

SA-12128

EXHIBIT "A"

PARCEL A:

Lots 1 and 2 of ANACORTES SHORT PLAT NO. 92-005 as approved January 6, 1993, and recorded January 11, 1993, in Volume 10 of Short Plats, page 165, under Auditor's File No. 9301110152, records of Skagit County, Washington; being a portion of Tracts 3 and 4 of Plate 11, Anacortes Tide and Shorelands, according to the official map thereof in the office of the State Land Commissioner at Olympia, Washington;

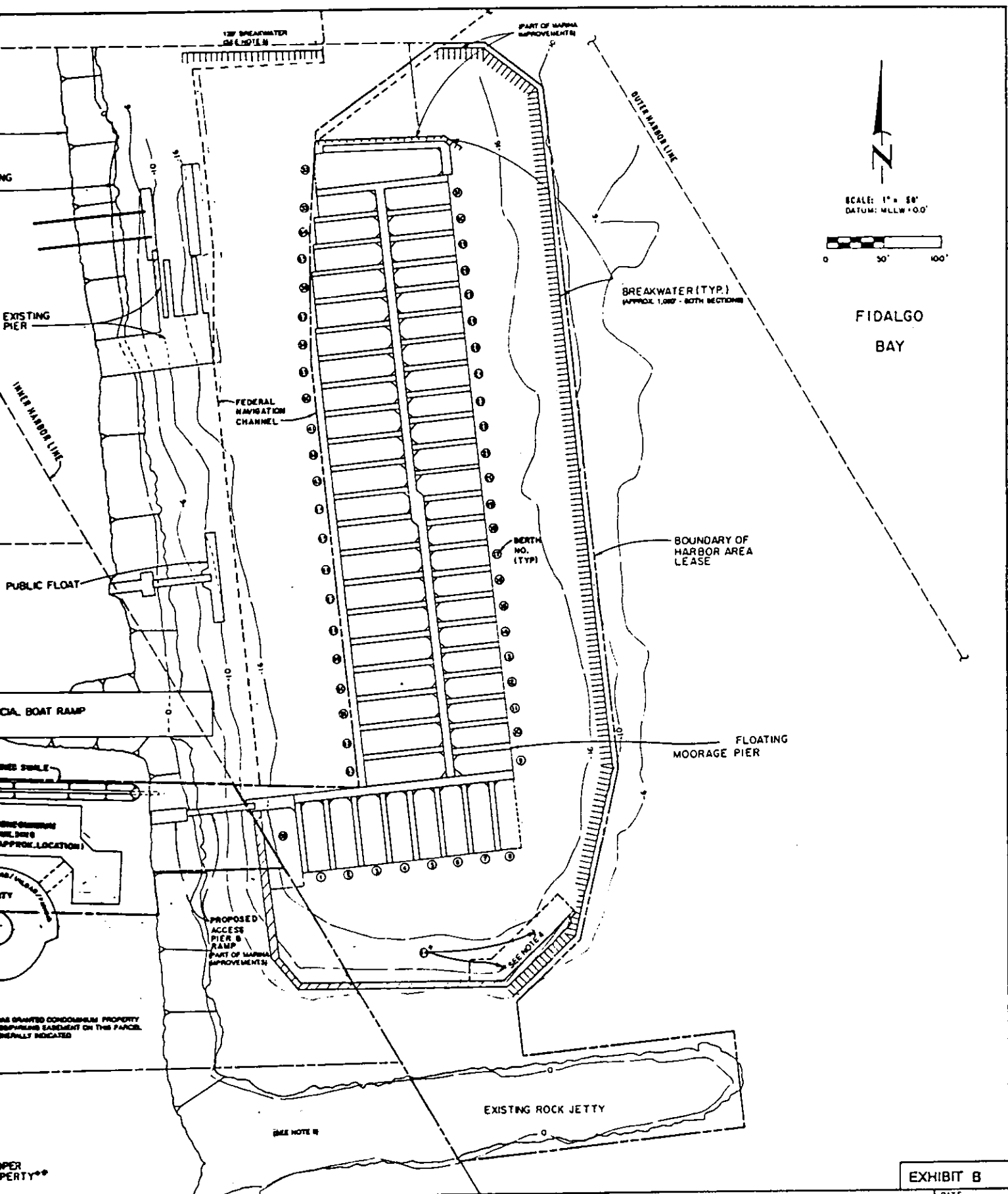
PARCEL B:

An easement for access, egress and utilities over, under and across a 60 foot strip of land lying 30 feet on each side of the following described centerline:

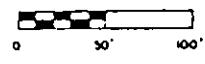
Commencing at the intersection of "T" Avenue and 30th Street, as shown on the Plat of Anacortes Industrial Park Addition, according to the plat thereof recorded in Volume 10 of Plats, pages 19, 20 and 21, records of Skagit County, Washington;  
thence South  $89^{\circ}59'40''$  East along the centerline of said 30th Street, a distance of 419.58 feet to the East line of the Burlington Northern Railroad;  
thence South  $23^{\circ}55'10''$  East, along the East line of said Burlington Northern Railroad, as shown on said Anacortes Industrial Park Addition, a distance of 482.07 feet to the intersection with the Westerly projection of the South line of said Tract 3;  
thence South  $89^{\circ}56'05''$  East along the South line of said Tract 3, a distance of 326.19 feet;  
thence North, a distance of 219.21 feet to the South line of 30th Street, being the true point of beginning of said centerline;  
thence South, a distance of 387.11 feet to the terminus of said centerline;

Situate in Skagit County, Washington.

- END OF EXHIBIT "A" -



SCALE: 1" = 50'  
 DATUM: MLLW +0.0'



FIDALGO  
 BAY

<b>EXHIBIT B</b>	
DATE	APRIL 1, 1992
REVISION NO.	3
SHEET NO.	1
OF	1

**FIDALGO MARINA PARTNERSHIP**  
 3101 V PLACE  
 ANACORTES, WA 98221  
 (206) 298-0822

**FIDALGO MARINA**  
**GENERAL SITE PLAN**  
 ANACORTES WASHINGTON

REVISION	BY	DATE
UPDATE SLIPS 5453, ETC.	DM	5-12-85
UPDATE DRAWING	DM	4-13-83
UPDATE DRAWING	DM	1-8-83

THE OPTION PROPERTY)

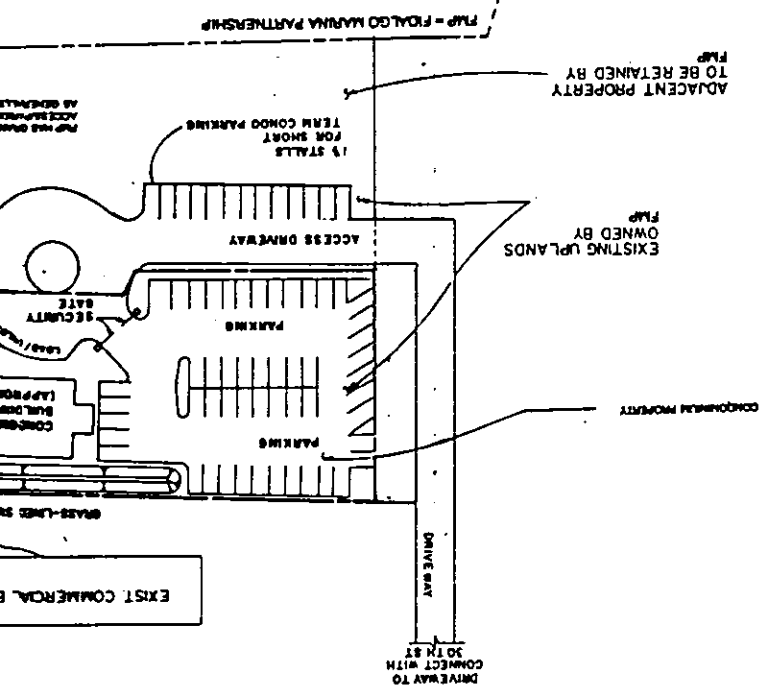
- NOTES:
- This drawing was prepared by the Fidalgo Marina Partnership for the planning and regulatory purposes related to its property located in the City of Anacortes, WA. It is not a construction, survey or engineering drawing and should only be used for project planning and land use permit purposes. Refer to Exhibit D-1 for as-built dimensions of the completed project.
  - The base map for the drawing originated from a drawing entitled "Topographic Survey, Fidalgo Marina," prepared by Construction Control Corporation, Kirkland, WA, Job No. 90-104, and dated May 30, 1990.
  - Locations of existing structures, offshore improvements, dredged channels and upland areas shown on this drawing are approximate. Do not scale from this drawing.
  - Slip No. 54 was constructed in the Spring of 1995. It will be used only as a normal moorage unit and will not be connected to the adjacent property owned by the Declarant. (See note above re: berth distribution table.)
  - The 120-foot long detached breakwater at the north end of the project and the pier improvements made on the Open Property are not part of the marina improvements.

NOTE REGARDING SLIP 54 AND 55:  
 SLIP 54 IS DESIGNATED AS A 90-FOOT SLIP WITH AN AUTHORIZED OVERHEAD OF 20 FEET ALLOWING THE MOORAGE OF A 70-FOOT BOAT (REF: BOARD OF DIRECTORS AUTHORIZATION ON SEPT. 8, 1993). FURTHER, SLIP 54 WAS DESIGNATED AS A 110-FOOT SLIP IN THE ORIGINAL PUBLIC OFFERING STATEMENT. THE DEVELOPER PROPOSES TO CHANGE THE DESIGNATED SLIP LENGTHS OF SLIP 54 AS FOLLOWS: SLIP 54 WILL BE REDUCED BY 20 FEET TO A LENGTH OF 90 FEET; SLIP 55 WILL BE INCREASED BY 20 FEET TO A LENGTH OF 70 FEET. THESE PROPOSED CHANGES WILL RESULT IN NO NET CHANGE OF MOORAGE FOR THE MARINA AND NO NET CHANGE IN PRO RATA ASSESSMENT. I.E. TOTAL MOORAGE WILL REMAIN AS 2,334 LINEAL FEET.

SEE NOTE # BELOW

NO	
1	Unit
2	Unit
3	Unit

OPTION PROPERTY THAT MAY BE ACQUIRED BY DEVELOPER AS PART OF ADJACENT PROPERTY DEVELOPMENT  
 \* DEVELOPER HAS NOT ACQUIRED THE OPTION PROPERTY



Slip No.	Length	Type
1	50'	Covered
2	50'	Covered
3	50'	Covered
4	50'	Covered
5	50'	Covered
6	50'	Covered
7	50'	Covered
8	50'	Covered
9	50'	Open
10	50'	Covered
11	50'	Covered
12	50'	Covered
13	50'	Covered
14	50'	Covered
15	50'	Covered
16	50'	Covered
17	50'	Covered
18	50'	Covered
19	50'	Covered
20	50'	Covered
21	50'	Covered
22	50'	Covered
23	50'	Covered
24	50'	Covered
25	50'	Covered
26	50'	Covered
27	50'	Covered
28	50'	Covered
29	50'	Covered
30	50'	Covered
31	50'	Covered
32	110'	Open
33	50'	Covered
34	50'	Covered
35	50'	Covered
36	50'	Covered
37	50'	Covered
38	50'	Covered
39	50'	Covered
40	50'	Covered
41	50'	Covered
42	50'	Covered
43	50'	Covered
44	50'	Covered
45	50'	Covered
46	50'	Covered
47	50'	Covered
48	50'	Covered
49	50'	Covered
50	50'	Covered
51	50'	Covered
52	50'	Covered
53	50'	Covered
54	50'	Covered
55	110'	Open
56	50'	Open

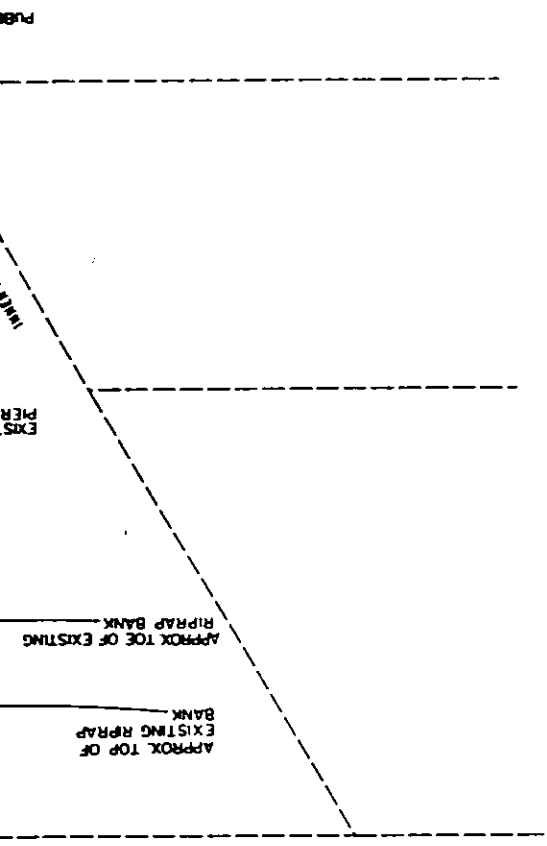


EXHIBIT C  
 FIDALGO MARINA CONDOMINIUM  
 Anacortes, Washington

UNIT, CONDOMINIUM AND MARINA PRO RATA SHARES, COMMON EXPENSES AND  
 VOTES IN THE ASSOCIATION, AND ASSIGNED MARINA SLIP

Unit No.	Condominium Pro Rata Share Expenses	Assigned Marina Slip No.	Allocated Parking Stall No.	Marina Slip Length	Marina Pro Rata Share*
1	1/55	1	U	60'	1.80
2	1/55	2	U	60'	1.80
3	1/55	3	U	60'	1.80
4	1/55	4	U	60'	1.80
5	1/55	5	U	60'	1.80
6	1/55	6	U	60'	1.80
7	1/55	7	U	60'	1.80
8	1/55	8	U	60'	1.80
9	1/55	9	P-55	50'	1.50
10	1/55	10	U	50'	1.50
11	1/55	11	P-7	50'	1.50
12	1/55	12	P-53	50'	1.50
13	1/55	13	U	50'	1.50
14	1/55	14	U	50'	1.50
15	1/55	15	U	50'	1.50
16	1/55	16	U	50'	1.50
17	1/55	17	U	50'	1.50
18	1/55	18	U	50'	1.50
19	1/55	19	U	50'	1.50
20	1/55	20	U	55'	1.65
21	1/55	21	U	55'	1.65
22	1/55	22	U	55'	1.65
23	1/55	23	U	55'	1.65
24	1/55	24	U	55'	1.65
25	1/55	25	U	55'	1.65
26	1/55	26	U	55'	1.65
27	1/55	27	U	55'	1.65
28	1/55	28	U	55'	1.65
29	1/55	29	P-54	55'	1.65
30	1/55	30	P-8	55'	1.65
31	1/55	31	U	55'	1.65
32	1/55	32	P-3	110'	3.30
33	1/55	33	P-42	50'	1.50
34	1/55	34	P-5	55'	1.65
35	1/55	35	U	60'	1.80
36	1/55	36	P-36	62'	1.85
37	1/55	37	P-43	62'	1.85
38	1/55	38	U	65'	1.95
39	1/55	39	U	65'	1.95
40	1/55	40	U	65'	1.95
41	1/55	41	P-40	65'	1.95
42	1/55	42	P-39	65'	1.95
43	1/55	43	P-37	65'	1.95
44	1/55	44	P-6	65'	1.95
45	1/55	45	U	70'	2.10
46	1/55	46	U	70'	2.10
47	1/55	47	P-34	70'	2.10
48	1/55	48	U	70'	2.10
49	1/55	49	P-38	70'	2.10
50	1/55	50	P-4	70'	2.10
51	1/55	51	P-35	70'	2.10
52	1/55	52	P-33	70'	2.10
53	1/55	53	P-41	70'	2.10
54	1/55	54	P-1	110'	3.30
55	1/55	55	P-2	50'	1.50

\* Allocations may be adjusted as set forth in Section 1.1.26

U Parking stall not yet allocated

EXHIBIT D

LEGAL DESCRIPTION OF ADJACENT PROPERTY

Lot 2 of ANACORTES SHORT PLAT NO. ANA-92-005 as approved January 6, 1993, and recorded January 11, 1993, in Volume 10 of Short Plats, page 165, under Auditor's File No. 9301110152, records of Skagit County, Washington; being a portion of Tracts 3 and 4 of Plate 11, Anacortes Tide and Shore Lands, according to the Official Map thereof in the office of the State Land Commissioner at Olympia, Washington;

Situated in Skagit County, Washington.