



LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



For Sale

**512 S. 1st
LaConner, WA**

- ◆ 7,325+/- sf building formerly operated as Palmer's restaurant
- ◆ 22,089+/- sf land centrally located on LaConner's main street
- ◆ 114 seat restaurant;
40 seat outside water front dining;
47 seat bar/lounge
- ◆ Excellent water and mountain views.
- ◆ Bank owned. Possible financing
- ◆ Offered at. \$625,000

CLAY LEARNED

108 Gilkey Road, Burlington, WA 98233
ph: 360-757-3888 fx: 360-757-1850
clay@claylearned.com

All info deemed reliable however verification recommended

REAL LIMITS

(APPROX. BOUNDARY)

SLOUGH

LACONNER HARBOR DOCK

SOUTH FIRST STREET

COND STREET

BENTON STREET

SOUTH THIRD STREET

SOUTH FOURTH STREET

SOUTH THIRD STREET

WASHINGTON AVENUE

R 2 E

LACONNER

LOT 3

TR. NO. 7
PLATE 18

TR. NO. 6
PLATE 18

TR. 8 P74459

TR. 9
SURVEY AF 200404070131

TR. 10

TR. 11
SURVEY VOL. 7 PG. 60

SURVEY AF 20040160044
P74103

P74104

P74457

P74458

P74487

P74488

P74489

P74490

P74461

P74460

P74454
SURVEY VOL. 5 PG. 165

P74101

P108441 (7% INT)

P74100 (93% INT)

P74098

P74099

SURVEY VOL. 3 PG. 191

P74008

P74009

SURVEY AF 200406290183
P74007

P111733

P7400

P108646

P74097

P74096

P74094

P74091

P105154

P74090

P74088

P74087

P74095
SURVEY AF 20050519001

P74093

P74092

P74089

P74087

P74025

P74024

P74023

P74022
SURVEY VOL. 17 PG. 47
P74021

P74020

P74014

P74013

P74012

P74011

P74026

P74027

P74028

P74029

P74031

P74013

P74012

P74011

P74010

P74009

P74008

P74007

P74006

P74005

P74004

P118828

P112067

P73999

P74000

P73998

P74014

P74013

P74012

P74011

P74010

P74009

P74008

P74007

P74006

P74005

P74004

P118828

P112067

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74002

P74001

P74000

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74002

P74001

P74000

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74002

P74001

P74000

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74002

P74001

P74000

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P73998

P73997

P73996

P73995

P74002

P74001

P74000

P73999

P74000

P73998

P73997

P73996

P73995

P74002

P74001

P74002

P74001

P74000

P73999

P74000

P73998














P73997

P73996

P

TOWN OF LA CONNER ZONING MAP

LEGEND:

- C**  COMMERCIAL
- CT**  COMMERCIAL TRANSITION
- I**  INDUSTRIAL
- P**  PUBLIC USE
- R**  RESIDENTIAL
- A**  AGRICULTURAL DISTRICT (SKAGIT COUNTY)
- M**  INDUSTRIAL DISTRICT (SKAGIT COUNTY)
-  TOWN LIMITS
-  HISTORIC PRESERVATION DISTRICT OVERLAY ZONE
-  ZONING BOUNDARY LINE
-  200' SHORELINE SETBACK
-  SKAGIT COUNTY ZONING BOUNDARIES (APPROX.)
-  NEW URBAN GROWTH AREA

AREA BREAKDOWN:

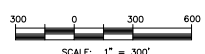
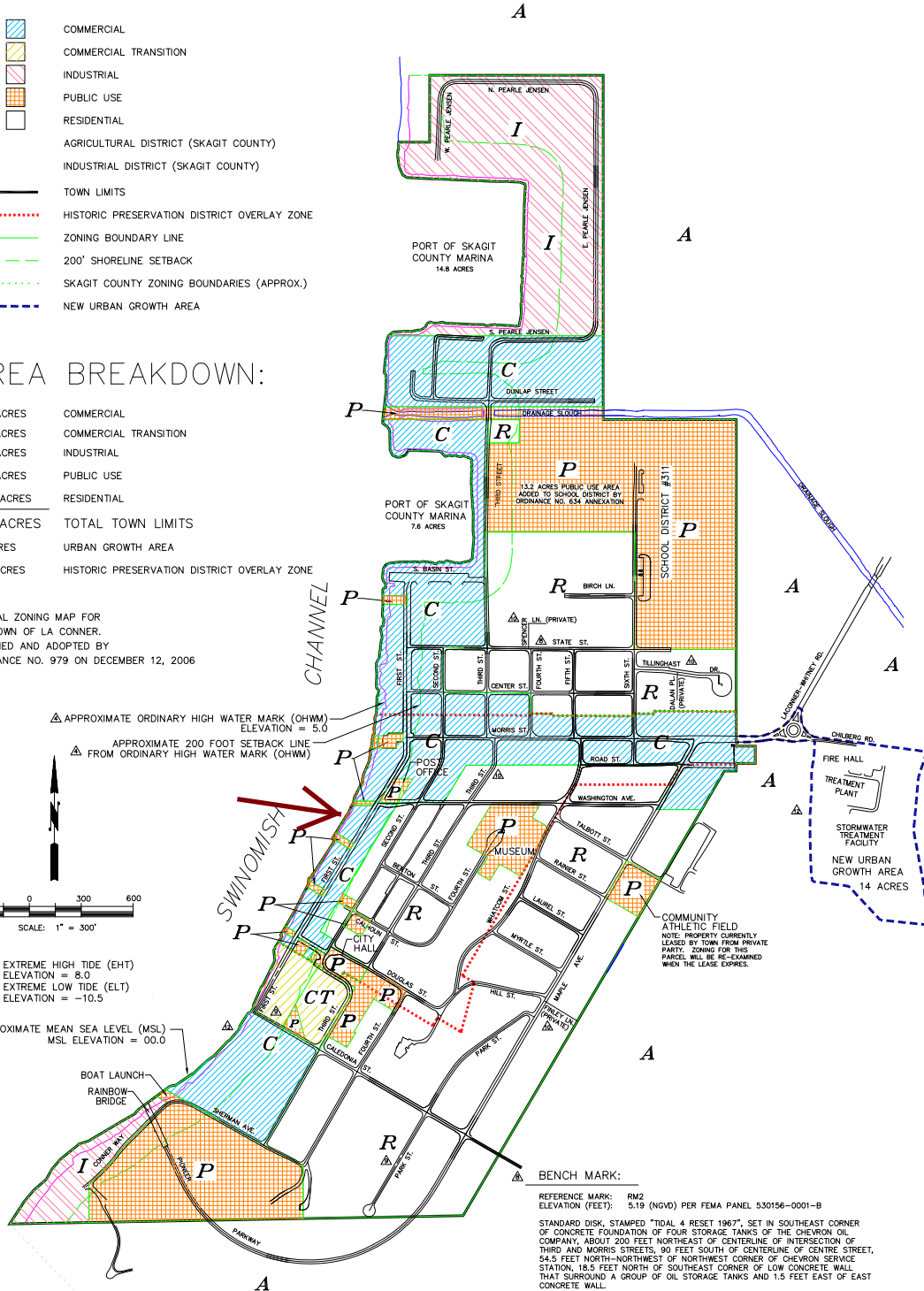
- △ 58.0 ACRES COMMERCIAL
- △ 4.3 ACRES COMMERCIAL TRANSITION
- △ 29.9 ACRES INDUSTRIAL
- △ 55.2 ACRES PUBLIC USE
- 107.7 ACRES RESIDENTIAL
- 255.1 ACRES TOTAL TOWN LIMITS
- △ 14 ACRES URBAN GROWTH AREA
- 51.5 ACRES HISTORIC PRESERVATION DISTRICT OVERLAY ZONE

△ OFFICIAL ZONING MAP FOR THE TOWN OF LA CONNER. CERTIFIED AND ADOPTED BY ORDINANCE NO. 979 ON DECEMBER 12, 2006

- △ APPROXIMATE ORDINARY HIGH WATER MARK (OHWM) ELEVATION = 5.0
- △ APPROXIMATE 200 FOOT SETBACK LINE FROM ORDINARY HIGH WATER MARK (OHWM)

- △△ NOTE: EXTREME HIGH TIDE (EHT) ELEVATION = 8.0
- EXTREME LOW TIDE (ELT) ELEVATION = -10.5

- △ APPROXIMATE MEAN SEA LEVEL (MSL) MSL ELEVATION = 00.0



BENCH MARK:
 REFERENCE MARK: RM2
 ELEVATION (FEET): 5.19 (NGVD) PER FEMA PANEL 530156-0001-B
 STANDARD DISK, STAMPED "TIDAL 4 RESET 1967", SET IN SOUTHEAST CORNER OF CONCRETE FOUNDATION OF FOUR STORAGE TANKS OF THE CHEVRON OIL COMPANY, ABOUT 200 FEET NORTHEAST OF INTERSECTION OF THIRD AND MORRIS STREETS, 90 FEET SOUTH OF CENTERLINE OF CENTRE STREET, 54.5 FEET NORTH-NORTHWEST OF NORTHWEST CORNER OF CHEVRON SERVICE STATION, 18.5 FEET NORTH OF SOUTHEAST CORNER OF LOW CONCRETE WALL THAT SURROUND A GROUP OF OIL STORAGE TANKS AND 1.5 FEET EAST OF EAST CONCRETE WALL.

NO.	DATE	DESCRIPTION	BY
△	12-13-07	INDUSTRIAL TO COMMERCIAL, DECREASE NEW URBAN GROWTH AREA	OS
△	11-2-05	GENERAL REVISIONS	OS
△	10-24-05	GENERAL REVISIONS	OS
△	10-24-05	ADDITION OF S. THIRD ST., SPENCER & FINLEY LNS., TILLINGHAST DR., DALAN PL., EXTENSION OF STATE ST.	OS
△	9-26-05	REMOVAL OF S. 2ND & N. 4TH STREETS, EXTENSION OF PARK & 1ST STREETS	OS
△	8-19-05	REV. TO LEGEND	OS
△	8-19-05	UPDATES TO ZONING, REV. TO AREA BREAKDOWN, CHANGES TO EHT, ELT, ADDITION OF BENCHMARK INFO	OS
△	5-3-04	UPDATES TO ZONING, NEW URBAN GROWTH AREA, REV. TO AREA BREAKDOWN	OS
△	6-22-03	UPDATES TO ZONING	OS
△	2001	UPDATES TO MATCH CITY FILES	OS
△	10-30-95	ADD OHWM LINE, OHWM SETBACK LINE, MLW LINE, ELT LINE AND EHT NOTE	SB
△	5-23-94	REV. GROWTH MANAGEMENT LIMITS AND PUBLIC USE AREAS	JA
△	7-2-93	REV. TOWN LIMITS TO INCLUDE ANNEXED PROPERTY PER ORDINANCE 634	JA
△	7-2-93	REV. TOWN LIMITS TO INCLUDE LOT PREVIOUSLY OMITTED	JA
NO.	DATE	DESCRIPTION	BY

STURDY ENGINEERING CORPORATION
 Phone: (360) 299-2511 FAX: (360) 299-2698
 7168 San Juan Hill Lane, Anacortes, WA 98221

TOWN OF LA CONNER ZONING MAP
 PROJECT 0108-04
 SHEET 1 OF 1

15.30.250 Violations – Penalties.

(1) Any land owner or agent of the owner of land located in a subdivision or short subdivision who transfers or sells or agrees to sell or option any land by reference to or exhibition of or by any other use of a plat or map of a subdivision, before it has been approved and filed shall forfeit and pay a penalty of \$1,000 for each lot or parcel so transferred, or sold or agreed or optioned to be sold. The description of the lot by metes and bounds in the instrument of transfer, agreeing or optioning, shall not exempt the transaction from the penalty, or from the remedies herein provided. The town authority may enjoin the transfer, sale agreement, or option by action in superior court or may recover the penalty in a civil action.

(2) Any person(s) who violates this section of the code shall be guilty of a gross misdemeanor and shall be subject to a fine of up to \$500.00, and the town may pursue injunctive relief against violations and tax the cost of such action against the violator. [Ord. 671 § 3.4.Q, 1995.]

Chapter 15.35

COMMERCIAL ZONE

Sections:

- 15.35.010 Purpose.
- 15.35.020 Permitted uses.
- 15.35.030 Conditional uses.
- 15.35.035 Administrative conditional use permits.
- 15.35.040 Dimensional standards.
- 15.35.050 Recreational vehicle parks.

15.35.010 Purpose.

The purpose of the Commercial Zoning District is to allow for a variety of commercial activities and facilities necessary to serve the needs of the residents and visitors. [Ord. 671 § 3.5.A, 1995.]

15.35.020 Permitted uses.

The following uses and structures are permitted in the Commercial Zone by certificate of authorization:

- (1) Child care facilities, such as nurseries, day care centers and private schools;
- (2) Commercial or trade schools, such as art, dance, music, martial arts;
- (3) Community centers and fraternal lodges;
- (4) Entertainment facilities, such as theaters, auditoriums, bowling alleys, arcades, billiards/pool parlors, indoor recreation centers, gymnasiums/spas/health clubs;
- (5) Farmer’s markets;
- (6) Financial institutions;
- (7) Food service establishments, such as restaurants including drive-up facilities, delicatessens, and ice cream shops;
- (8) Gas sales and service stations;
- (9) Hospitals;
- (10) Lodging establishments, such as hotels, motels, inns;
- (11) Marine facilities, such as marinas, boat launches, dry boat storage, boat repair and gas docks where directly water-related;
- (12) Medical offices and clinics, such as doctors, dentists, chiropractors, laboratories;
- (13) Outdoor recreational, such as ballfields, playgrounds, picnic areas, outdoor swimming pools, and water-oriented uses;
- (14) Plant nurseries;

(15) Professional offices, such as law, realty, architecture, engineering, therapists, counselors, consulting;

(16) Public use facilities, such as parks, floats, parking lots, libraries, government offices and buildings;

(17) Recreational vehicle parks;

(18) Rest homes and adult family homes;

(19) Retail sales establishments with outdoor sales and lots, such as vehicle sales, rental, service, and repair, lumber yards, farm and garden supply, and yacht sales;

(20) Retail sales of nonperishable goods, such as clothing stores, shoe stores, bookstores, gift shops, pharmacies, hardware stores, and antique shops;

(21) Retail sales of perishable goods, such as grocery stores, specialty food stores, feed and seed stores;

(22) Service businesses, such as blueprint, printing, catering, tailoring, travel agencies, upholstery shops, woodworking shops, laundries/dry cleaners, light mechanical repair stores (camera, TV, bicycle);

(23) Taverns, bars, lounges, night clubs and dance halls;

(24) Liveboards. [Ord. 671 § 3.5.B, 1995.]

15.35.030 Conditional uses.

The following uses and structures are permitted in the Commercial Zone by conditional use permit:

(1) Transitional housing and housing for people with functional disabilities;

(2) Dwelling units, attached or unattached, are not to exceed 49 percent of the square footage of the building(s), for all uses, of the properties of a development;

(3) Light industrial uses, artistic endeavors, and those commercial uses which would create noise, light, odors, traffic congestion or dust not normally associated with commercial operations; provided, that:

(a) The building design is similar to those structures housing commercial uses in the district, and the operational characteristics are compatible with surrounding uses;

(b) There shall be no unusual fire, explosion, or safety hazards;

(c) There shall be no production of noise at any property line of any use in the Commercial

District in excess of the average intensity of street and traffic noise found in the district;

(d) Pollution and safety standards set by regional, state or federal agencies, boards, or commissions shall be satisfied. Failure to comply with such regulations shall void the conditional use;

(4) Veterinary clinics, animal hospitals and animal grooming parlors provided the facility has no outside kennels;

(5) Antenna plus antenna mounts of more than 20 feet in height, four feet in width and of bulk area more than 16 feet;

(6) Parks, playgrounds and recreation uses such as athletic fields, tennis courts, pools and restrooms as accessory uses; provided, that subject property is under lease or otherwise under the control of the town of La Conner. Conditional use permits will be revoked when not under the control of the town;

(7) Heavy equipment sales.

(8) Guesthouse/Guest Rental – Residential Dwelling Units Rented as Guesthouse. The guesthouse residential unit must also comply with all the provisions of this code that pertain to residential conditional uses in the Commercial Zone.

(9) Churches; provided, that all structures are set back at least 25 feet on all sides from abutting property lines and abutting residential zones; and provided, that church use is not allowed in the Commercial Zone portion of the Historic District listed on the National Historic Register, which includes Commercial Street, South First Street, Washington Avenue and western side of South Second Street; and provided, that all parking requirements must be met. The church use does not qualify for “in-lieu-of” fee. [Ord. 994 § 1, 2007; Ord. 979 § 4, 2006; Ord. 932 § 2, 2004; Ord. 671 § 3.5.C, 1995.]

15.35.035 Administrative conditional use permits.

The following uses and structures are permitted in the Commercial Zone with an administrative conditional use permit (Type II).

(1) A structure originally constructed as a single-family residence within the Commercial Zone may revert to 100 percent single-family residential use. [Ord. 1032 § 1, 2009.]

15.35.040

15.35.040 Dimensional standards.

- (1) Minimum lot size – None.
- (2) Maximum lot size within the Morris Street Commercial District is 10,000 square feet.
- (3) Maximum lot coverage for buildings and impervious surfaces shall be 80 percent. Additional lot coverage requirements are found in Chapter 15.50 LCMC, Historic Preservation District.
- (4) Minimum landscaping area – 20 percent of the lot area.
- (5) Minimum Building Setback.
 - (a) The provisions of LCMC 15.50.120 notwithstanding, if the commercial use is adjacent to an RD Zone, the side yard setback shall be 10 feet and the rear yard setback shall be 25 feet.
 - (b) In the commercial HPD area, setbacks should conform to existing structures to preserve and enhance the storefront character of the street where possible. The historic planar relationship of the facade should be maintained.
 - (c) Access to the rear or secondary points of buildings along the front elevation should be avoided in the HPD. Such access or entry points, if constructed, should enhance the building and street to maintain the continuity of the street scene.
- (6) Setbacks from agricultural land shall be a minimum of 25 feet from any property line bordering agricultural lands.
- (7) Maximum floor area shall be no more than two times the property area.
- (8) Maximum building height – 30 feet above the average lot grade determined by averaging the lowest and highest existing elevation points on the lot to the highest point on the roof.
- (9) Awning/Canopies. Awnings and canopies shall be subject to the standard outlined in the latest adopted edition of the Uniform Building Codes and may require a building permit and inspection. Awnings/canopies shall have a minimum of eight feet clearance from the ground. [Ord. 986 § 8, 2007; Ord. 889 § 2, 2003; Ord. 755 § 2, 1999; Ord. 695 § 2, 1997; Ord. 671 § 3.5.D, 1995.]

15.35.050 Recreational vehicle parks.

- (1) All recreational vehicle camping facilities shall comply with all applicable local, county, state and federal rules and regulations.

(2) Landscaping. The part of the campsite which is not intended to be occupied by the recreational vehicle or used for a parking space shall be landscaped.

(3) Parking Requirements. In addition to the recreational vehicle parking pad, a minimum of one vehicular parking space per campsite and each employee shall be provided on-site.

(4) Accessory Uses. The following uses and services may be provided at a scale intended to serve the tenants of the recreational vehicle camping facility:

- (a) A caretaker/manager residence or office;
- (b) Recreational areas and equipment;
- (c) Clubhouses;
- (d) Tourist information centers;
- (e) Laundry, restroom and shower facilities;
- (f) Storage and/or maintenance buildings.

(5) Access and Circulation. The location of access driveways shall be subject to approval by the planning and public works departments. Any driveway, or portion thereof, which does not provide for continuous circulation shall not exceed 600 feet, and shall be terminated with a turnaround having a diameter of at least 60 feet. The minimum driveway width for two-way traffic shall be 24 feet, or not less than 32 feet if parking is permitted on the margins of the road. The minimum driveway width for one-way traffic shall be 16 feet, or not less than 24 feet if parking is permitted on the margins of the road. Driveways shall be hard surfaced.

(6) Screening.

(a) The requirements of this chapter are intended to provide sound barriers and reduce the visual impacts and incompatible characteristics of:

- (i) Abutting properties with different land use classifications;
- (ii) Service areas and facilities, including loading and storage areas;
- (iii) Any other use or area as required under this chapter or by the planning commission.

(b) Landscaping. Screen planting shall consist of evergreen trees, such as fir, cedar, pine, etc., planted a maximum of 15 feet on center; deciduous trees for seasonal color and texture; and medium-sized shrubs (three to five feet at maturity) and ground cover plants at a density to form an effective barrier to cover 85 percent of the ground surface within two years.

(c) Dimensional Requirements. The size of the planting area shall be as specified below, based on the type of screening used:

(i) Minimum Width. Screening area shall be 10 feet wide unless the use of a fence or wall is incorporated into the screening, as provided under (ii) and (iii) below.

(ii) Fence Alternatives. If a fence option is selected, the width of the screening area may be reduced to five feet. The fence shall be constructed of wood and sight-obscuring.

(iii) Wall Alternative. If a wall at least five feet high is to be used for screening, the screening area may be reduced to two feet. Climbing plants and vines shall be used to add texture and soften the appearance of the wall. Screen walls shall be constructed with masonry, block, or tex-



Executive Summary

Prepared by Marshall Learned

Palmers
512 1st St, La Conner, WA 98257
Ring: 5, 10, 15 Miles

Latitude: 48.390188
Longitude: -122.497689

	5 miles radius	10 miles radius	15 miles radius
2010 Population			
Total Population	6,502	92,355	163,772
Male Population	49.3%	50.1%	49.9%
Female Population	50.7%	49.9%	50.1%
Median Age	49.9	34.8	37.9
2010 Income			
Median HH Income	\$54,903	\$51,339	\$55,725
Per Capita Income	\$28,636	\$23,580	\$24,887
Average HH Income	\$68,337	\$62,135	\$65,031
2010 Households			
Total Households	2,733	34,350	61,631
Average Household Size	2.35	2.62	2.60
2010 Housing			
Owner Occupied Housing Units	64.0%	56.1%	60.0%
Renter Occupied Housing Units	22.4%	35.9%	30.2%
Vacant Housing Units	13.7%	8.0%	9.8%
Population			
1990 Population	4,982	69,318	114,280
2000 Population	5,606	81,041	139,737
2010 Population	6,502	92,355	163,772
2015 Population	6,886	96,497	172,639
1990-2000 Annual Rate	1.19%	1.57%	2.03%
2000-2010 Annual Rate	1.46%	1.28%	1.56%
2010-2015 Annual Rate	1.15%	0.88%	1.06%

In the identified market area, the current year population is 163,772. In 2000, the Census count in the market area was 139,737. The rate of change since 2000 was 1.56 percent annually. The five-year projection for the population in the market area is 172,639, representing a change of 1.06 percent annually from 2010 to 2015. Currently, the population is 49.9 percent male and 50.1 percent female.

Households			
1990 Households	2,007	25,191	42,144
2000 Households	2,351	30,145	52,445
2010 Households	2,733	34,350	61,631
2015 Households	2,900	35,917	65,056
1990-2000 Annual Rate	1.59%	1.81%	2.21%
2000-2010 Annual Rate	1.48%	1.28%	1.59%
2010-2015 Annual Rate	1.19%	0.9%	1.09%

The household count in this market area has changed from 52,445 in 2000 to 61,631 in the current year, a change of 1.59 percent annually. The five-year projection of households is 65,056, a change of 1.09 percent annually from the current year total. Average household size is currently 2.60, compared to 2.61 in the year 2000. The number of families in the current year is 43,524 in the market area.

Housing

Currently, 60.0 percent of the 68,334 housing units in the market area are owner occupied; 30.2 percent, renter occupied; and 9.8 percent are vacant. In 2000, there were 57,465 housing units - 60.8 percent owner occupied, 30.5 percent renter occupied and 8.7 percent vacant. The rate of change in housing units since 2000 is 1.7 percent. Median home value in the market area is \$274,157, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.86 percent annually to \$347,584. From 2000 to the current year, median home value changed by 5.37 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



Executive Summary

Prepared by Marshall Learned

Palmers
512 1st St, La Conner, WA 98257
Ring: 5, 10, 15 Miles

Latitude: 48.390188
Longitude: -122.497689

	5 miles radius	10 miles radius	15 miles radius
Median Household Income			
1990 Median HH Income	\$31,611	\$27,929	\$28,900
2000 Median HH Income	\$46,530	\$41,197	\$44,042
2010 Median HH Income	\$54,903	\$51,339	\$55,725
2015 Median HH Income	\$64,940	\$59,238	\$62,984
1990-2000 Annual Rate	3.94%	3.96%	4.3%
2000-2010 Annual Rate	1.63%	2.17%	2.32%
2010-2015 Annual Rate	3.41%	2.9%	2.48%
Per Capita Income			
1990 Per Capita Income	\$16,497	\$13,879	\$13,893
2000 Per Capita Income	\$25,190	\$20,539	\$21,247
2010 Per Capita Income	\$28,636	\$23,580	\$24,887
2015 Per Capita Income	\$34,103	\$27,216	\$28,603
1990-2000 Annual Rate	4.32%	4%	4.34%
2000-2010 Annual Rate	1.26%	1.36%	1.55%
2010-2015 Annual Rate	3.56%	2.91%	2.82%
Average Household Income			
1990 Average Household Income	\$40,861	\$36,068	\$36,161
2000 Average Household Income	\$62,000	\$54,193	\$55,731
2010 Average HH Income	\$68,337	\$62,135	\$65,031
2015 Average HH Income	\$81,242	\$71,767	\$74,716
1990-2000 Annual Rate	4.26%	4.16%	4.42%
2000-2010 Annual Rate	0.95%	1.34%	1.52%
2010-2015 Annual Rate	3.52%	2.92%	2.82%

Households by Income

Current median household income is \$55,725 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$62,984 in five years. In 2000, median household income was \$44,042, compared to \$28,900 in 1990.

Current average household income is \$65,031 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$74,716 in five years. In 2000, average household income was \$55,731, compared to \$36,161 in 1990.

Current per capita income is \$24,887 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,603 in five years. In 2000, the per capita income was \$21,247, compared to \$13,893 in 1990.

Population by Employment

Total Businesses	352	4,614	7,009
Total Employees	3,510	50,769	69,513

Currently, 89.2 percent of the civilian labor force in the identified market area is employed and 10.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 90.9 percent of the civilian labor force, and unemployment will be 9.1 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 63.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 6.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 57.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.6 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 23.2 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 76.9 percent of the market area population drove alone to work, and 4.5 percent worked at home. The average travel time to work in 2000 was 23.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 10.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 24.9 percent were high school graduates only (29.6 percent in the U.S.)
- 11.4 percent had completed an Associate degree (7.7 percent in the U.S.)
- 17.0 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.8 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

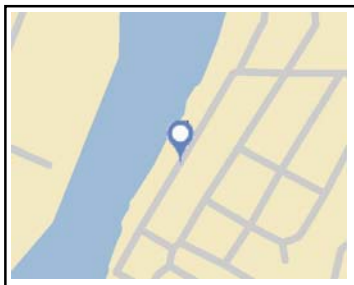
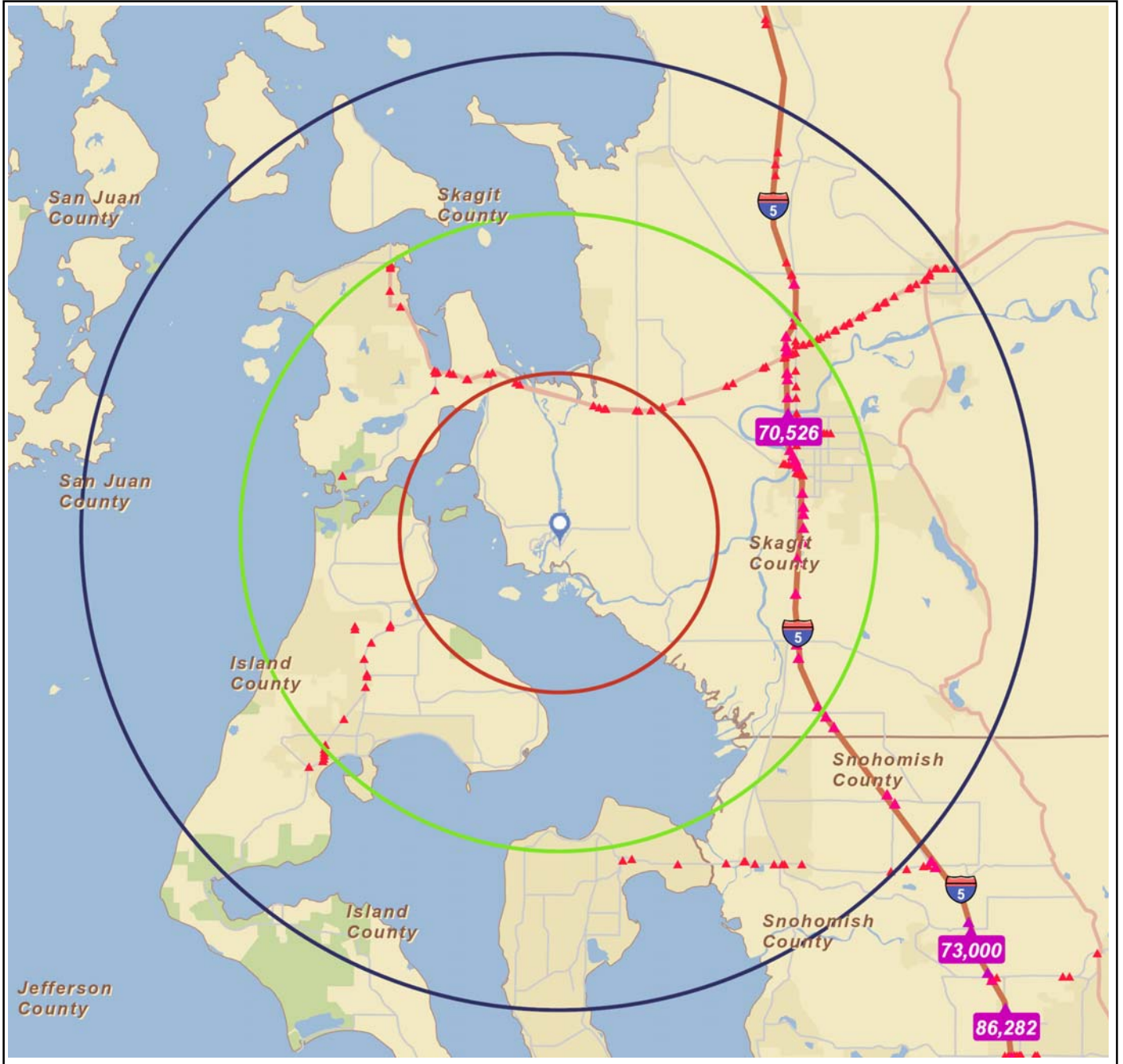


Traffic Count Map

Prepared by Marshall Learned

Palmers
512 1st St, La Conner, WA 98257
Ring: 5, 10, 15 Miles

Latitude: 48.390188
Longitude: -122.497689



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: © 2010 MPSI Systems Inc. d.b.a. DataMetrix®