

BOARD APPROVAL

Approved for recording pursuant to Kitsap County Ordinance No. 194-1988, this 11th day of July, 2003

[Signature]
 Clerk, Board of County Commissioners

DEPT. OF PUBLIC WORKS

Approved for recording pursuant to Kitsap County Ordinance No. 194-1988, this 11th day of July, 2003

[Signature]
 Director of Public Works

DEPT. OF COMMUNITY DEVELOPMENT

Approved for recording pursuant to Kitsap County Ordinance No. 194-1988, this 11th day of July, 2003

[Signature]
 Director of Community Development

HEALTH DISTRICT

Approved for recording pursuant to Kitsap County Ordinance No. 194-1988, this 11th day of July, 2003

[Signature]
 Director

TREASURER'S CERTIFICATE

I, hereby certify that the foregoing is a true and correct copy of the recorded property interest as shown on the map for 10/1/2003

[Signature]
 Treasurer

SURVEYOR'S CERTIFICATE

I, **AHS CONSULTANTS, INC.**, a corporation organized under the laws of the State of Washington, hereby certify that the foregoing is a true and correct copy of the recorded property interest as shown on the map for 10/1/2003

[Signature]
 Surveyor

ASSN. INC. 800 Y 3472 N.Y. 10661
 SILVERDALE, WA 98138
 L. Steven E. Olinick, President (360)808-6400

10/1/2003
 Date

20795
 Certificate No.

[Signature]
 Surveyor



KITSAP COUNTY, WASHINGTON

BINDING SITE PLAN NO. 02-28

322402-1-070-2001

322402-1-071-2000

322402-1-072-2009

322402-1-073-2008

Assessor's Tax Account N469

NORTHWESTERN PACIFIC L.L.C.

Name of Applicant

NE 1/4 NE 1/4
 SEC. 32, TWP. 24N.,
 RG. 2E., W.M.

3171 9/30/03 Sheet 1 of 6 R.L.C.

200310290359

PROCEDURES & EQUIPMENT

Standard field traverses with Nikon 1" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

Found Standard Brass cap. Dated 10/02/00

29 NW Corner
 1/2 W 1/2 NE 1/4 NE 1/4

2038.65'

223.05'

223.05'

152.24'

146.57'

507.25'

267.19'

289.33'

267.65'

267.65'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

PROCEDURES & EQUIPMENT

Standard field traverses with Nikon 1" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

Found Standard Brass cap. Dated 10/02/00

29 NW Corner
 1/2 W 1/2 NE 1/4 NE 1/4

2038.65'

223.05'

223.05'

152.24'

146.57'

507.25'

267.19'

289.33'

267.65'

267.65'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

PROCEDURES & EQUIPMENT

Standard field traverses with Nikon 1" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

Found Standard Brass cap. Dated 10/02/00

29 NW Corner
 1/2 W 1/2 NE 1/4 NE 1/4

2038.65'

223.05'

223.05'

152.24'

146.57'

507.25'

267.19'

289.33'

267.65'

267.65'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

PROCEDURES & EQUIPMENT

Standard field traverses with Nikon 1" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

Found Standard Brass cap. Dated 10/02/00

29 NW Corner
 1/2 W 1/2 NE 1/4 NE 1/4

2038.65'

223.05'

223.05'

152.24'

146.57'

507.25'

267.19'

289.33'

267.65'

267.65'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

PROCEDURES & EQUIPMENT

Standard field traverses with Nikon 1" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

Found Standard Brass cap. Dated 10/02/00

29 NW Corner
 1/2 W 1/2 NE 1/4 NE 1/4

2038.65'

223.05'

223.05'

152.24'

146.57'

507.25'

267.19'

289.33'

267.65'

267.65'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

PROCEDURES & EQUIPMENT

Standard field traverses with Nikon 1" Total Station and steel tape. This survey meets minimum standards as set forth in W.A.C. 332-130-090.

Found Standard Brass cap. Dated 10/02/00

29 NW Corner
 1/2 W 1/2 NE 1/4 NE 1/4

2038.65'

223.05'

223.05'

152.24'

146.57'

507.25'

267.19'

289.33'

267.65'

267.65'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

112.83'

DEDICATION

Know all men by these presents that the following listed owner of the property shown and legally described herein do hereby submit said property to the requirements of this Binding Site Plan.

In witness whereof, we have hereunto set our hands
this 1 day of October, 2003.

[Signature]
The Rose Edge LLC
[Signature]
Fidelity Mortgage Corporation
[Signature]
Tiffany Properties Inc.

ACKNOWLEDGEMENT

State of Washington }
County of Kitsap } SS

THIS IS TO CERTIFY that on this 1 day of October, 2003, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared [Signature], known to be the Attorney in Charge of The Rose Edge LLC, to me that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said LLC, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of said LLC.

WITNESS my hand and official seal the day and year in this certificate first written.



ACKNOWLEDGEMENT

State of Washington }
County of Kitsap } SS

THIS IS TO CERTIFY that on this 1 day of Oct, 2003, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared [Signature], known to be the Attorney in Charge of Fidelity Mortgage Corporation, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of said corporation.

WITNESS my hand and official seal the day and year in this certificate first written.



ACKNOWLEDGEMENT

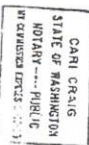
State of Washington }
County of Kitsap } SS

THIS IS TO CERTIFY that on this 1st day of Oct, 2003, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared [Signature], known to be the Attorney in Charge of Fidelity Mortgage Corporation, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of said corporation.

WITNESS my hand and official seal the day and year in this certificate first written.

Notary Public
[Signature]

My commission expires 11-18-2005



ACKNOWLEDGEMENT

State of Washington }
County of Kitsap } SS

THIS IS TO CERTIFY that on this 11th day of Oct, 2003, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared John Hock, known to be the Attorney in Charge of Pacific Northwest Bank, the person that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument on behalf of said corporation.

WITNESS my hand and official seal the day and year in this certificate first written.

Notary Public
[Signature]

My commission expires 11-1-04



SURVEYOR'S CERTIFICATE

AES
CONSULTANTS, INC.

REGISTERED PROFESSIONAL SURVEYOR
NO. 2003 / 3472 N.E. 124TH
SEASIDE, WA 98138 (206)882-6400

DATE: 01-1-2003

COMMISSION NO.: 20795



KITSAP COUNTY, WASHINGTON
BINDING SITE PLAN NO. 02-28

322402-1-070-2001
322402-1-071-2000
322402-1-072-2009
322402-1-073-2008

Witness's for Record No. 98
NORTHWESTERN PACIFIC L.L.C.
Name of Applicant

NE 1/4 NE 1/4
SEC. 32, TWP. 24N,
RG. 2E., W.M.

3171 9/20/03 SHW 2 of 6 R.L.L.

v. 18 p. 6

200310290359

CONDITIONS OF APPROVAL

- 1.) The roadway that provides access to the Binding Site Plan 02-28 properties is served by stormwater facilities including conveyance quality and infiltration systems. All maintenance shall be the responsibility of the owner and not directed to the public or conveyed to any public or private utility.
- 2.) Maintenance of the storm drainage system and the responsibility of owners of the Binding Site Plan 02-28. Maintenance schedules, frequency, methods and procedures shall be carried out pursuant to Section 111-3.6.4 of the Washington State Department of Ecology, Stormwater Management Manual for Washington State, or a technically equivalent document approved by the Washington State Department of Ecology. The cost of any time cease to be a management committee or restriction maintenance of the storm drainage system, the owners shall contribute it on a regular basis. The cost incurred for such maintenance shall be borne by all of the owners.
- 3.) Lots owners shall comply with all the requirements set forth in the Ordinance of Governmental Regulations and Rules No. 200309220439, recorded under Auditor's File No. 200309220439, records of Kitsap County, Washington.
- 4.) Binding Site Plan 02-28 owners and their respective successors and assigns, shall maintain, repair, replace and use the storm water facilities including infiltration systems, manholes, trenches, pipes and bio-filtration areas located within the site. The design drawings for construction under Site Plan 02-28 with Permit 02-1295 and Conditions of Acceptance dated July 6, 1999 on file with Kitsap County Development Engineering. And also the Site Development Activity Permit 02-08828 accepted Nov. 15, 2002 and Site Development Permit 02-04567 accepted March 23, 2003.
- 5.) Protective Covenants, Conditions, Easements and Restrictions have been established prior to Binding Site Plan Approval to ensure perpetual maintenance of private roads, storm drainage facilities, landscaping and common open space as recorded under Auditor's File No. 200309220439.
- 6.) Lot owners are responsible for maintenance of all landscaping within their lot except as provided for in the CCR's.
- 7.) The Lot Owners Grant and Convey to each other, for use and benefit of all Lot Owners of the lots created by this Binding Site Plan, their tenants, customers, licensees, and heirs with respect to the total parcel, the right to acquire, agree, and/or utility transmission systems over, across and through the easements as depicted on this Binding Site Plan.
- 8.) The required use conditions are perpetual and all provisions and covenants are intended to run with the land and be binding on, and sure to the benefit of the Lot Owners and their heirs, successors and assigns and may not be modified in any way except as provided for in the CCR's.
- 9.) Development on each lot is considered a major development as defined in the Kitsap County Stormwater Management Ordinance #199-1996, and such will require a Site Development Activity Permit (SDAP).
- 10.) Stormwater quantity control, quality treatment and erosion and sedimentation control shall be designed in accordance with Ordinance #199-1996 or the effective ordinance of the time of SDAP application. The submitter documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submitted requirements shall be in accordance with Kitsap County Ordinance in effect of the time of SDAP.
- 11.) The owner(s) shall be responsible for maintenance of the on-site storm drainage facilities for this development following construction. Before issuance of Occupancy Permits for this development, the person(s) holding title to the subject property for which the storm drainage facilities are required shall record a Declaration of Covenant that guarantees the County that the system(s) will be properly maintained. Hearing and recording of the covenant that will allow the County to inspect the system and perform the necessary maintenance. The owner(s) shall be responsible for performing this work. This will be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be needed to do the work, the owner will be billed the maximum amount allowed by law. The terms and responsibilities of ownership and maintenance are defined in the Stormwater Maintenance Covenant as recorded under Auditor's File No. 200309190194.
- 12.) A minimum of 30 feet shall be maintained between the walls of the 30x40 convenience store (A occupancy) and any other structure unless approved 24-hour fire resistant construction is provided on the walls adjacent to yards of less than 20 feet clear width. Additional fire resistant construction requirements may apply to other buildings based on location to road or assumed property lines (UBC Ch. 5, I, 5-4).
- 13.) Common area tract owner(s) will be responsible for payment of Surface and Stormwater management fees associated with impervious surfaces within the common area tract.
- 14.) The convenience store, fuel pump canopy and other structures for the Site Plan Approval shall incorporate a design that is responsible and harmonious in scale, type and materials with the existing uses in the area.
- 15.) Fire flow to be determined at the time of Building Permit.

NOTICE

- 1.) All development of the property shall conform to that depicted on this drawing.
- 2.) All development of the property shall conform to that depicted in the PLUD. Approval Date July 10, 1995. Resolution Number 244-1995.
- 3.) All lots of this Binding Site Plan are together with a 1/7 interest in Tract "A" and Tract "X".
- 4.) Lot C is subject to maintenance and monitoring requirements for an alternate site type disposal system per Auditor's File No. 200308240314 and 200210040116.
- 5.) All lots are subject to participation in County road improvements per Auditor's File No. 33000721.
- 6.) An ingress and egress easement is granted to Kitsap County across all lots of Binding Site Plan 02-28 for the purpose of inspection of all stormwater facilities contained therein.
- 7.) Lots D, E, F and J are subject to a "Notice to Title" per Auditor's File No. 200307250734 concerning mainline sewage flows.
- 8.) Lot C is subject to a "Notice of Title" per Auditor's File No. 200210040116 concerning maintenance and monitoring of an alternative on-site sewage disposal system.

SURVEYOR'S CERTIFICATE

AES
CONSULTANTS, INC.

ASSOC. INC. 3472 N.W. LUMBEL
SUITE 200 VA. 98053 • (360)982-4400

10-3-2003
DATE
20795
SERIAL NO.
S. E. O. T. L.
N. W. 1/4
S. E. 1/4
N. E. 1/4
S. W. 1/4

KITSAP COUNTY WASHINGTON
BINDING SITE PLAN NO. 02-28

332402-1-070-2001
332402-1-071-2000
332402-1-072-2009
332402-1-073-2008

Addresser's Tax Account No. 02
NORTHWESTERN PACIFIC L.L.C.
Name of Applicant

NE 1/4 NE 1/4
SEC. 32, TWP. 24N.,
RG. 2E., W.M.

DEDICATION
 ADDITIONAL PARTIES TO THE DEDICATION AS CITED ON SHEET 2.

[Signature]
 Sonoma Co., Inc. 40th Profit Sharing Plan
 Family Investment Trust
 Michael J. Schreck Sr.

ACKNO WLEDGEMENT
 State of Washington } SS
 County of Kitsap }

THIS IS TO CERTIFY that on the 7th day of Oct., 2003, before me, the undersigned, Notary Public in and for the State of Washington, duly commissioned and appointed in and for the County of Kitsap, known to be the County of the State of Washington, and knowing said instrument to be the free and voluntary act and deed of said Corp., for the uses and purposes therein mentioned, and on oath being sworn that he is authorized to execute said instrument on behalf of said Corp.

WITNESS my hand and official seal the day and year in this certificate first written,
[Signature]
 Notary Public
 My commission expires 11-18-2005

ACKNO WLEDGEMENT
 State of Washington } SS
 County of Kitsap }

THIS IS TO CERTIFY that on the 9th day of Oct., 2003, before me, the undersigned, Notary Public in and for the State of Washington, duly commissioned and appointed in and for the County of Kitsap, known to be the County of the State of Washington, and knowing said instrument to be the free and voluntary act and deed of said trust, for the uses and purposes therein mentioned, and on oath being sworn that he is authorized to execute said instrument on behalf of said trust.

WITNESS my hand and official seal the day and year in this certificate first written,
[Signature]
 Notary Public
 My commission expires 11-18-2005

ACKNO WLEDGEMENT
 State of Washington } SS
 County of Kitsap }

On this day personally appeared before me Michael J. Schreck Sr. to me known to be the individual who executed the foregoing dedication and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.
 Given under my hand and official seal this 9th day of Oct., 2003.

[Signature]
 Notary Public in and for the State of Washington
 Residing at Seattle, WA

GARI CRAIG
 STATE OF WASHINGTON
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11-18-05

GARI CRAIG
 STATE OF WASHINGTON
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11-18-05

GARI CRAIG
 STATE OF WASHINGTON
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 11-18-05

SURVEYOR'S CERTIFICATE
AES
 CONSULTANTS, INC.

ASPCA, INC.
 P.O. BOX 500 / 3472 N.W. LOWELL
 SILVERDALE, WA 98283 (360)952-4400



10-3-2003
 DATE
 20795
 DECISION NO.
[Signature]
 Signature
 KITSAP COUNTY WASHINGTON
 BINDING SITE PLAN NO. 02-28
 322402-1-070-2001
 322402-1-071-2000
 322402-1-072-2009
 322402-1-073-2008
 Applicant's Tax Account No(s):
 NORTHWESTERN PACIFIC L.L.C.
 Home of Applicant

NE 1/4 NE 1/4
 SEC. 32, TWP. 24N.,
 RG. 2E., W.M.