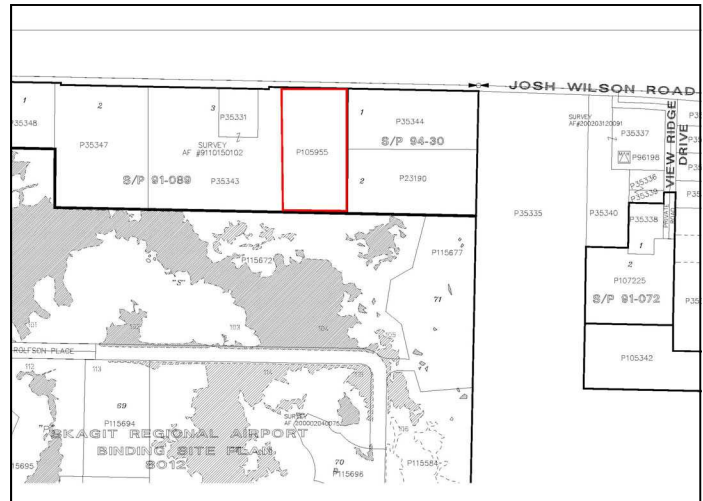


15316 JOSH WILSON RD BURLINGTON, WA

FOR LEASE, BUILD TO SUIT



- 5 +/- acre lot
- Build to Suit
- Quiet setting
- Located near the Skagit Regional Airport
- Zoned BR-LI: Bayview Ridge Light Industrial (see attached for permitted uses)
- CBA ID#645248



Clay Learned, CCIM, SIOR
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
clay@claylearned.com

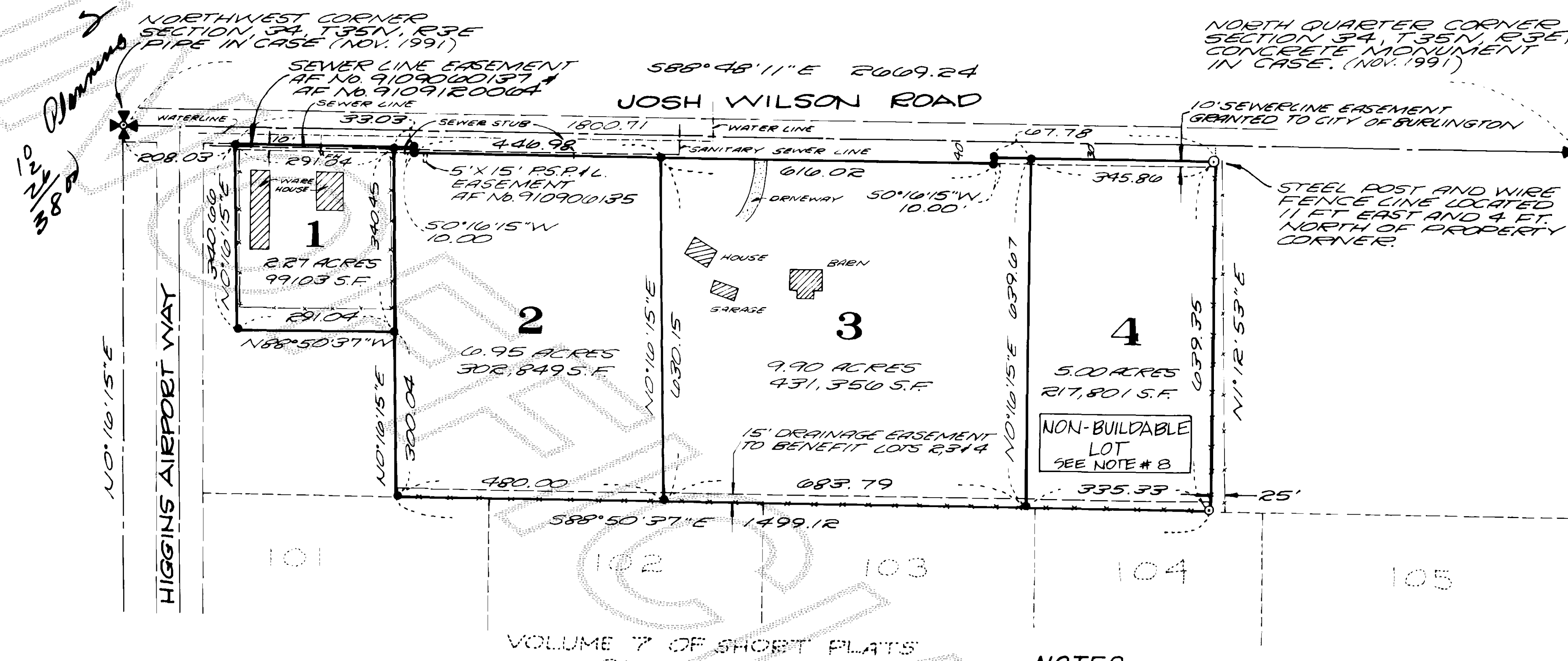


LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

9204080020



VOLUME 7 OF SHORT PLATS
PAGES 11-120

NOTES:

1. BUYER BE AWARE THAT THIS SHORT SUBDIVISION IS LOCATED WITHIN THE SKAGIT COUNTY REGIONAL AIRPORT ENVIRONS.
2. EACH LOT WITHIN THIS SUBDIVISION WILL REQUIRE A BUILDING PERMIT PURSUANT TO CHAPTER 14.04.171 SKAGIT COUNTY CODE.
3. 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 THE ROAD.
4. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
5. ZONING: COMMERCIAL-LIGHT INDUSTRIAL ZONE R-82-018 COMM. RESOLUTION #9500
6. SEWAGE DISPOSAL: CITY OF BURLINGTON SEWER
7. WATER: SKAGIT COUNTY P.U.D.
8. LOT 4 WILL BE A NON-BUILDABLE LOT UNLESS EVIDENCE IS SHOWN THAT THE EXISTING SANITARY SEWER SERVICE WILL BE CONSTRUCTED TO BENEFIT LOT 4.

LEGAL DESCRIPTION

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M. EXCEPT ROAD AND EXCEPT THE EAST 600 FEET THEREOF. ALSO THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34, EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 9109000135 AND EXCEPT THE FOLLOWING DESCRIBED TRACTS:

1. THE WEST 200 FEET OF THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF THE COUNTY ROAD; ALSO, THE EAST 291 FEET OF THE WEST 200 FEET OF THE SOUTH 300 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4.
2. THAT PORTION OF THE SOUTH 10 FEET OF THE NORTH 40 FEET OF SAID NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 3 EAST, CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEEDS RECORDED UNDER AUDITOR'S FILE NUMBERS 9109000141, 9109000142 AND 9109120063, RECORDS OF SKAGIT COUNTY, WASHINGTON.

LEGAL DESCRIPTION & EASEMENTS AS SHOWN WERE OBTAINED FROM FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY. CERTIFICATE FOR SHORT PLAT ORDER NO. 33748.

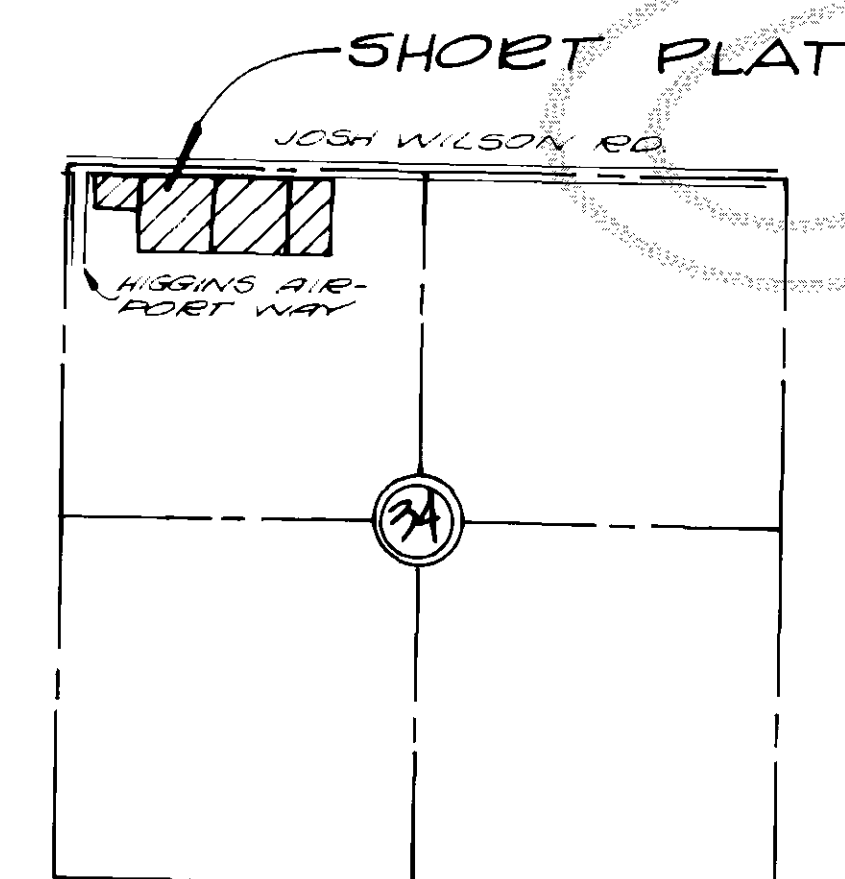
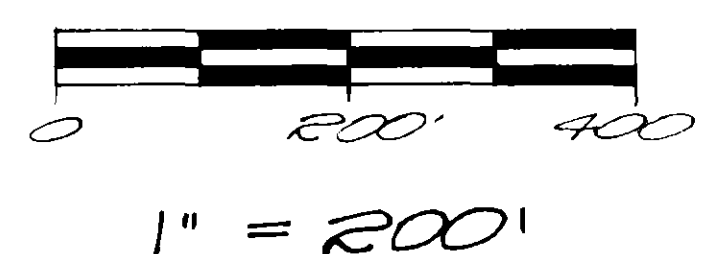
BASIS OF BEARING

RECORD OF SURVEY FILED IN BOOK 11 OF SURVEYS AT PAGE 199 UNDER AUDITOR'S FILE NO. 9110150101, RECORDS OF SKAGIT COUNTY, WASHINGTON.
THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 34, T35N, R35E, W.M. BEARING 588°48'11"E.
SECTION SUBDIVISION BASED UPON VOL. 7 OF SHORT PLATS, PGS. 11-120.

LEGEND

- DENOTES FOUND REBAR AND CAP SET PREVIOUS SURVEY.
- DENOTES REBAR WITH YELLOW CAP MARKED "LEONARD 899R" SET THIS SURVEY.

SCALE



VICINITY MAP

THE NW 1/4, SECTION 34,
T35N, R35E, W.M.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

John Brink

Judy Brink

ACKNOWLEDGMENT

STATE OF WASHINGTON 355.
COUNTY OF SKAGIT

ON THIS 29th DAY OF JANUARY, 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, ONLY COMMISSIONED AND SWORN, PERSONALLY APPEARED JOHN BRINK AND TWYLA BRINK, HUSBAND AND WIFE

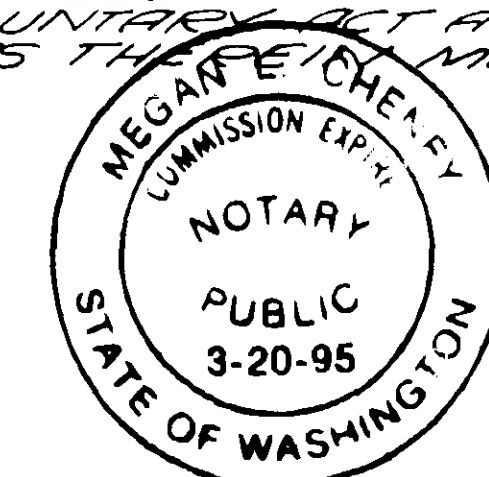
TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

Megan L. Cheney

NOTARY PUBLIC

RESIDING AT: MOUNT VERNON, WA.



ACKNOWLEDGMENT

STATE OF WASHINGTON 355.
COUNTY OF SKAGIT

ON THIS DAY OF 1992, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, ONLY COMMISSIONED AND SWORN, PERSONALLY APPEARED

TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC

RESIDING AT:

, WA.

APPROVALS

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS 8th DAY OF APRIL, 1992.

Paul H. Douglas James Barker
SHORT PLAT ADMINISTRATOR COUNTY ENGINEER

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HEREFORE 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 1992.

Judyann Menzel
TREASURER OF SKAGIT COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 1992.

THIS 7th DAY OF April, 1992.

Judyann Menzel
SKAGIT COUNTY TREASURER Deputy

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THIS SHORT PLAT AND THE ROADS WITHIN HAVE BEEN SURVEYED AND MONUMENTED AND THAT ALL DISTANCES AND BEARINGS ARE ACCURATE.

Jeffrey A. Skodje
Certificate No. 19045 Date 3/22/92



AUDITOR'S CERTIFICATE

Filed for record this 8 day of April, 1992, at 12:26 P.M. in Book 10 of SHORT PLATS, Page 72, at the request of Leonard and Boudinot, Inc. under Auditor's File Number 9204080020.

Jerry M. Inturff
County Auditor
SKAGIT COUNTY, WASHINGTON

SHORT PLAT NO. 91-089

DATE

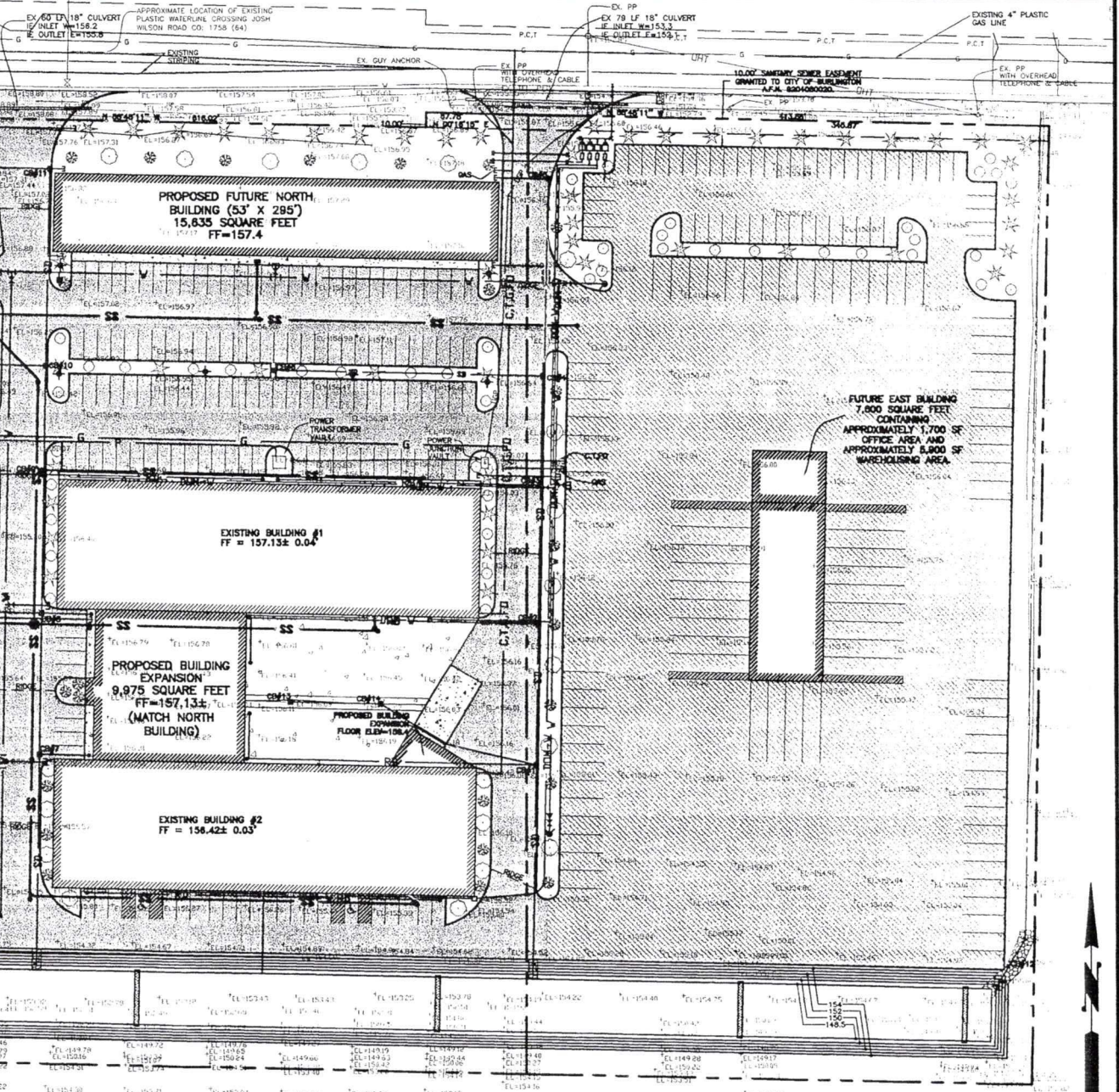
SHORT PLAT FOR JOHN BRINK
SECTION 34, TWP 35 N., RGE 3 E., W.M.

DWN BY: CJT DATE: NOV, 1991

FIELD BOOK: 437

LEONARD AND BOUDINOT, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
603 S. 1st Street, Mount Vernon, Washington 336-5751

SCALE: 1" = 200'
JOB NO.: 91199



15316 Josh Wilson Road

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888



15316 Josh Wilson Road

15316 Josh Wilson Rd
Burlington, WA 98233

Clay Learned
clay@claylearned.com
360-770-1388



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 15316 Josh Wilson Rd, Burlington, WA 98233

CITY, STATE

Burlington, WA

POPULATION

14,220

AVG. HH SIZE

2.50

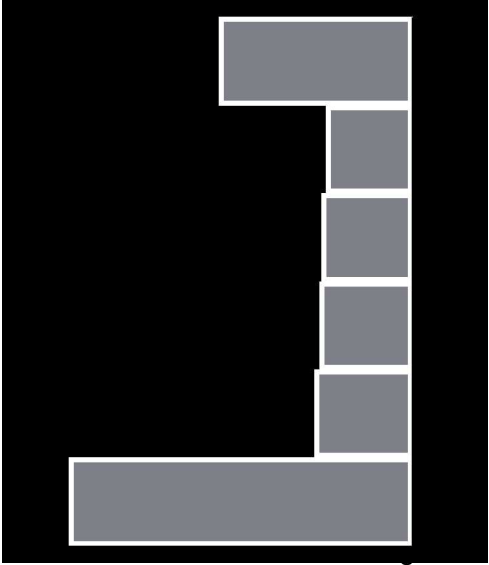
MEDIAN HH INCOME

\$55,871

HOME OWNERSHIP



GENDER & AGE



RACE & ETHNICITY

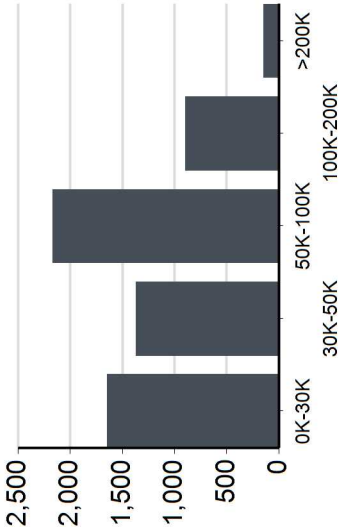
White:	68.32 %
Asian:	1.26 %
Native American:	0.44 %
Pacific Islanders:	0.00 %
African-American:	0.33 %
Hispanic:	17.53 %
Two or More Races:	12.11 %

EDUCATION

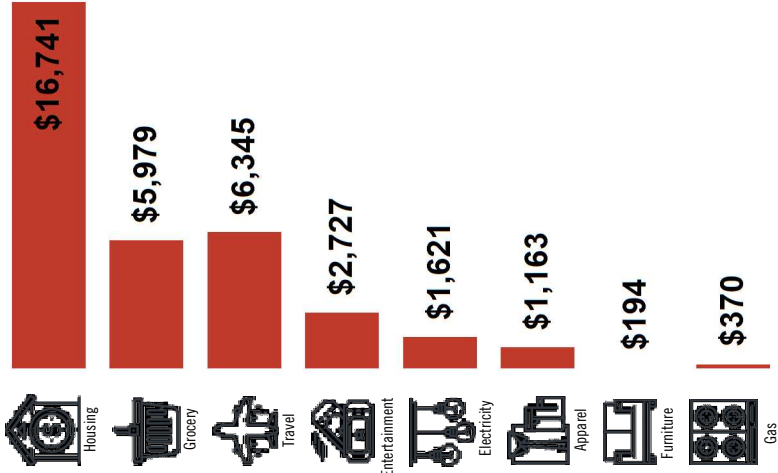
High School Grad:	20.27 %
Some College:	34.25 %
Associates:	7.39 %
Bachelors:	22.74 %



INCOME BY HOUSEHOLD



HH SPENDING

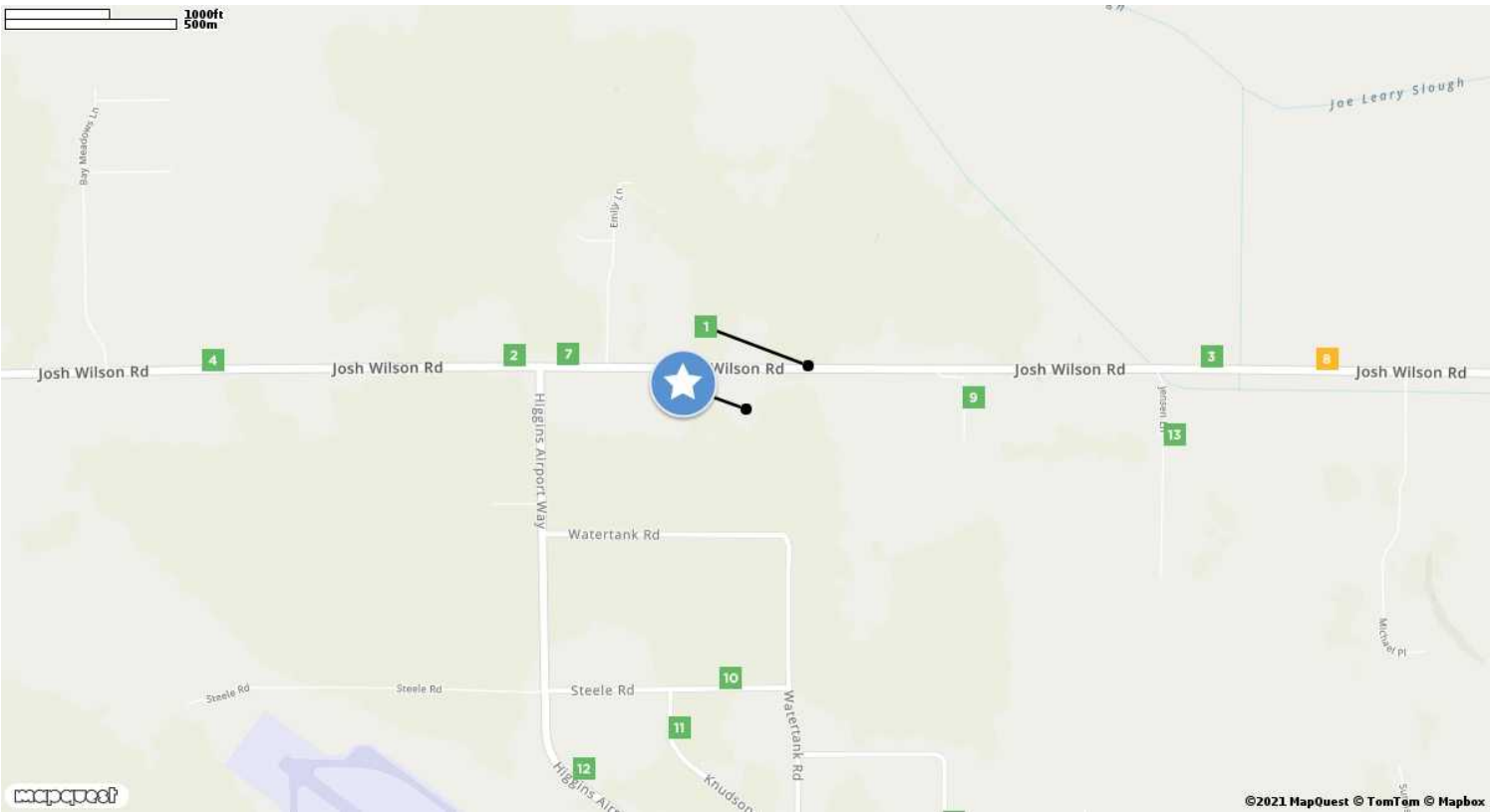


15316 Josh Wilson Road

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

Traffic Counts



Josh Wilson Rd 1 View Ridge Dr Year: 2021 4,389 est Year: 2016 4,371 Year: 2011 3,262	Josh Wilson Rd 2 Higgins Airport Way Year: 2021 3,153 est Year: 2015 3,100	Wilson Rd 3 Michael Pl Year: 2021 4,542 est Year: 2015 4,618 Year: 2011 3,984	Josh Wilson Rd 4 Bay Meadows Ln Year: 2021 2,914 est Year: 2015 2,896 Year: 2011 2,781	Higgins Airport Way 5 Airport Dr Year: 2021 1,302 est Year: 2015 1,291 Year: 2011 978
Peterson Rd 6 Higgins Airport Way Year: 2021 1,921 est Year: 2015 2,082 Year: 2011 1,639	Josh Wilson Rd 7 Higgins Airport Way Year: 2021 4,969 est Year: 2009 3,917 Year: 2007 5,160	Wilson Rd 8 Michael Pl Year: 2021 5,545 est Year: 2007 5,160 Year: 2004 5,477	View Ridge Dr 9 Josh Wilson Rd Year: 0 est Year: 2001 70	Steele Rd 10 Knudson Rd Year: 0 est Year: 1997 50
Knudson Rd 11 Steele Rd Year: 0 est Year: 1997 50	Flightline Rd 12 Higgins Airport Way Year: 0 est Year: 1997 50	Jensen Ln 13 Josh Wilson Rd Year: 0 est Year: 1997 50	Westar Ln 14 Ashten Rd Year: 0 est Year: 1997 50	Ashten Rd 15 Westar Ln Year: 0 est Year: 1997 50
Water Tank Rd 16 Higgins Airport Way Year: 0 est Year: 1997 20	Airport Dr 17 Higgins Airport Way Year: 0 est Year: 1997 50			

Clay Learned
clay@claylearned.com
360-770-1388



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14.16.180 Bayview Ridge Light Industrial (BR-LI).

(1) Purpose. The purpose of the Bayview Ridge Light Industrial [zone](#) is to allow light manufacturing, limited commercial [uses](#), offices associated with [permitted uses](#) identified below, wholesale, warehousing, distribution and storage, equipment storage and [repair, uses](#) requiring rail access, more direct access to SR 20 and/or access to high capacity utilities such as fiber optics, high voltage electric lines and gas lines, and other [uses](#) compatible with a light manufacturing district.

(2) [Permitted Uses](#).

(a) The following [uses](#) are permitted only when they abut Peterson Road:

(i) Retail food markets and convenience stores, including farmers markets, with a maximum [building footprint](#) of 15,000 square feet.

(ii) Small retail businesses, including eating and drinking establishments, with a maximum [building footprint](#) of 5,000 square feet.

(iii) Vehicle fueling and charging stations, including vehicle [repair](#) garages and car washes.

(b) Agricultural and food processing, storage and transportation.

(c) Agricultural [uses](#), on an interim basis until industrial [development](#); provided, that residences shall not be allowed as an [accessory use](#) in conjunction with agriculture.

(d) Bulk commodity storage and rail/truck trans-shipment terminals.

(e) Cold storage facilities.

(f) Commercial [uses](#), including offices associated with [permitted uses](#), but excluding principally retail [uses](#) such as the sales of goods or services. Incidental retail sales of consumer goods and services are permitted as [accessory uses](#) under Subsection (3) of this Section. No large-scale retail centers such as [department](#) stores, malls, shopping centers, and other similar facilities commonly referred to as “big box” retail establishments.

(g) Construction contractors, contractors’ services, utility services (equipment and supply yards for contractors and utility [providers](#)), and [building](#) services (cleaning, maintenance, security, landscaping, etc.).

(h) [Historic sites](#) open to the public.

(i) *Repealed by Ord. O20140005.*

(j) Lumber yards.

(k) Manufacture, processing, treatment, storage, blending, fabrication, [development](#), assembly or packaging of any product from natural or synthetic materials.

(l) [Mini-storage](#).

(m) Parks, courtyards, plazas, and public spaces.

(n) Printing, publishing, and broadcasting.

(o) Rail terminals and intermodal truck/rail storage and shipping facilities.

(p) [Repair](#), sales, rental, and storage facilities for equipment, including heavy equipment, [farm](#) equipment, marine equipment, boats, airplanes, trucks, and [recreational vehicles](#).

(q) Research, [development](#) and testing facilities.

(r) Retail and wholesale nurseries/greenhouses.

- (s) Security services and armored car depots and services.
 - (t) Telephone and Internet call centers and server [farms](#); web hosting facilities and other communication centers.
 - (u) Trails and primary and [secondary trailheads](#).
 - (v) Vocational educational and training centers.
 - (w) Warehousing, distribution and storage facilities.
 - (x) Wholesale businesses with incidental retail trade permitted as [accessory uses](#) under Subsection (3) of this Section.
 - (y) [Maintenance, drainage](#).
 - (z) [Net metering system](#), solar.
 - (aa) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 12 inches or less.
 - (bb) [Recycling drop box facility](#).
 - (cc) [Marijuana production/processing facility](#) at least 1,000 feet from a residential [zone](#).
 - (dd) Vehicle charging and [vehicle fueling station](#).
 - (ee) [Temporary events](#).
- (3) [Accessory Uses](#). [Accessory uses](#) are intended to provide goods and services primarily to complement and support permitted, administrative, and special [uses](#) in the BR-LI [zone](#).
- (a) [Day care centers](#) primarily serving employees and residents located in the Bayview Ridge Subarea.
 - (b) Electrical generating facilities producing less than 50 megawatts of electricity and electrical substations and gasworks serving permitted, accessory, administrative, or special [uses](#).
 - (c) Incidental retail sales of products manufactured, processed, distributed, produced, or assembled on-site; provided, that the [floor area](#) allocated to retail sales of products distributed on-site shall not be greater than 10 percent of the gross [floor area](#) of the [building](#) occupied by the distribution facility and in no event shall said retail sale area be greater than 2,000 square feet of gross [floor area](#).
 - (d) Outdoor storage of materials in quantities less than 50 cubic yards that may have a potential health hazard. Does not include storage of [hazardous materials](#).
 - (e) Outdoor storage of processed and unprocessed natural materials, waste materials or other similar materials used in conjunction with a permitted, accessory or special [use](#) provided the same in quantities that total less than 500 cubic yards.
 - (f) [Owner operator/caretaker quarters](#).
 - (g) Recreational facilities primarily serving facilities and employees located in the Bayview Ridge Subarea.
- (4) Administrative Special [Uses](#).
- (a) Expansion of existing [major public uses](#) up to 3,000 square feet.
 - (b) [Minor public uses](#).
 - (c) Minor [utility developments](#).
 - (d) Outdoor storage of materials in quantities greater than 50 cubic yards that may have a potential health hazard. Does not include storage of [hazardous materials](#).

- (e) Personal wireless service [towers](#), subject to [SCC 14.16.720](#).
 - (f) [Temporary asphalt/concrete batching](#).
 - (g) [Marijuana production/processing facility](#) within 1,000 feet of a residential [zone](#).
- (5) [Hearing Examiner Special Uses](#).
- (a) [Major public uses](#) and expansions of existing [major public uses](#), 3,000 square feet and greater.
 - (b) Major [utility developments](#).
 - (c) On-site [hazardous waste treatment](#) and storage facilities that are an [accessory use](#) to an otherwise [permitted use](#) on the [site](#), provided such facilities comply with the [State](#) Hazardous Waste Siting Standards and [County](#) and [State](#) Environmental Policy [Act](#) requirements and the Clean Water [Act](#). No treatment or storage of [hazardous materials](#) shall be permitted within 500 feet of the nearest residence.
 - (d) Recreational racetracks.
- (6) [Dimensional Standards](#).
- (a) [Setbacks](#).
 - (i) Front: 35 feet.
 - (ii) 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.
 - (iii) 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.
 - (iv) Accessory: same as [principal buildings](#).
 - (v) [Setbacks](#) from NRL lands shall be provided per [SCC 14.16.810](#)(7).
 - (b) Maximum height: 50 feet, except within the buffer area to a residential [zone](#) (Subsection (7) of this Section), or as limited by the [Airport](#) Environs Overlay, [SCC 14.16.210](#), whichever is less.
 - (i) [Height](#) Exemptions. Flagpoles, ham radio [antennas](#), [church](#) steeples, water [towers](#), [meteorological towers](#), and fire [towers](#) are exempt from the maximum [height](#), but shall conform to the applicable Federal Aviation Administration regulations. The [height](#) of [personal wireless services](#) towers is regulated in [SCC 14.16.720](#).
- (7) Buffering between Industrial and Residential Zoned Land. The following measures are intended to minimize [impacts](#) from noise, vibration, dust, other industrial [impacts](#), and to maintain privacy and aesthetic compatibility:
- (a) Loading Areas. Truck loading operations and maneuvering areas may not be located within 250 feet of areas zoned for residential [use](#), unless the loading and maneuvering area is located on the opposite side of a [building](#) from a residential [zone](#).
 - (b) [Building](#) Height. [Building](#) height may not exceed 35 feet for those portions of a [building](#) located within 100 feet from a residential [zone](#).
 - (c) Within 250 feet of a residential [zone](#), all outdoor lighting must be full cut-off.
 - (d) Within 100 feet of a residential [zone](#), mechanical equipment located on the roof, facade, or external portion of a [building](#) shall be architecturally screened by incorporating the equipment in the [building](#) and/or [site](#) design so as not to be visible from adjacent residential [zones](#) or public [streets](#).

- (e) Equipment or vents that generate noise or air emissions shall be located to minimize [impacts](#) on adjoining residentially zoned properties.
- (f) Landscaping. Type V landscaping per [SCC 14.16.830](#) is required between BR-LI and residential [zones](#).
- (8) Landscaping shall be provided as required by [SCC 14.16.830](#).
- (9) Infrastructure Requirements. This [zone](#) is part of the Bayview Ridge [Urban Growth Area](#) (UGA). [Development](#) must comply with the UGA infrastructure requirements in [SCC 14.16.215](#), Bayview Ridge [Urban Growth Area](#), and with Chapter [14.28 SCC](#), Concurrency.
- (10) Additional requirements related to this [zone](#) are found in [SCC 14.16.210](#), [14.16.215](#), [14.16.600](#) through [14.16.900](#), Chapter [14.28 SCC](#), and the rest of the Skagit [County](#) Code. (Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O201500005 § 3 (Att. 1); Ord. O201400005 § 5 Attch. 5; Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20060007 Exh. D § 3; Ord. 17938 Attch. F (part), 2000)