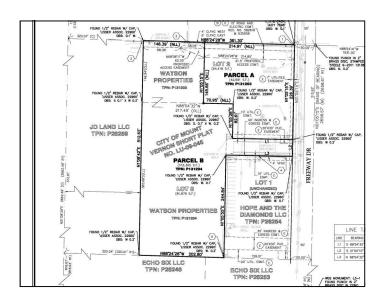
2015 FREEWAY DR-PARCEL B MOUNT VERNON, WA

FOR SALE

- 2.37+/- ac lot (103,305 sf)
- Easy access to I-5 exit 227/College Way
- Utilities at property line, offsite storm water detention included
- Site filled to approx 29 feet
- In the vicinity of Wal-Mart, Lowe's, IHOP
- Zoned C-2: General Commercial District
- \$ 1,650,000





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



WATSON BOUNDARY LINE ADJUSTMEN'

PORTION OF THE SW 1/4, NE 1/4, SEC. 18, TWP. 34N., RGE. 4 E., W.M. CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

OWNER'S DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSORED DWREES OF THE LAND HERRN DESCRIBED, DO HERRS WAKE A BOUNDARY LIVE AUGUSTMENT HEREOF PURSUANT TO THE 16.38 BOUNDARY LIVE AUGUSTMENT OF THE WOMEN TORNOW, MANIOPLA, CODE, AND BECLARE THIS DOCUMENT TO BE THE GRAPHOF REPRESENTATION OF THE SAME, AND THAT SUD AUGUSTMENT IS AUGUSTMENT HERE CONSISTENT ON AUGUSTMENT IS AUGUSTMENT THE THE ESSEN OF THE OWNERS.

. DESCRIPTIONS BEFORE ADJUSTMENT

OT 2 OF CITY OF MUNIT YERWAY SHORT PLAT NO. 111-09-046 SAPERANDE MURIST 19, 2012 AND RECORDED MURIST 14, 2112 SA MURIDIOSE FILE NO. 2012084 4056; TORETHER WITH MON-EXCLUSIVE EASIBLITYS CHEEN AN EASIFILEY OF SAME SHORT LATER AND RECORDED AND TOWN AND TOWN AND TOWN AND THE FACE OF SAME SHORT PLATE, ALL OF THE ABOVE BEING A PORTION OF THE CHAPTERS 17,40 WITH ME NOTHELSET 1/4 OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, WIM.

LOT 3: OF CITY OF MOUNT VERNON SHORT PLAT NO. LU-09-045 APPROVED LOUT 3 OF CITY OF MOUNT VERNON SHORT PLAT NO. LU-09-045 APPROVED AUGUST 9, 2012 AND PREVENTION OF THE FASTERLY PROVED AUGUST PLATE SHORT SHORT PLATE SHORT PL

LEGAL DESCRIPTION AND EASEMENTS SHOWN PER STEWART TITLE REPORT GUARANTY NO. G-0000550916668 DATED APRIL 19, 2018.

DESCRIPTIONS AFTER ADJUSTMENT

UT 2 OF OTY OF MOUNT YERNON SHORT FLAT NO, UH-09-0-05 APPROVED MAINST 9, 2012 AND RECORDED MAINST 14, 2012 AS AUDITORS FILE NO, DECEMBER OF THE NO. PROCUSING EASIERING YORS AN ESTEEN PROPRION OF LOWER FLAT FOR MAINSTS, SERESS AND UTILIZES DELIVERATED ON 19 FACE OF SHORT PLAT FOR MAINSTS, DELIVERATED ON 19 FACE OF SHORT PLAT, LOF THE ADOPTION EDRING A PORTION OF THE SOLITHWEST 1/4 OF THE MORTHEAST 1/4 OF SECTION 18, TOMISHIP 3-N OWITH, MANUAGE 4 EAST, M.M...

STATE OF Washington

COUNTY OF SKAGIT

SS

EXCEPT THE FOLLOWING PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE MORTHEASTERLY CORNERS AND LOT 2;

THENCE MORTH 88724287 WEST, ALDNO THE ENRIFIERTY UNE SAID LOT, A
PRINCE COPY 24-6418ET TO THE CONTROL OF ERROWNEY

FROM COPY 24-6418 ERRY, PARALLEL WITH THE WEST MARGN OF FREEWAY

THENCE MORTH 887427 WEST, A DISTANCE OF 146.53 FEET TO THE WESTERLY

THENCE MORTH OTTO:

THENCE MORTH OTTO:

THENCE SOUTH 8872428* EAST A DISTANCE OF 146.59 FEET TO THE POINT OF

BECOMMUNIC.

PAPACEL BY

PAPACEL BY

OT 3 C GITY OF MOUNT VERNON SHORT PLAT NO. LU-09-045 APPROVED

LOUIST 16, 2012 AND RECORDED ANDSET 14, 2012 AS AUDITOR'S FILE NO.

ADDITION OF THE STAND SHORT PLAT FOR MESSAGE ASSETS

PARTINESS OF 1017 SHE SAND SHORT PLAT, ALL OF THE ABOVE BRING

A PORTION OF THE SOLD THAN STAND SHORT PLAT, ALL OF THE ABOVE BRING

A PORTION OF THE SOLD THAN STAND SHORT PLAT, ALL OF THE ABOVE BRING

A PORTION OF THE SOLD THAN STAND SHORT PLAT, ALL OF THE ABOVE BRING

A PORTION OF THE SOLD THAN STAND SHORT PLAT, ALL OF THE ABOVE BRING

A PORTION OF THE SOLD THAN STAND SHORT PLAT, ALL OF THE ABOVE BRING

A PORTION OF THE SOLD THAN STAND SHORT PLAT.

TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF LOT 2 OF THE MOUNT VERNON SHORT PLAT LU-09-045 RECORDED UNDER ${\rm Af} \#201208140051.$ MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENSION AT THE MORTH-EASTERLY CONNERS SAID LOT Z.

THENCE, MORTH BEYEZE "MEST, ALANO, THE MORTHERINY LINE SAID LOT, A

DISTANCE OF 214.91 FEET TO THE POINT OF BECOMMING.

THENCE SOUTH OTIVISTY WEST, APAILLE WITH THE MEST MARGIN OF FREENAY

THENCE MORTH BEYEZY WEST, A DISTANCE OF 146.35 FEET TO THE WESTERLY

MES SAID LOT,

THENCE MORTH OTIVISTY. EAST A DISTANCE OF 146.39 FEET;

THENCE MORTH OTIVISTY. EAST A DISTANCE OF 146.39 FEET; NORTH 01'08'42" EAST A DISTANCE OF 146.94 FEET; SOUTH 88'24'28" EAST A DISTANCE OF 146.39 FEET TO THE POINT OF

OWNER, ZONING & ADDRESS INFORMATION LOT 2 OWNERS: WATSON PROPERTIES, A WASHING

2021 FREEWAY DR., MOUNT VERNON, WA. 98273 C-2

SAVBANK 208 EAST BLACKBURN, SUITE 100 MOUNT VERNON, WA. 98273

WATSON PROPERTIES, A WASHINGTON LIMITED PARTNERSHIP 14073 HILLWOOD DRIVE BOW, WA. 98232

WATSON PROPERTIES, A WASHINGTON LIMITED PARTNERSHIP 14073 HILLWOOD DRIVE BOW, WA. 98232

OWNERS PARCEL ZONE:

SAVIBANK 208 EAST BLACKBURN, SUITE 100 MOUNT VERNON, WA. 98273

PARCEL ADDRESS: ZONE: 2015 FREEWAY DR., MOUNT VERNON, WA. C-2 98273

FILED FOR RECORD THIS THE DAY OF SCOTTONICS 2014 AT P. MAT 44 MINUTES PAST 1. O'CLOCK A.M., P.M.) IN BOOK OF SURVEYS, PAGE AT THE REQUEST OF AXIS SURVEYING AND MAPPING INC.

AUDITOR'S CERTIFICATE:

AFN: S(1093-10)22) RECORDS OF SKAGIT COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE



THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUEST OPERSTRES, A WASHINGTON LIMITED PARTNERSHIP, IN APRIL 2019.

14073 HILLWOOD DR BOW, WA. 98273

WATSON PROPERTIES, A WASHINGTON LIMITED PARTNERSHIP

E COLLEGE RIVERSIDE

THE UNDERSIGNED FURTHER ACKNOWLEDGE THAT THE APPROVAL AND RECORDING OF THIS DOCUMENT DOES NOT ESTABLISH WE THAT UNES, FURTHER WE HAVE ALSO BEEN WOTTED TO EXCUTE TAND RECORD DEEDS WITH THE COUNTY AUDITOR TO CONVEY ALL TITLE INTEREST CONSISTENT WITH THIS BOUNDARY LINE ADMINISTRATION. G-28-/9 C.) PUGET SOUND POWER & LIGHT CO. EASEMENT FOR AN RECORDED UNDER AUDITOR'S FILE NO. 635958.

REPRESENTATIVE FOR WATSON PROPERTIES, Craig Cammod, as Becauthe Manager of Hounts General Tonney of Withing Properties, Le

IN WITNESS WHEREOF WE SET OUT HANDS AND SEALS

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHANGE AND ACCOUNTS OF THAT CHANGE THAT CHANGE

PRINT WARE 18 2019
PRINT WARE PUBLIC IN AND FOR THE STATE OF VALUE AND FOR THE STATE OF TH

STATE OF MAShing the COUNTY OF Skeat SS

CEPTEY HAIT, KNOW OR HAVE SATISFACTORY EXDEPLICE THAT LOAD HAIR EXPOSED THAT SORED THAT IS NOTEMBERT, OF OACH STATED THAT (S) SHE WAS MILHORED TO EXCUTE THE INSTRUMENT, AS THE CONTRACT VICE, MYST SALES OF SATISFACTORY CONTRACT OF SOME METALLAND, OACH AND FOR THE USES AND EMPROPERS MATTERIAL BY THE USE OF THE USE

MY COMMISSION EXPIRES 10-1-22 PRINT NAME LAND FOR THE STATE Wage IN

NOTARY OF

CITY PUBLIC WORKS DIRECTOR:
THIS BOUNDARY DIVE ADJUSTMENT MA
APPROASE THAY TO BE DAY OF PUBLIC WORKS DIRECTOR MAP HAS BEEN REVIEWED AND IS HEREBY

EASEMENTS & EXCEPTIONS

- (A) CONDEMNATION BY THE STATE OF WASHINGTON OF RIGHTS OF ACCESS TO STATE HIGHWAY AND OF LIGHT, YERW AND AIR, BY DECREE ENTERD FEBRUARY O, 1986 IN SAVAT COUNTY COURT CAUSE NO. 2257:10 THAT EXCEPT THAT RIGHT OF REASONABLE ACCESS SHALL BE GRAWITED TO THAT CERTAIN FRONTAGE ROAD TO BE CONSTRUCTED ALONG THE WESTERLY BOUNDARY OF SAID HIGHWAY. (NOT PLOTTABLE)
- (B.) EASEMENT FOR ROAD PURPOSES PER DOCUMENT RECORDED AUDITOR'S FILE NUMBERS 582616 & 728563. UNDER
- (D) STORM WATER FACILITIES AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 201108040031. (NOT PLOTTABLE)

ELECTRIC LINE,

- E) DEDICATION, COVENANT, CONDITIONS AND RESTRICTIONS PER SHORT PLAT NO. UI-08-045, RECORDED UNDER AUDITOR'S FILE NO. 201208140051. (PLOTTED PER SHORT PLAT)
- DEED OF TRUST MUSE BY WATSM PROPERTIES. A WASHINGTON LIMITED PARTHERING LAND THE COUNTY AS INSTITE AND SINKINESS BIKE AS REPERIOARY, RECORDED UNDER AUDITOR'S FILE NO. 20121220001.
 INSTRUMENT MODERIED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 201806300001. (NOT PLOTTABLE)

SURVEY NOTES

- (1) EAST END CHAIN LINK FENCE IS 3.3 SOUTH OF PROPERTY LINE
 (2) CHAIN LINK FENCE IS 1.3 SOUTH OF PROPERTY LINE
 (3) CHAIN LINK FENCE IS 2.4 SOUTH OF PROPERTY LINE
 (4) WEST END WIN'L TEXTE ENDE IS 1.4 SOUTH OF THE PROPERTY LINE
 (5) WIN'L FENCE IS 1.75 SOUTH OF THE PROPERTY LINE WEST END VINYL FENCE IS 1.4' SOUTH OF THE PROPERTY LINE. EAST VINYL FENCE IS 1.7' SOUTH OF THE PROPERTY LINE

N

(5) WEST EDGE POWER VAULT IS 0.1' WEST OF THE PROPERTY LINE

EQUIPMENT NOTES

PRIMARY CONTROL DONTS AND ACCESSIBLE MONMENT POSTIONIS WERE RELD

REASHED UTILIZING GLOBAL, POSTIONING SYSTEM (678) SHEETY TECHNIQUES

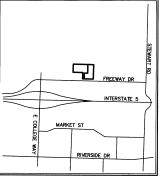
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USING LECA (5514 OF 507/04SS ENVELO USING OFS SURVEY TECHNIQUES WERE RED

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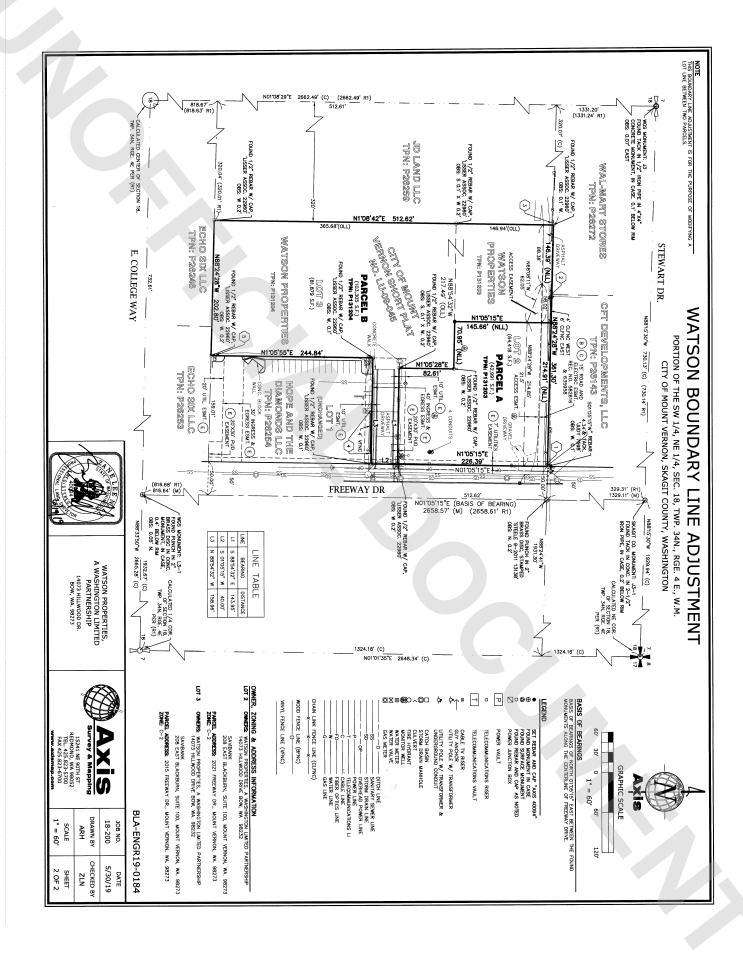
OR LOCELES HE SYMONOMOUS SET BY WACS 323—290—609/609.

OR LOCELES HE SYMONOMOUS SET BY WACS 323—290—609/609.



1" = 1000'	VICINITY MAP
BLA-ENGR19-0184	

	JOB NO.	DATE
XIS	18-200	5/30/19
rvey & Mapping	DRAWN BY	CHECKED BY
15241 NE 90TH ST	ARH	ZLN
TEL. 425.823-5700	SCALE	SHEET
FAX 425.823-6700	Z >	1 OF 2
ww.axismap.com	,	9

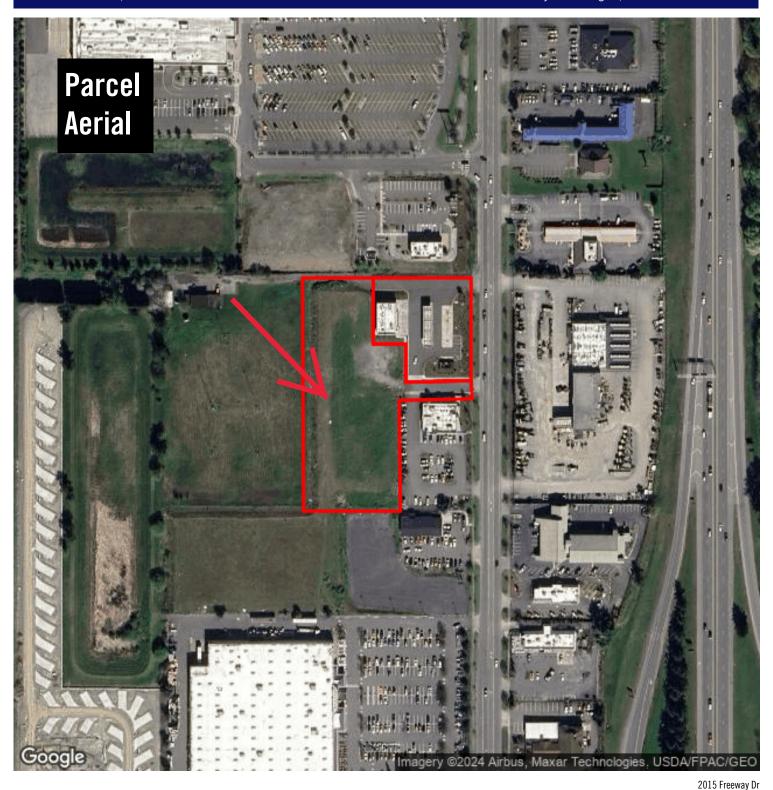


Freeway Drive - Lot B

MOODY'S

Learned Commercial, Inc.

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



Freeway Drive - Lot B

Mount Vernon, WA 98273

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



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2015 Freeway Dr, Mount Vernon, WA 98273

CITY, STATE

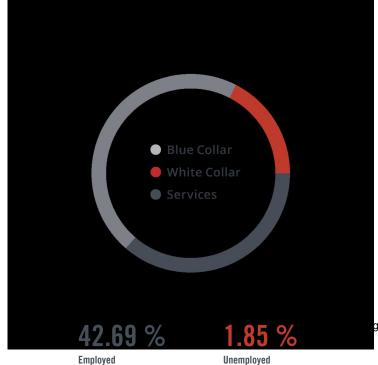
Mount Vernon, WA

POPULATION

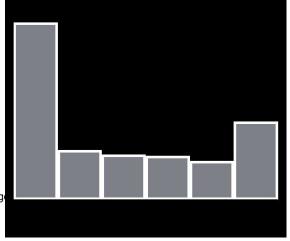
39,204

AVG. HHSIZE

2.67







MEDIAN HHINCOME

\$52,896

HOME OWNERSHIP



EDUCATION

High School Grad: 23.19 %

Some College: 29.81 %

Associates: 7.32 %

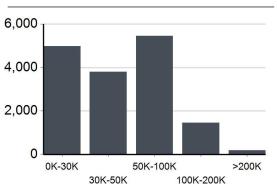
Bachelors: 19.64 %

RACE & ETHNICITY

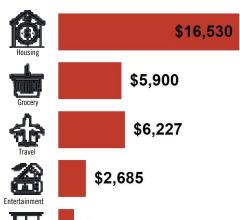
White: 57.50 %
Asian: 1.13 %
Native American: 0.59 %
Pacific Islanders: 0.01 %
African-American: 0.34 %
Hispanic: 25.42 %
Two or More Races: 15.00 %



INCOME BY HOUSEHOLD



HH SPENDING













\$189



\$367

Freeway Drive - Lot B

MOODY'S

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

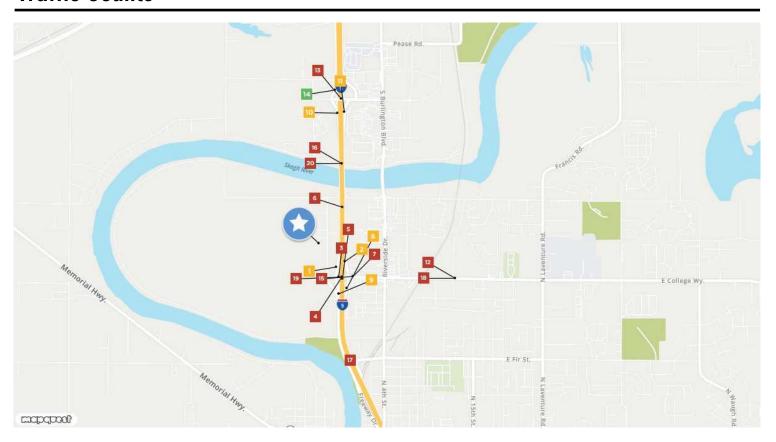


Clay Learned clay@claylearned.com 360-770-1388





Traffic Counts



W College Way	
Year: 2021	8,234
Year: 2019	9,100
Year: 2018	6,700
15	6
Stewart Rd	
Year: 2021	71,633
Year: 2018	81,000
	11
George Hopper Rd	
Year: 2021	7,175
Year: 2019	7,500
Year: 2018	7,500
	16
George Hopper Rd	
Year: 2019	81,000
Year: 2017	74,000
Year: 2015	71,000

	2
I- 5	
Year: 2021	8,973
Year: 2019	9,700
Year: 2018	9,700
East College Way	7
Market St	
Year: 2021	26,961
Year: 2018	28,000
Year: 2017	28,000
East College Way	12
Continental PI	
Year: 2021	23,224
Year: 2018	24,000
Year: 2017	27,000
	17
I- 5	
Year: 2019	76,000
Year: 2018	76,000

College Way	3
FwyDr	
Year: 2021	20,917
Year: 2019	22,000
Year: 2018	22,000
	8
I- 5	
Year: 2021	6,739
Year: 2019	7,200
Year: 2018	7,200
15	13
George Hopper Rd	
Year: 2021	59,208
East College Way	18
N 19th St	
Year: 2019	24,000

College Way	4
I- 5	
Year: 2021	20,917
Year: 2019	22,000
Year: 2017	22,000
	9
W College Way	
Year: 2021	6,232
Year: 2019	6,700
Year: 2018	9,100
	14
George Hopper Rd	
Year: 2021	4,589
Year: 2019	4,700
Year: 2018	4,700
College Way	19
I- 5	
Year: 2018	22,000

E College Way	
Year: 2021	55,938
Year: 2018	62,000
Year: 2017	60,000
	10
George Hopper Rd	
Year: 2021	6,498
Year: 2019	6,900
Year: 2018	6,800
East College Way	15
Riverside Dr	
Year: 2019	28,000
Year: 2013	17,690
Year: 2005	20,300
W Whitmarsh Rd	20
I- 5	
Year: 2018	81,000

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



Chapter 17.48 C-2 GENERAL COMMERCIAL DISTRICT

Sections:

17.48.010 Intent.

17.48.020 Permitted uses.

17.48.025 Accessory uses.

17.48.030 Prohibited uses.

17.48.040 Conditional uses.

17.48.050 Lot area and width.

17.48.060 Setbacks.

17.48.070 Building height.

17.48.080 Landscaping.

17.48.090 Parking.

17.48.100 Signs.

17.48.110 Site plan review.

17.48.120 Design review.

17.48.010 Intent.

The intent of this chapter is to establish and preserve general commercial areas having a variety of uses and accessible primarily by automobile. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.020 Permitted uses.

Permitted primary uses in the C-2 district are as follows:

A. Commercial Uses.

- 1. Retail stores;
- 2. Personal services;
- 3. Offices, banks, and financial institutions;
- 4. Hotels, motels and lodging houses;
- 5. Eating and drinking establishments;
- 6. Theaters, bowling alleys, skating rinks and other entertainment uses;
- 7. Laundry and dry cleaning pickup stations;
- 8. Outside sales of vehicles, boats, mobile homes or equipment;
- 9. Drive-in banks and eating establishments;
- 10. Gasoline service stations and automobile repair garages;
- 11. Repealed by Ord. 3714;
- 12. Day nurseries;
- B. Public and Quasi-Public Uses.
 - 1. Governmental buildings, including fire and police stations and administrative offices; and
 - 2. Museums, art galleries, libraries, clubs or fraternal societies and memorial buildings;
- C. Other Uses Specifically Permitted.
 - 1. Printing operations;
 - 2. Upholstery and furniture repair shops;
- D. On-site hazardous waste treatment and storage facilities as an accessory use to a permitted use provided such facilities comply with the State Hazardous Waste Siting Standards and Mount Vernon and State Environmental Policy Act requirements;
- E. Emergency shelter for the homeless; provided, an emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate the homeless, except that the hearing examiner may approve a location

within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have 100 square feet of gross floor area per resident as defined by the city building code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law;

F. Expansion of Existing Mini-Storage Facilities. Proposed new mini-storage facilities when adjacent to existing mini-storage facilities under the same ownership. (Ord. 3714 § 8(B), 2017; Ord. 3429 § 96, 2008).

17.48.025 Accessory uses.

Permitted accessory uses in the C-2 district include:

- A. Residence for watchman, custodian, manager or property owner of permitted use provided it is located within the same building as the principal use.
- B. Each primary structure is permitted to have one accessory structure that can be used as a shed to store tools or other items as long as it complies with the following requirements:
 - 1. The total building area of the accessory structure shall be no more than 120 square feet.
 - 2. The accessory structure is required to be a single story and is not allowed to be taller than the primary structure on the site.
 - 3. The accessory structure shall be located in the rear yard and is required to maintain a minimum five-foot setback from all property lines and all other structures.
 - 4. The accessory structure shall not have a permanent heat source.
 - 5. The accessory structure is intended to be for storage of tools or other household items and is not to be a space that is slept in.
 - 6. The accessory structure is not allowed in critical areas or their associated buffers regulated under Chapter 15.40 MVMC.
- C. Mini-storage facilities.

D. Commercial or public parking garages and/or commercial or public surface parking.

E. Card room. (Ord. 3802 § 31, 2019).

17.48.030 Prohibited uses.

Uses specifically prohibited in the C-2 district are:

- A. Sales of inoperable vehicles or used parts;
- B. Junkyards;
- C. Auto wrecking yards. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.040 Conditional uses.

Uses permitted by conditional use permit, and classified as a Type III permit in the C-2 district, are as follows:

A. Restricted limited manufacturing uses involving the processing or fabrication of commodities or products subject to all the following restrictions, development and performance standards:

- 1. All manufacturing activities including storage and warehousing shall be confined to enclosed buildings on the property.
- 2. The use does not inflict upon the surrounding permitted land uses in the district smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare, or safety of the public occupying or visiting such areas.
- 3. The design of all buildings and related improvements shall employ design standards to support and maintain the commercial character of the area.
- B. Churches; provided, that their principal access is from a collector street or greater and they shall conform to all the development standards and requirements of the public (P) zone and concurrent with approval the city shall require both the comprehensive plan and zoning designations to be changed to public (P) during the city's next comprehensive plan amendment cycle. (Ord. 3447 § 2, 2009).

17.48.050 Lot area and width.

There are no limitations on lot area and width. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.060 Setbacks.

Minimum setback requirements in the C-2 district are as follows:

A. Front yard: 10 feet. Buildings on corner lots and through lots shall observe the minimum setback on both streets. For properties that front on an arterial, the minimum setback from the right-of-way shall be 25 feet. The community and economic development and public works directors can through a Type I decision process administratively reduce, for good cause shown, this setback.

B. Side yard and rear yard: none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of at least five feet. (Ord. 3405 § 3, 2008).

17.48.070 Building height.

Building height in the C-2 district is unrestricted except for fire safety considerations, and building code considerations. (Ord. 3315, 2006; Ord. 3072 § 10, 2001).

17.48.080 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.090 Parking.

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.100 Signs.

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.110 Site plan review.

All developments in this district shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.120 Design review.

Certain uses permitted through this chapter are subject to the development regulations codified in Chapter 17.70 MVMC, Design Review. (Ord. 3773 § 23, 2018).