

7878 Birch Bay Drive Blaine, WA 98230



Gabrielle Balolia

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GB

RE/MAX
WHATCOM COUNTY



PRESENTED BY:



Gabrielle Balolia

RE/MAX Whatcom County
(360) 421-3616
Gabrielle@nwhomes.net





PRICE: \$1,200,000

SIZE: 41.88 acres/ 1,824,293 sf

ZONING: RC-Resort Commercial

LAND USE: 9400-Open Space

TAX PARCEL: 400130237306

MLS: 1949264



INVESTMENT HIGHLIGHTS

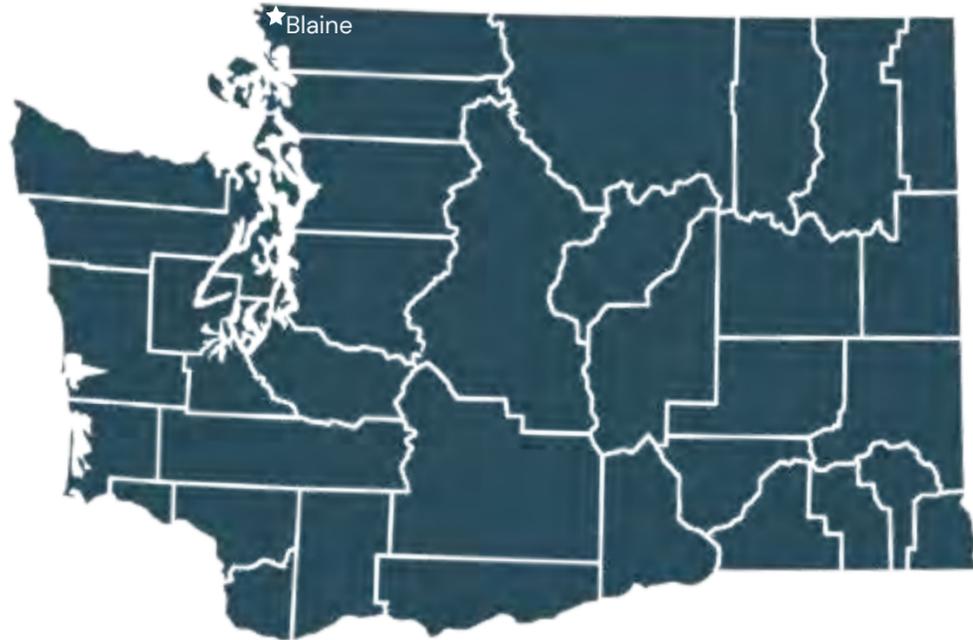


7878 Birch Bay Drive was previously Sea Links Golf Course. The 41.88 acres is zoned as **Resort Commercial** offering an abundance of opportunities including hotels, restaurants, retail shops, residential, public parks, etc. The purpose of **Resort Commercial** is to provide land areas which, through their natural location and setting and manmade attributes, attract resort activities. The site is located in the middle of Birch Bay which has extremely high summer traffic, making this location a valuable investment for this particular zoning.



INVESTMENT OVERVIEW

BLAINE, WA



The City of Blaine is located 35 miles south of Vancouver, British Columbia and 110 miles north of Seattle. The city is located between the beautiful Cascade Range and the Puget Sound. Blaine is known as the Peace Arch City for the Peace Arch Monument that was constructed and dedicated here in 1921. The city is steeped in the rich history of a fishing and logging border town. With a current population of over 5,000, the City of Blaine is governed by a Council/City Manager form of government. This diverse, friendly community is both clean and safe for both older and younger citizens. It has an excellent educational system and the community is particularly proud of the new high school and its award winning vocational and technology program. Blaine has a growing economy with a vibrant downtown and a healthy business climate. The community is involved and approaches problem solving in a creative way. It embraces sustainability in all areas of community life as evidenced by the commitment to becoming a pedestrian friendly community and preserving its unique geographic location.



BIRCH BAY

Birch Bay is the hidden gem of NW Washington and has been a popular tourist destination since the 1920's. 9,500 full-time residents live in our beachfront community and over 120,000 tourists visit annually. Birch Bay features a waterslides park, miles of beaches, a state park with camping, great restaurants, and a small-town feel that will take you back in time.



7878 Birch Bay Dr. to ~

White Rock, BC: 15 min.

Vancouver, BC: 1 hr.

Bellingham, WA: 30 min.

Seattle, WA: 2hrs.



PROXIMITY



PHOTOS



PHOTOS



PHOTOS



PHOTOS



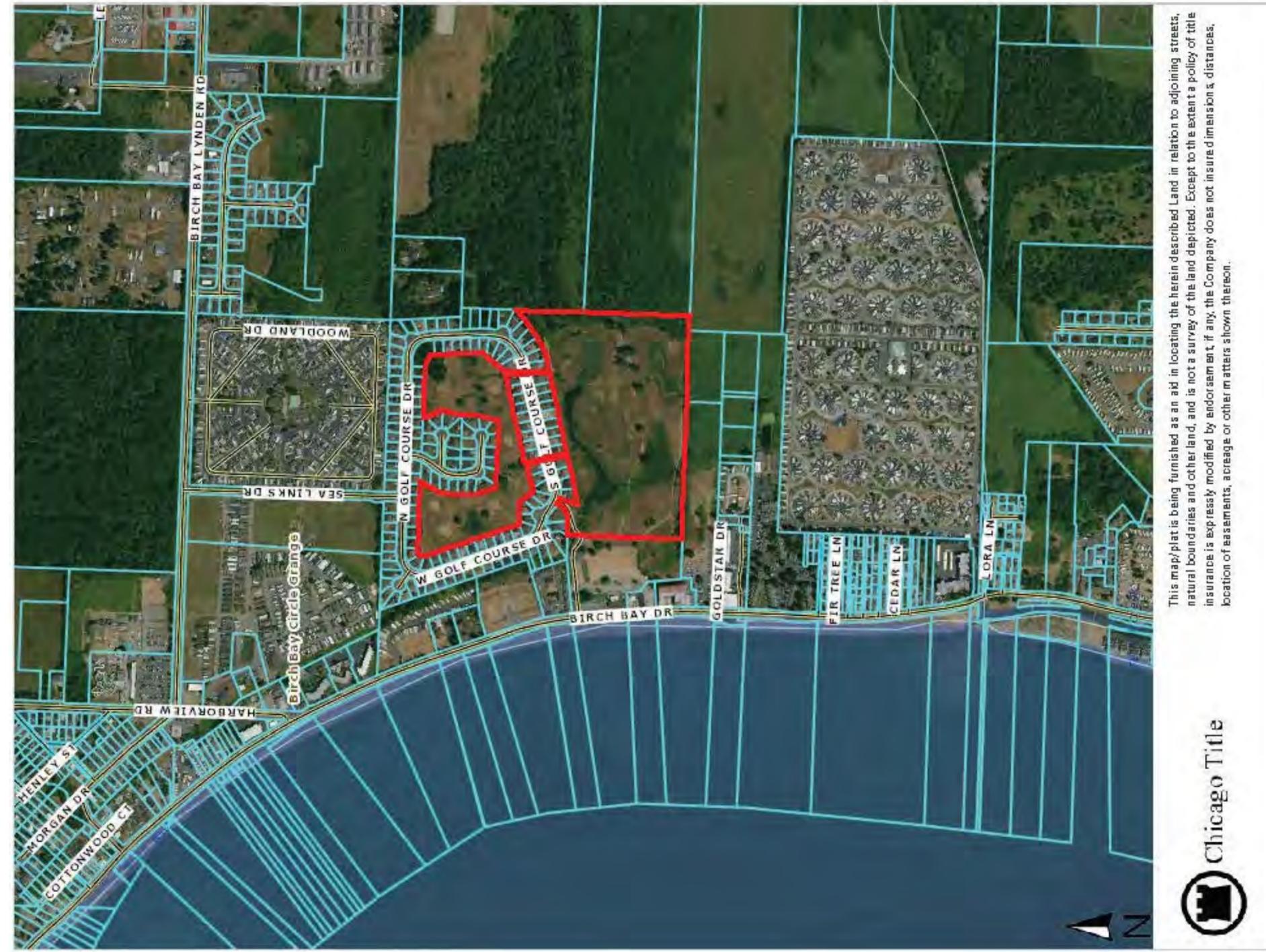
PHOTOS



PHOTOS

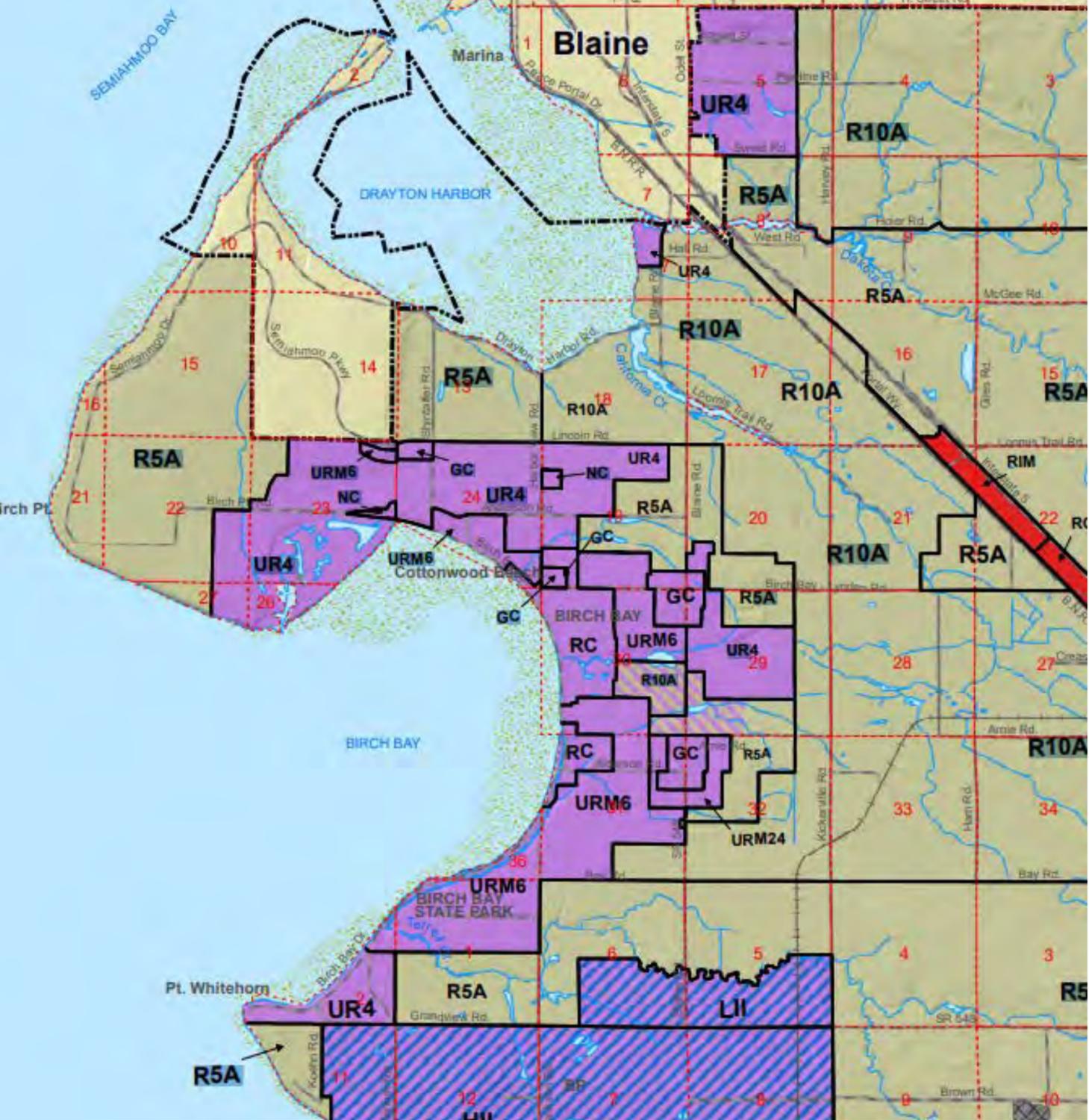


MAP



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





To view the complete list and rules of RC (Resort Commercial) zoning please follow the website below.

<https://www.codepublishing.com/WA/WhatcomCounty/#!/WhatcomCounty20/WhatcomCounty2064.html#20.64>



ZONING MAP

Whatcom County, WA
Total: \$218.50 Pgs:16
DEED 12/29/2021 12:16 PM
Request of: WHATCOM LAND TITLE
eRecorded by: Simplifile

When recorded return to:

RHINO DEVELOPMENT LLC
7876 BIRCH BAY DRIVE
BLAINE, WA 98230

Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-179922

16pgs

STATUTORY WARRANTY DEED

Grantor: NORTH AMERICA CHEN'S HOLDINGS, LLP, a Washington limited liability partnership, as to Parcels A through C; and NORTH AMERICA MIN JIANG INVESTMENT, LLP, a Washington limited liability partnership, as to Parcel D
Grantee: RHINO DEVELOPMENT LLC, a Washington limited liability company

THE GRANTOR NORTH AMERICA CHEN'S HOLDINGS, LLP, a Washington limited liability partnership, as to Parcels A through C; and NORTH AMERICA MIN JIANG INVESTMENT, LLP, a Washington limited liability partnership, as to Parcel D for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RHINO DEVELOPMENT LLC, a Washington limited liability company the following described real estate, situated in the County of WHATCOM, State of WASHINGTON.

Abbreviated Legal: PTN OF GOVT LOTS 2 & 3, PTN OF SE1/4, & PTN OF W1/2, S30, T40N, R1E; & GOLF COURSE TRACT, PLAT OF SEA LINKS AT BIRCH BAY

For Full Legal See Attached Exhibit "A"

SEE ATTACHED EXHIBIT "A" FOR EXCEPTIONS

Tax Parcel Number(s): 400130 104246 0000 PID 119884, 400130 048251 0000 PID 119303, 400130 237306 0000 PID 120783, 400130 405237 0000 PID 121476, 400130 404176 0000 PID 121474

Dated December 21, 2021

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ATTACHED TO SWD, W-179922

NORTH AMERICA CHEN'S HOLDINGS, LLP

By: MAO HUA CHEN A/K/A MORRIS CHEN,
Partner

By: MING YAN LIU, Partner

NORTH AMERICA MIN JIANG INVESTMENT,
LLP, a Washington limited liability partnership

By: MAO HUA CHEN A/K/A MORRIS CHEN,
Partner

By: MING YAN LIU, Partner

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ATTACHED TO SWD, W-179922

Province of British Columbia
STATE OF BRITISH COLUMBIA
COUNTY OF VANCOUVER

I certify that I know or have satisfactory evidence that MAO HUA CHEN A/K/A MORRIS CHEN

AND MING YAN LIU is/are the person(s) who appeared before me, and said person(s) acknowledge that THEY signed this instrument, on oath stated THEY is/are authorized to execute the instrument and acknowledge that as the Partners of NORTH AMERICA CHEN'S HOLDINGS, LLP to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: December 21st, 2021

NOTARY SIGNATURE
Notary Public in and for the State of British Columbia
Residing at Richmond, BC
My appointment expires: N/A
THOMAS RUSSELL
SOLICITOR
SUITE 500 NORTH TOWER
5511 COONEY ROAD
RICHMOND, B.C. V6X 3M1
TELEPHONE 604-276-2765

Province of British Columbia
STATE OF BRITISH COLUMBIA
COUNTY OF VANCOUVER

I certify that I know or have satisfactory evidence that MAO HUA CHEN A/K/A MORRIS CHEN

AND MING YAN LIU is/are the person(s) who appeared before me, and said person(s) acknowledge that THEY signed this instrument, on oath stated THEY is/are authorized to execute the instrument and acknowledge that as the Partners of NORTH AMERICA MIN JIANG INVESTMENT, LLP to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

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EX 256468 - 12/29/2021 - \$79,805.00 - Whatcom Land Title via SIMPLIFILE



EXHIBIT A

EXHIBIT A

PARCEL A:

THAT PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 30, TOWNSHIP 40 NORTH, RANGE 1 EAST OF W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY MARGIN OF COUNTY ROAD NO. 119 (COMMONLY KNOWN AS BIRCH BAY DRIVE), AND THE NORTH LINE OF THE HELEN SNOW TRACT RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1096804; THENCE SOUTH 87°56'46" EAST ALONG SAID SNOW TRACT, 185.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87°56'46" EAST ALONG SAID SNOW TRACT, 264.37 FEET; THENCE AT RIGHT ANGLES TO SAID SNOW TRACT, NORTH 02°03'14" EAST, 766.46 FEET; THENCE NORTH 88°31'04" WEST, 158.92 FEET TO INTERSECT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1247060; THENCE SOUTH 84°28'56" WEST ALONG SAID TRACT, 360.65 FEET TO INTERSECT A POINT ON A CURVE (AND EASTERLY RIGHT-OF-WAY MARGIN OF SAID COUNTY ROAD), THE CENTER OF WHICH BEARS SOUTH 85°44'35" WEST; THENCE SOUTHEAST ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1176.00 FEET THROUGH A CENTRAL ANGLE OF 00°51'07", FOR A DISTANCE OF 17.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 03°24'18" EAST ALONG SAID EASTERLY RIGHT-OF-WAY, 351.59 FEET; THENCE NORTH 87°20'42" EAST, 114.53 FEET; THENCE SOUTH 03°33'18" EAST, 92.10 FEET; THENCE SOUTH 55°20'18" EAST, 80.50 FEET; THENCE SOUTH 04°31'18" EAST, 225.81 FEET, MORE OR LESS, TO THE POINT OF BEGINNING TOGETHER WITH ALL TIDE AND SHORELANDS OF THE 2ND CLASS ABUTTING SAID PREMISES. EXCEPT THE RIGHT-OF-WAY FOR COUNTY ROAD NO. 119, COMMONLY KNOWN AS BIRCH BAY DRIVE, LYING ALONG THE WESTERLY LINE THEREOF.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL B:

THOSE PORTIONS OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL SITUATE IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 1 EAST OF W.M., WHATCOM COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 87°51'04" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 241.94 FEET; THENCE SOUTH 02°08'56" WEST, 155.00 FEET; THENCE NORTH 87°51'04" WEST PARALLEL TO SAID NORTH LINE, 59.48 FEET; THENCE SOUTH 02°08'56" WEST, 90.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 68°15'44" EAST, 84.28 FEET; THENCE SOUTH 02°51'12" EAST, 350.50 FEET; THENCE SOUTH 38°36'41" WEST, 204.11 FEET; THENCE SOUTH 00°18'39" EAST, 288.77 FEET; THENCE NORTH 77°43'48" EAST, 75.15 FEET TO A POINT OF CURVATURE, THE CENTER OF WHICH BEARS NORTH 12°51'12" WEST; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 435.00 FEET THROUGH A CENTRAL ANGLE OF 22°32'18" FOR AN ARC DISTANCE OF 171.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 55°11'30" EAST, 219.46 FEET TO AN EXISTING

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CONCRETE MONUMENT; THENCE SOUTH 02°00'53" WEST PARALLEL TO THE NORTH-SOUTH CENTERLINE OF SECTION 30, 1144.63 FEET TO INTERSECT THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 87°58'45" WEST ALONG SAID NORTH LINE, 99.00 FEET TO INTERSECT NORTH-SOUTH CENTERLINE; THENCE SOUTH 02°00'53" WEST ALONG SAID NORTH-SOUTH CENTERLINE, 1.80 FEET TO INTERSECT THE NORTH LINE OF THE HELEN SNOW TRACT AS SURVEYED UNDER RECORD OF SURVEY RECORDED UNDER WHATCOM COUNTY AUDITOR'S FILE NO. 1399584; THENCE NORTH 87°56'46" WEST ALONG SAID NORTH LINE, 1390.39 FEET; THENCE NORTH 02°13'14" EAST, 766.46 FEET; THENCE SOUTH 88°31'04" EAST, 140.09 FEET TO INTERSECT A POINT ON A CURVE, THE CENTER OF WHICH BEARS NORTH 23°05'37" WEST; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 185.00 FEET THROUGH A CENTRAL ANGLE OF 26°38'29", FOR AN ARC DISTANCE OF 86.02 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 49°44'06" WEST, HAVING A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 99°37'07" OF AN ARC DISTANCE OF 26.08 FEET TO A POINT OF CUSP; THENCE ALONG THE ARC OF A CURVE TO THE SOUTHEAST, THE CENTER OF WHICH BEARS NORTH 30°38'47" EAST, HAVING A RADIUS OF 180.00 FEET THROUGH A CENTRAL ANGLE OF 18°25'52", FOR AN ARC DISTANCE OF 57.90 FEET TO A POINT OF CUSP; THENCE ALONG THE ARC OF A CURVE TO THE SOUTHWEST, THE CENTER OF WHICH BEARS SOUTH 12°12'55" WEST, HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 66°58'47", FOR AN ARC DISTANCE OF 17.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH 16°23'24" WEST, 122.27 FEET; THENCE NORTH 77°43'48" EAST, 333.76 FEET; THENCE NORTH 12°16'12" WEST, 281.84 FEET; THENCE SOUTH 75°11'52" WEST, 184.35 FEET; THENCE NORTH 38°16'19" WEST, 119.90 FEET; THENCE NORTH 88°21'26" WEST, 146.87 FEET; THENCE NORTH 18°53'04" WEST, 668.41 FEET; THENCE NORTH 30°06'11" EAST, 49.78 FEET; THENCE SOUTH 87°51'04" EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, 476.22 FEET; THENCE SOUTH 28°51'26" WEST, 143.97 FEET; THENCE SOUTH 09°16'10" WEST, 122.46 FEET; THENCE SOUTH 02°07'09" EAST, 112.09 FEET; THENCE SOUTH 14°43'56" EAST, 151.89 FEET; THENCE SOUTH 87°51'04" EAST PARALLEL TO SAID NORTH LINE, 457.40 FEET; THENCE NORTH 14°12'20" EAST, 141.92 FEET; THENCE NORTH 04°06'21" WEST, 106.85 FEET; THENCE NORTH 15°24'39" EAST, 135.75 FEET; THENCE NORTH 23°26'58" WEST, 119.36 FEET; THENCE NORTH 02°08'56" EAST, 17.47 FEET; THENCE SOUTH 87°51'04" EAST PARALLEL TO SAID NORTH LINE, 335.00 FEET TO THE POINT OF BEGINNING. EXCEPT COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 87°51'04" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 241.94 FEET; THENCE SOUTH 02°08'56" WEST, 155.00 FEET; THENCE NORTH 87°51'04" WEST PARALLEL TO SAID NORTH LINE, 59.48 FEET; THENCE SOUTH 02°08'56" WEST, 90.00 FEET; THENCE SOUTH 68°15'44" EAST, 84.28 FEET; THENCE SOUTH 02°51'12" EAST, 350.50 FEET; THENCE SOUTH 38°36'41" WEST, 204.11 FEET; THENCE SOUTH 00°18'39" EAST, 288.77 FEET; THENCE NORTH 77°43'48" WEST, 75.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°18'39" WEST, 102.22 FEET; THENCE SOUTH 77°43'48" WEST, 601.18 FEET; THENCE SOUTH 12°16'12" EAST, 290.00 FEET; THENCE NORTH 77°43'48" EAST, 539.76 FEET; THENCE NORTH 00°18'39" WEST, 194.22 FEET TO THE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL B-1:

EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS CLUB HOUSE DRIVE, AS SHOWN ON THE PLAT OF SEA LINKS AT BIRCH BAY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 58 THROUGH 64, INCLUSIVE.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL C:

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THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 1 EAST OF W.M. EXCEPT THE WEST 99.00 FEET THEREOF, AND EXCEPT COUNTY ROAD NO. 213, ALSO KNOWN AS BLAINE ROAD, LYING ALONG THE EASTERLY LINE THEREOF.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

PARCEL D:

THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER, SECTION 30, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE W.M.; EXCEPT RIGHT-OF-WAY FOR BLAINE ROAD; FURTHER EXCEPT THAT PORTION DESCRIBED IN EXHIBIT 1 OF STIPULATION/ORDER OF JUDGMENT AND DISMISSAL FILED JUNE 16, 2011, UNDER SUPERIOR COURT FOR WHATCOM COUNTY CASE NO. 11-2-00216-7, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 88°00'54" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 1324.06 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 02°00'53" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, FOR A DISTANCE OF 29.78 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 87°13'57" EAST, FOR A DISTANCE OF 1336.55 FEET; THENCE SOUTH 02°46'03" WEST, FOR A DISTANCE OF 11.54 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE NORTH 88°00'54" WEST, 12.03 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SUBJECT TO:

- Terms, covenants and conditions contained in Application for Current Use Classification, including liability for future taxes, rollbacks, penalties and interest upon breach of, or withdrawal from, said classification;
Recording No.: 1481825
Classification: Open space
Affects: Parcel B

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EXHIBIT A

2. A Leasehold estate, upon and subject to all of the provisions therein contained as created by instrument;
Dated: November 13, 2014
Disclosed by: Memorandum of Lease
Dated: November 22, 2012
Recorded: December 4, 2014
Recording No.: 2141200491
Lessor: NORTH AMERICA CHEN HOLDINGS, LLP
Lessee: CJ BEACH HOUSE, INC.
Affects: Portion of Parcel A

The terms and conditions of said lease has been subordinated to the Lien of the document recorded under Recording No. 2017-0202321 by Agreement;
Recorded: January 5, 2018
Recording No.: 2018-0100514

3. Unrecorded leaseholds and/or month-to-month tenancies, if any.

4. Oil and Gas Lease affecting the premises hereinafter stated upon and subject to all the provisions therein contained;
Lessee: C.B. BOOTH and H.L. DORSCH
Dated: August 2, 1957
Recorded: July 18, 1960
Recording No.: 684103
For a term of: 5 years, or as long thereafter as gas or oil or either of them
Affects: Parcel D
is produced from the land

Lessee's interest assigned to:
To: WILLIAM HENRY JACKLIN
Recorded: July 8, 1950
Recording No.: 700299

5. Easement including the terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;
Recorded: November 2, 1964
Recording No.: 977244
Records of: Whatcom County, Washington
To: PUGET SOUND POWER & LIGHT COMPANY
Affects: The exact location of said easement is not clearly defined
of record

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6. Easement including the terms, covenants and provisions thereof, as granted by instrument;
Recorded: November 4, 1974
Recording No.: 1175698
Records of: Whatcom County, Washington
In favor of: JAMES F. BOLSTER, his heirs and/or assigns
For: Road ingress and egress and for utilities together with the right to construct, install and maintain such facilities in perpetuity
Affects: North 30 feet of Parcel D

7. Matters disclosed by a Survey affecting said premises;
Recorded: October 8, 1975
Recording No.: 1199300
Records of: Whatcom County, Washington

8. Easement including the terms, covenants and provisions thereof, as granted by instrument;
Recorded: June 2, 1980
Recording No.: 1358297
Records of: Whatcom County, Washington
In favor of: BIRCH BAY GOLF RESORT
For: Construct and maintain a ditch or drainage improvement system
Affects: South 10 feet of the South half of the North half of the Southeast quarter of Section 30

9. Easement including the terms, covenants and provisions thereof, as created by instrument;
Recorded: October 20, 1983
Recording No.: 1430769
Records of: Whatcom County, Washington
For: A non-exclusive perpetual 80-foot easement for ingress, egress and utilities, over and across the North 80 feet of said premises and adjoining tidelands
Affects: Parcel B

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10. Easement including the terms, covenants and provisions thereof, as granted by instrument;
Recorded: June 10, 1983
Recording No.: 1450338
Records of: Whatcom County, Washington
In favor of: SEA LINKS COMMUNITY ASSOCIATION
For: Ingress, egress and utilities
Affects: A portion of Golf Course Drive as delineated on the face of Sea Links at Birch Bay Plat, Parcel B

11. Agreement, including its terms, covenants and provisions;
Executed by: EARL W. VOGT and AMALIA VOGT, husband and wife;
Recorded: March 23, 1984
Recording No.: 1475321
For: An agreement not to contest eminent domain proceedings
Affects: and/or to dedicate the Southerly 30 feet to Whatcom County for road purposes
Parcel B

12. Covenants, conditions, restrictions, reservations and easements in declaration, including the terms and provisions thereof;
Executed by: KVH HOLDING, A Washington General Partnership
Recorded: March 23, 1984
Recording No.: 1475322

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, notes, dedications, agreements, encroachments, setback lines and statements, if any, as set forth or delineated on Sea Links at Birch Bay Plat, recorded March 23, 1984, under Whatcom County Auditor's File No. 1475323.

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EXHIBIT A

14. Oil and Gas Lease affecting the premises hereinafter stated upon and subject to all the provisions therein contained:
 Lessor: GORDON S. SULLIVAN and CATHERINE M. SULLIVAN, husband and wife
 Lessee: RICHARD DEE LAMASTER
 Dated: November 8, 1984
 Recorded: December 10, 1984
 Recording No.: 1495661
 For a term of: 10 years, or as long thereafter as gas or oil or either of them
 Affects: is produced from the land Parcel C
- The Lessee's interest was assigned by successive instruments, the last of which was;
 Dated: May 1, 1993
 Recorded: September 3, 1993
 Recording No.: 930903014
 Assignee: RIVAL RESOURCES, INC.
15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, notes, dedications, agreements, encroachments, setback lines and statements, if any, as set forth or delineated on Snow Short Plat, recorded July 28, 1989, under Whatcom County Auditor's File No. 1645462.
16. Easement including the terms, covenants and provisions thereof, as granted by instrument;
 Recorded: February 13, 1991
 Recording No.: 910213058
 Records of: Whatcom County, Washington
 In favor of: CHRISTOPHER D. BACH
 For: Construct, improve, repair and maintain storm drainage
 Affects: Parcel B
17. Easement including the terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;
 Recorded: September 17, 1992
 Recording No.: 920917057
 Records of: Whatcom County, Washington
 To: PUGET SOUND POWER & LIGHT COMPANY
 Affects: Portion of Parcel D

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18. Easement including the terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;
 Recorded: December 9, 1992
 Recording No.: 921209210
 Records of: Whatcom County, Washington
 To: PUGET SOUND POWER & LIGHT COMPANY, A Washington Corporation
 Affects: East 37 feet of Parcel C
19. Matters disclosed by a Survey affecting said premises;
 Recorded: November 30, 1993
 Recording No.: 931130112
 Records of: Whatcom County, Washington
20. Easement including the terms, covenants and provisions thereof, as granted by instrument;
 Recorded: January 9, 1995
 Recording No.: 950109091
 Records of: Whatcom County, Washington
 In favor of: CASCADE NATURAL GAS CORPORATION, A Washington Corporation
 For: Natural gas pipeline
 Affects: 5-foot easement over Parcel A and other property. A parking lot may be built over the easement area.
21. Oil and Gas Lease, disclosed by memorandum thereof, including its terms, covenants, conditions or provisions;
 Dated: November 22, 2000
 Recorded: January 12, 2001
 Recording No.: 2010101225
 Lessor: BIRCH BAY GOLF COURSE LLC
 Lessee: RIVAL RESOURCES, INC.
 Affects: Parcel C
22. Easement including the terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;
 Recorded: September 24, 2007
 Recording No.: 2070903093
 Records of: Whatcom County, Washington
 To: PUGET SOUND ENERGY, INC., A Washington Corporation
 Affects: Portion of Parcel A

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23. Easement including the terms, covenants and provisions thereof, as granted by instrument;
 Recorded: November 21, 2007
 Recording No.: 2071102755
 Records of: Whatcom County, Washington
 In favor of: BIRCH BAY WATER AND SEWER DISTRICT
 For: Permanent Water Easement
 Affects: Portion of Parcel A
24. Easement including the terms, covenants and provisions thereof, as granted by instrument;
 Recorded: June 20, 2011
 Recording No.: 2110601592
 Records of: Whatcom County, Washington
 In favor of: BIRCH BAY LEISURE PARK ASSOCIATION
 For: Access easement for ingress and egress purposes thereto and maintenance; and maintenance of drainage ditch
 Affects: Portion of Parcel D
25. Matters disclosed by a Survey affecting said premises;
 Recorded: September 29, 2014
 Recording No.: 2140902655
 Records of: Whatcom County, Washington
26. Easement including the terms, covenants and provisions thereof, as granted by instrument;
 Recorded: January 26, 2017
 Recording No.: 2017-0102823
 Records of: Whatcom County, Washington
 In favor of: WHATCOM COUNTY, a Washington municipal corporation, and its successors, assigns, licensees, and permittees
 For: To use and occupy said lands for the installation, operation, maintenance and reconstruction of a culvert.
 Affects: Portion of Parcel A

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EXHIBIT A

27. Easement including the terms, covenants and provisions thereof, as granted by instrument;
 Recorded: January 26, 2017
 Recording No.: 2017-0102825
 Records of: Whatcom County, Washington
 In favor of: WHATCOM COUNTY, a Washington municipal corporation, and its successors, assigns, licensees, and permittees
 For: To access and to use and occupy said lands for the construction, alteration, operation, maintenance and reconstruction of a shore protection facility, drainage facilities including but not limited to swales and a stormwater outfall pipe, and for public beach access.
 Affects: Portion of Parcel A
28. Matters disclosed by a Survey affecting said premises;
 Recorded: September 28, 2017
 Recording No.: 2017-0902916
 Records of: Whatcom County, Washington
29. Easement including the terms, covenants and provisions thereof, as granted by instrument;
 Recorded: March 14, 2019
 Recording No.: 2019-0301184
 Records of: Whatcom County, Washington
 In favor of: WHATCOM COUNTY, a Washington municipal corporation, and/or its assigns
 For: Temporary construction easement
 Affects: Portion of Parcel A
30. Easement including the terms, covenants and provisions thereof, as granted by instrument;
 Recorded: March 14, 2019
 Recording No.: 2019-0301185
 Records of: Whatcom County, Washington
 In favor of: WHATCOM COUNTY, a Washington municipal corporation, and its successors, assigns, licensees, and permittees
 For: Temporary construction easement
 Affects: Portion of Parcel A
31. Easements for walkways, utilities, emergency roadway and pedestrian access, as delineated on the face of the Plat of Sea Links, Phase I.
 Affects: Parcel B

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32. Any prohibition or limitation on the use, occupancy or improvements of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water, and the right of use, control or regulation by the United States of America in exercise of power over navigation.
33. Any question that may arise as to the location of the lateral boundaries of the tideland or shorelands.
34. Any questions that may arise due to shifting or change in the course of the Birch Bay or due to said bay having shifted or changed its course.

SEA LINKS AT BIRCH BAY, PHASE I

1. Dues, assessments, and charges, if any, levied by the SEA LINKS COMMUNITY ASSOCIATION.
2. Agreement entered into by and between:
 DANIEL B. HOLZER and CORA M. HOLZER,
 husband
 and wife, as grantors,
 And: GROVER C. VOGT and ANNA VOGT, husband and
 wife
 Dated: October 13, 1939
 Recorded: October 13, 1939
 Recording No.: 516836
 Records of: Whatcom County, Washington
 Providing: That the owners of the West 3 acres of the South one half
 of
 the Northeast quarter of said Section 30 and their heirs and
 assigns will perpetually maintain a fence between their
 land
 and property adjacent thereto.

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3. Easement including the terms, covenants and provisions thereof, as granted by instrument;
 Recorded: June 10 1983
 Recording No.: 1450338
 Records of: Whatcom County, Washington
 In favor of: SEA LINKS COMMUNITY ASSOCIATION
 For: Ingress, egress and utilities
 Affects: A portion of Golf Course Drive as delineated on the face of
 the proposed plat
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, notes, dedications, agreements, encroachments, setback lines and statements, if any, as set forth or delineated on the Plat of Sea Links at Birch Bay, recorded March 23, 1984, under Whatcom County Auditor's File No. 1475323.
 Said dedication has been amended purportedly by the following instrument;
 Recorded: February 4, 1991
 Recording No.: 910204089
5. Easement including the terms, covenants and provisions thereof for electric transmission and/or distribution line, together with necessary appurtenances, as granted by instrument;
 Recorded: November 2, 1964
 Recording No.: 977244
 Records of: Whatcom County, Washington
 To: PUGET SOUND POWER & LIGHT COMPANY
 Affects: The exact location of said easement not disclosed of
 record
6. Easement including the terms, covenants and provisions thereof, as disclosed by instrument;
 Recorded: July 14, 1989
 Recording No.: 1643954
 Records of: Whatcom County, Washington
 In favor of: CASCADE NATURAL GAS CORPORATION
 For: Pipeline
 Affects: All streets as shown on the Plat of Sea links according to
 the
 plat thereof, recorded in Volume 15 of plats, page 58, and
 that portion shown on the lot line adjustment recorded in
 Volume 16 of plats, Page 23, records of the Auditor,
 Whatcom County, Washington

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EXHIBIT A

7. Covenants, conditions, restrictions, reservations and easements in Declaration, including the terms and provisions thereof, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Executed by: KVH HOLDINGS, a Washington general partnership
Recorded: March 23, 1984
Recording No.: 1475322

Said instrument has been amended or modified by the following instrument;
Recorded: February 4, 1991, and December 30, 2009
Recording No.: 910204089 and 2091203834, respectively

NOTE: Easement I may be dedicated upon request to Whatcom County per Auditor's File No. 1450337

Affects: Sea Links

NOTE: The South 30 feet of the Golf Course is subject to an "agreement not to contest eminent domain proceeding" filed under Whatcom County Auditor's File No. 1475321
Affects: Sea Links

8. Terms and conditions of Amendment to the Bylaws of the SEA LINKS COMMUNITY ASSOCIATION;
Recorded: October 26, 2006
Recording No.: 2061004244
Affects: Said premises

Said Amendment to bylaws was purportedly rescinded by instrument recorded January 8, 2007, under Auditor's File No. 2070100852.

9. Terms and conditions of Amended and Restated Bylaws of the SEA LINKS COMMUNITY ASSOCIATION;
Executed by: SEA LINKS COMMUNITY ASSOCIATION
Recorded: September 2, 2008
Recording No.: 2080900064

... END OF EXHIBIT "A" ...

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EXHIBIT A

FURTHER QUESTIONS?



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