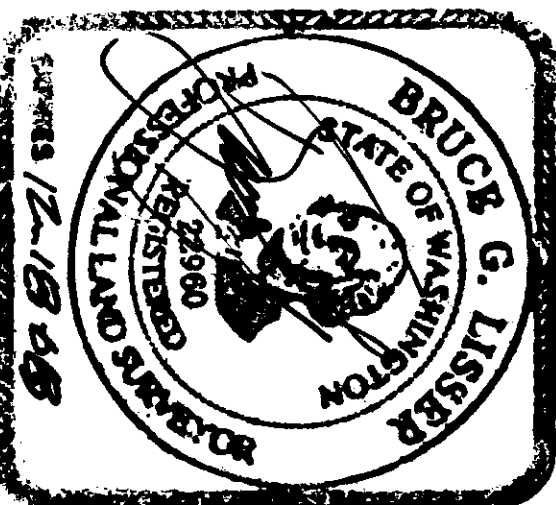
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF BURLINGTON, COUNTY OF SKAGIT, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, AT&T BROADBAND VERIZON, CASCADE NATURAL GAS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS AND OTHER SPECIFIC UTILITY EASEMENT SHOWN ON THE FACE OF THIS BINDING SITE PLAN IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN, AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS, AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSES ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN OF BAY RIDGE BUSINESS PARK PHASE 5, IS BASED ON AN ACTUAL SURVEY, WHICH IS RETRACEABLE AND BASED ON A TRUE SUBDIVISION OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4, 1/4, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THIS BINDING SITE PLAN IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN CHAPTER 352-120-WAC.

DATE Dec. 11, 2007

BRUCE G. LISSER, PLLC, CERTIFICATE NO. 22960
LISSER & ASSOCIATES, PLLC
300 MILWAUKEE ST, PO BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-1442
FAX (360) 419-0581
E-MAIL BRUCE@LISSER.COM



SHEET 1 OF 4

BINDING SITE PLAN NO. PL - 07 - 0733

DATE: 11/7/07

SURVEY IN A PORTION OF
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF
SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1/4, 1/4,
SKAGIT COUNTY, WASHINGTON
FOR: BOUSLOG PROPERTIES

FB XX PG X
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98273 360-419-1442
MERIDIAN: ASSUMED
LISSER & ASSOCIATES, PLLC
SCALE: N/A
DRAWING: 07-014

BAY RIDGE BUSINESS PARK BINDING SITE PLAN
PHASE 5

LEGAL DESCRIPTION

LOT 4C OF BAY RIDGE BUSINESS PARK BINDING SITE PLAN, PHASE 4, BSP NO. PL-06-0184, AS APPROVED JULY 28, 2006, AND RECORDED JULY 28, 2006, UNDER AUDITOR'S FILE NO. 200607280034, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1M1.

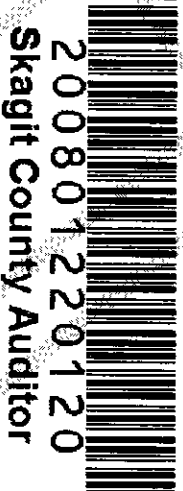
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESERVATIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

1. THE BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD. SEE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR BAY RIDGE BUSINESS PARK, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 9112060049, 200506220163 AND 20050120132.
3.
 - - INDICATES IRON REBAR SET WITH YELLOW CAP SURVEY NUMBER LIGSER 22460
 - - INDICATES CONCRETE MONUMENT WITH YELLOW CAP SURVEY NUMBER LIGSER 22460 IN CASE
 - - INDICATES EXISTING REBAR OR IRON PIPE FOUND
4. WATER: SKAGIT COUNTY PUD. NO. 1
5. SEWAGE DISPOSAL: CITY OF BURLINGTON SANITARY SEWER SYSTEM
6. ZONING COMPREHENSIVE PLAN DESIGNATION: BAYVIEW RIDGE INDUSTRIAL (BR-L1)
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1M1. BEARING = SOUTH 88°20'14" EAST
9. INSTRUMENTATION: LEICA TCR105A THEODOLITE DISTANCE METER
10. SURVEY PROCEDURE: FIELD TRAVERSE
11. ALL DISTANCES SHOWN HEREON ARE IN FEET.
12. SURVEY DESCRIPTION IS FROM CHICAGO TITLE COMPANY ISLAND DIVISION SUBDIVISION GUARANTEE NO. 1664350, DATED AUGUST 10, 2007.
13. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE BAY RIDGE BUSINESS PARK BINDING SITE PLAN, PHASE 4, BSP NO. PL-06-0184, RECORDED UNDER AUDITOR'S FILE NO. 200607280034, SKAGIT COUNTY SHORT PLAT NO. 46-012 RECORDED IN VOLUME 12 OF SHORT PLATS, PAGE 153; BAY RIDGE BUSINESS PARK BINDING SITE PLAN NO. 00-0154, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 2001020120; BAY RIDGE BUSINESS PARK BINDING SITE PLAN NO. PL-03-0706, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200407040108, SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, RECORDED IN VOLUME 7 OF SHORT PLATS, PAGES 111-120; RECORD OF SURVEY MAPS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8605080025 AND 200404010050; SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 2, DIV. 1, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200201220163; AND AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200303040030, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
14. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS DESCRIBED IN THE TITLE REPORT MENTIONED IN NOTE NUMBER 12 ABOVE AND BEING RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBERS 74911, 200103240005, 200402180068, 200404280058, 200501280001, 200607280040, 200607280041, 200604190031, 200607280034 AND 200703013011.
15. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES THAT ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIALLY DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
16. A SKAGIT COUNTY ADDRESS RANGE OF 11500 TO 12000 BAY RIDGE DRIVE HAS BEEN APPLIED TO THE ROAD SYSTEM IN THIS SUBDIVISION. AT THE TIME OF APPLICATION FOR BUILDING AND/OR ACCESS, SKAGIT COUNTY GIS WILL ASSIGN INDIVIDUAL ADDRESSES IN ACCORDANCE WITH THE PROVISIONS OF SKAGIT COUNTY CODE 15.24. CHANGE IN LOCATION OR ACCESS MAY NECESSITATE A CHANGE IN ADDRESSES, CONTACT THE PLANNING AND DEVELOPMENT CENTER FOR SPECIFICS.
17. PARKING REQUIREMENTS FOR EACH LOT SHALL BE DETERMINED ON AN INDIVIDUAL LOT BASIS AT THE TIME OF BUILDING PERMIT APPLICATION.
18. LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE DETERMINED ON AN INDIVIDUAL LOT BASIS AT THE TIME OF BUILDING PERMIT APPLICATION AND SHALL CONFORM TO THE SKAGIT COUNTY LANDSCAPING CODE IN EFFECT AT THE TIME OF APPLICATION. ADDITIONALLY, A 20 FOOT WIDE SUBSTANTIAL SIGHT-OBSCURING BUFFER SHALL BE REQUIRED ON ANY LOT ADJACENT TO NON-INDUSTRIAL ZONED PROPERTY, SEE SCC 14.16.030

14. DIMENSIONAL STANDARDS: PER SCC 14.16.180(6) 1/22/2008 Page 2 of 4 11:50AM



(A) SETBACKS:

FRONT: 35 FEET

SIDE: SHALL BE IN CONFORMANCE WITH THE ADOPTED BUILDING CODE OF SKAGIT COUNTY IF ADJACENT TO OTHER COMMERCIAL/INDUSTRIAL ZONING DESIGNATIONS, AND 50 FEET IF ADJACENT TO OTHER RESIDENTIAL ZONING DESIGNATIONS.

REAR: SHALL BE IN CONFORMANCE WITH THE ADOPTED BUILDING CODE OF SKAGIT COUNTY IF ADJACENT TO OTHER COMMERCIAL/INDUSTRIAL ZONING DESIGNATIONS, AND 50 FEET IF ADJACENT TO OTHER RESIDENTIAL ZONING DESIGNATIONS.

ACCESSORY: SAME AS PRINCIPAL BUILDINGS.
SETBACKS FROM NPL LANDS SHALL BE PROVIDED PER SCC 14.16.810(7), (B) MAXIMUM HEIGHT, CONSISTENT WITH THE ADOPTED BUILDING CODE OF SKAGIT COUNTY AND SHALL CONFORM TO APPLICABLE FEDERAL AVIATION ADMINISTRATION REGULATIONS CONCERNING HEIGHT RESTRICTIONS PURSUANT TO THE AIRPORT ENVIRONS OVERLAY, SCC 14.16.210.

20. DEVELOPER/OWNER: BOUSLOG INVESTMENTS, LLC AND J&K INVESTMENTS, LLC
DBA: BOUSLOG PROPERTIES
1190 BAYVIEW EDISON ROAD
MOUNT VERNON WA 98273

21. THE SUBJECT PARCEL IS LOCATED WITHIN THE DESIGNATED AIRPORT ENVIRONS OF THE PORT OF SKAGIT COUNTY, SECTION 14.16.210 (AIRPORT ENVIRONS OVERLAY (AEO)) OF THE SKAGIT COUNTY CODE WILL APPLY. SEE AVIGATION EASEMENT DOCUMENT RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200404260058.

22. SKAGIT COUNTY ASSESSORS OFFICE HAS ASSIGNED PARCEL NUMBER PL28005 TO LOT 4C BAY RIDGE BUSINESS PARK BINDING SITE PLAN, PHASE 4, BSP NO. PL-06-0184.

23. A PORTION OF LOT 5C OF THIS BINDING SITE PLAN IS ENCUMBERED BY A WETLAND BUFFER FOR PROTECTION OF WETLANDS ON ADJACENT PROPERTY TO THE WEST. A PROTECTED CRITICAL AREAS (PCA) EASEMENT HAS BEEN RECORDED PER SKAGIT COUNTY CODE CHAPTER 14.24.110 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200607280040.
THE BUFFER AREA MAY BE REDUCED IN THE FUTURE UPON SATISFACTION OF ON SITE OR OFFSITE MITIGATION IN ACCORDANCE WITH SCC 14.24

24. A LOT OF RECORD CERTIFICATION HAS BEEN ISSUED FOR ALL LOTS INCLUDED IN THIS LAND DIVISION. BY VIRTUE OF RECORDING THIS LAND DIVISION AND ISSUANCE OF THE LOT CERTIFICATION, ALL LOTS THEREIN SHALL BE CONSIDERED LOTS OF RECORD FOR CONVEYANCE AND DEVELOPMENT PURPOSES UNLESS OTHERWISE RESTRICTED.
SEE AUDITOR FILE NO. 200601220120

25. 45-FOOT STORM POND EASEMENT AREA FOR BENEFIT OF DRAINAGE AREA SHOWN IN A PORTION OF LOTS 5A AND 5B, CONTAINING AN EXISTING DETENTION POND DESIGNED AND CONSTRUCTED, AS PERMITTED BY SKAGIT COUNTY, TO SERVE ALL OF LOT 5B AND THE EAST HALF OF LOT 5A. THE INDIVIDUAL DEVELOPMENTS WITHIN LOT 5B AND THE EAST HALF OF LOT 5A SHALL PROVIDE THEIR OWN TREATMENT OF RUNOFF WATERS BEFORE THE WATERS ENTER THE DETENTION POND.

26. PER SCC 14.16.210(B), A "NOTICE AND ACKNOWLEDGEMENT, AIRPORT AND AIRCRAFT OPERATIONS AND NOISE DISCLOSURE, SKAGIT REGIONAL AIRPORT ENVIRONS" DOCUMENT WAS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200601220120

27. ALL RUNOFF FROM IMPERVIOUS SURFACES AND ROOF DRAINS SHALL BE DIRECTED SO AS NOT TO ADVERSELY AFFECT ADJACENT PROPERTIES.

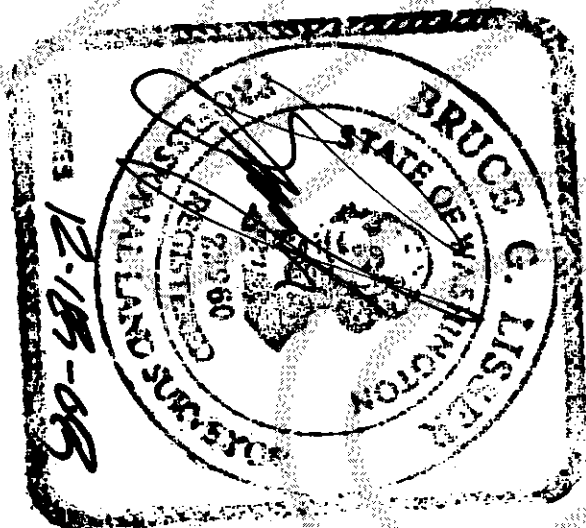
SHEET 2 OF 4

DATE: 11/7/07

BINDING SITE PLAN NO. PL - 07 - 0733

SURVEY IN A PORTION OF
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF
SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, 1M1.
SKAGIT COUNTY, WASHINGTON
FOR: BOUSLOG PROPERTIES

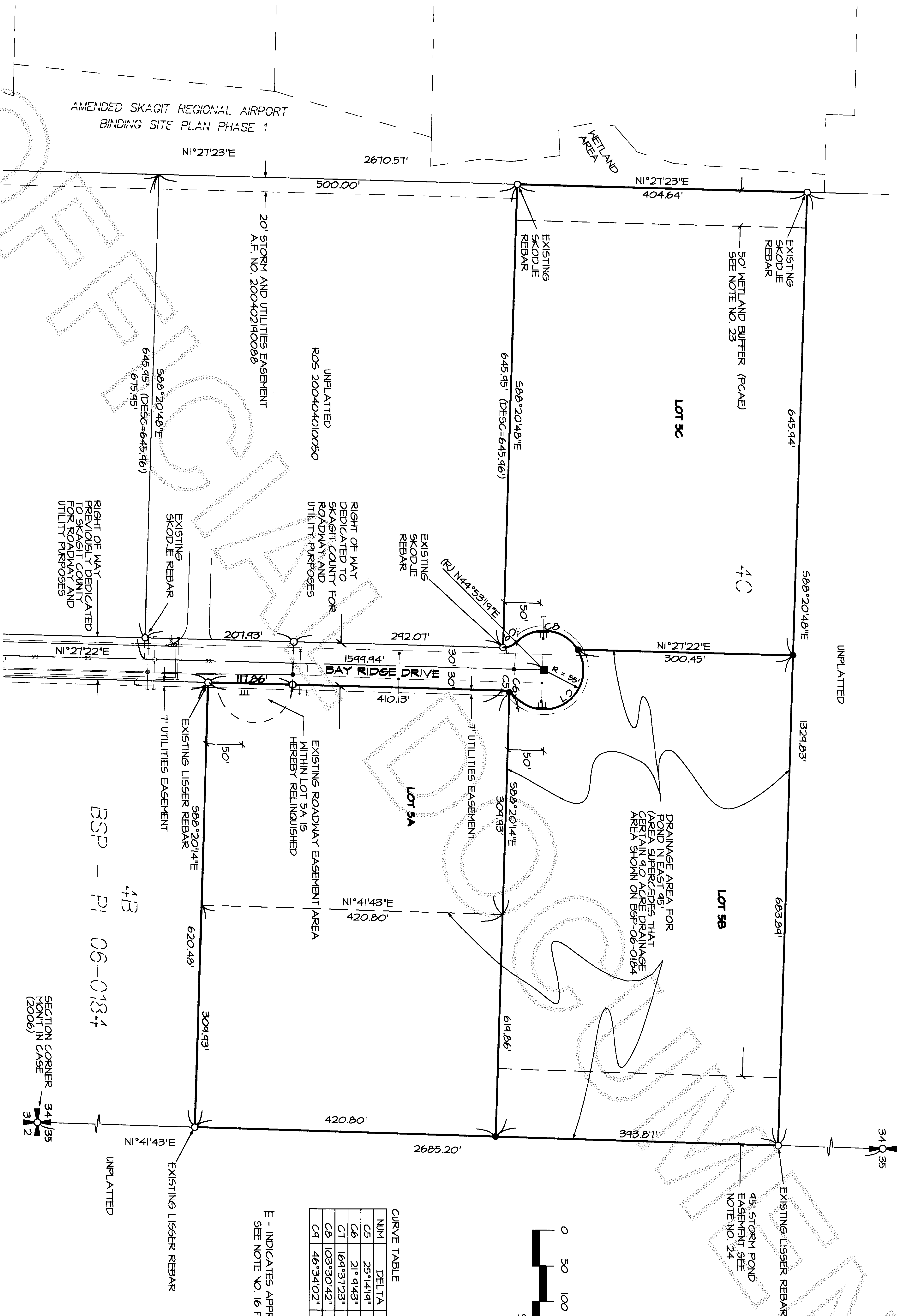
FB XX	PG X	LIGSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-418-1442	SCALE: N/A
MERIDIAN: ASSUMED			DRAWING: 07-014



12-11-07

BAY RIDGE BUSINESS PARK BINDING SITE PLAN
PHASE 5

200801220120
Skagit County Auditor
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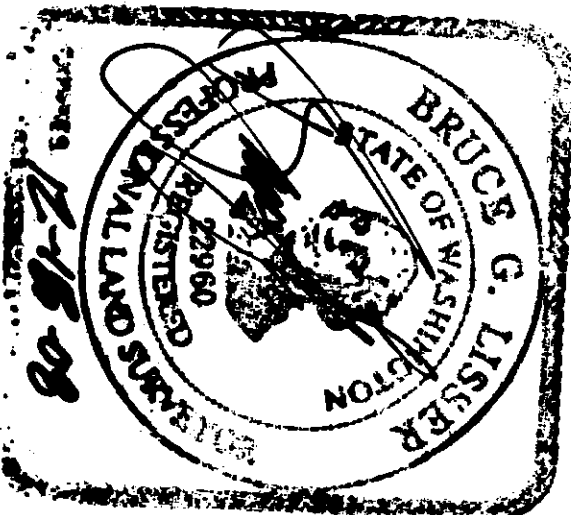


CURVE TABLE				
NUM	DELTA	ARC	RADIUS	
C5	25°14'19"	11.01'	25.00'	
C6	21°14'43"	4.31'	25.00'	
C7	16°37'23"	162.83'	55.00'	
C8	103°30'42"	44.36'	55.00'	
C4	46°34'02"	20.32'	25.00'	

E - INDICATES APPROVED ACCESS POINT
SEE NOTE NO. 16 FOR ADDRESS INFORMATION

LOT AREA INFORMATION

LOT 5A BAY RIDGE DRIVE AREA 261,456 SQ. FT. = 6.00 ACRES
LOT 5B BAY RIDGE DRIVE AREA 261,394 SQ. FT. = 6.00 ACRES
LOT 5C BAY RIDGE DRIVE AREA 254,132 SQ. FT. = 5.96 ACRES
LOT 5C PCAE AREA
PER AUDITORS FILE NO. 200607280040 = 20,032 SQ. FT.
TOTAL PARCEL AREA EXCLUSIVE OF ROAD = 182,887 SQ. FT. = 11.96 ACRES



SHEET 4 OF 4
DATE: 1/17/07
BINDING SITE PLAN NO. PL - 07 - 0733

SURVEY IN A PORTION OF
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF
SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, N.M.
SKAGIT COUNTY, WASHINGTON
FOR BOUSLOG PROPERTIES

FB XX PG X
LISSENER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 360-418-7442
SCALE: 1"=100'
DRAWING: 07-014