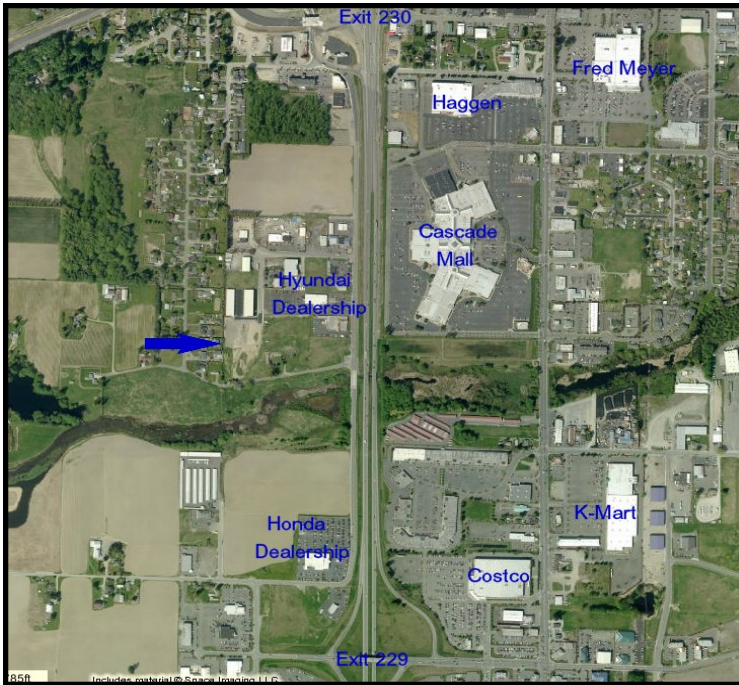




LEARNED COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



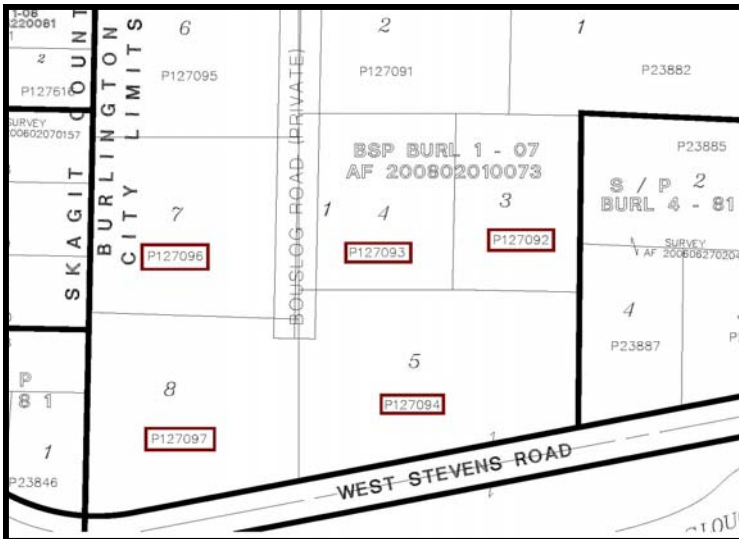
For Sale

**Goldenrod Road
Burlington, WA 98233**

- ◆ Lot 3— 48,669 sf [1.12 ac]
- Lot 4— 60,643 sf [1.39 ac]
- Lot 5— 103,154 sf [2.36 ac]
- Lot 7— 78,829 sf [1.81 ac]
- Lot 8— 84,303 sf [1.93 ac]

All lots @ \$13 psf

- ◆ I-5 visibility
- ◆ Zoned C-2



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

SKAGIT CROSSINGS BINDING SITE PLAN BURL BSP 1-07

A PORTION OF THE SE 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

200802070073
Skagit County Auditor
2/11/2008 Page 1 of 3 1:29PM
J. Youngquist
SKAGIT COUNTY AUDITOR
Deputy

DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT SKAGIT CROSSINGS, LLC, STANLEY JOHN WALDERHAUG AND BANK OWNERS IN FEE SMALL OR CONTRACT PURCHASERS AND MORTGAGE OR LEND HOLDERS OF THE STREETS AND AVENUES, IF ANY, SHOWN HEREON, HEREBY DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUE SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 31st DAY OF January, 2008.

SKAGIT CROSSINGS, LLC
BY: James B. Potter
PRESIDENT
BY: Ruth Wacker
LOAN OFFICER

ACKNOWLEDGMENT
STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT James Potter IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF SKAGIT CROSSINGS, LLC, A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1/31 2008

Debra L. Melton
NOTARY PUBLIC
(NOTARY NAME TO BE PRINTED)
RESIDING AT Burlington
MY APPOINTMENT EXPIRES 3/1/2010



ACKNOWLEDGMENT
STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ruth Wacker IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON OATH THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE LOAN OFFICER OF SKAGIT CROSSINGS, LLC, A LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 1/31/2008

Debra L. Melton
NOTARY PUBLIC
(NOTARY NAME TO BE PRINTED)
RESIDING AT Burlington
MY APPOINTMENT EXPIRES 3/1/2010



RESEARCH
4-81 VOL. 5 PG. 133, RECORDED UNDER FN 8110160009
SHORT PLAT NO. 6892920035
PLAT OF FISHER COMMERCIAL PARK DIV. NO. 2 VOL. 14 PG. 53, RECORDED UNDER AFN 8211090025
PLAT OF FISHER COMMERCIAL PARK DIV. NO. 1 VOL. 13 PG. 82, RECORDED UNDER AFN 8211090025

INSTRUMENT NOTE
THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A LEICA TOPCON 1105" AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER, AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 302-136.

PRIVATE DRAINAGE AND SEWER EASEMENTS
EASEMENTS FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF AND SANITARY SEWER ARE HEREBY GRANTED AND CONVEYED IN FAVOR OF ALL LOT OWNERS, OVER UNDER ESTABLISHED AND COVENANTS HEREON. THE MAINTENANCE OF PRIVATE EASEMENTS ESTABLISHED AND COVENANTS HEREON SHALL BE THE RESPONSIBILITY AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF ALL LOT OWNERS AND THEIR HEIRS, OWNERS PERSONAL REPRESENTATIVES AND ASSIGNS.

THE CITY OF BURLINGTON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEYING AND SUBDIVISION SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON, THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS HAVE BEEN SET AS SHOWN, AND THE CITY OF BURLINGTON IS HEREBY GRANTED THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF BURLINGTON.

1-30-08
DATE

Debra L. Melton
SURVEYOR

LEGAL DESCRIPTION
THAT PORTION OF TRACT NO. BURL 4-81, APPROVED OCTOBER 15, 1981, RECORDED OCTOBER 16, 1981 IN BOOK 5 OF SHORT PLATS, PAGE 133, UNDER AUDITORS FILE NO. 8211090025, BEING A PORTION OF THE SOUTHWEST QUARTER OF GOLDENWOOD ROAD AND TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. EXCEPT GOLDENWOOD AND STEVENS ROADS.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
(LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM LAND TITLE COMPANY, POLICY NO. 127293-S, DATED AUGUST 13, 2007)

SCHEDULE B-1 EXCEPTIONS
1. THE WEST SIDE OF PROPERTY AS SHOWN HEREON, APN 7906210005.
2. APN'S 200708090801 AND 200708090802, RESERVING THE EXACT LOCATION IS NOT KNOWN AND THE DOCUMENTS STATE THAT THE LOCATION IS CENTERED OVER THE EXISTING FACILITIES.
3. APN'S 200708090801 AND 200708090802, RESERVING THE EXACT LOCATION IS NOT KNOWN AND THE DOCUMENTS STATE THAT THE LOCATION IS CENTERED OVER THE EXISTING FACILITIES.

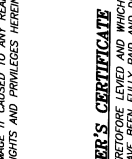
CITY TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION, ARE PAID IN FULL.
OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

THIS 31st DAY OF January, 2008.
Debra L. Melton
CITY TREASURER

UTILITY EASEMENT
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED AND CONVEYED TO THE CITY OF BURLINGTON PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON NORTHWEST, CASCADIA UTILITIES, VERIZON WASHINGTON AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER THE UTM FROM THE EXTERIOR OF THE TRACTS ABUTTING ALL PUBLIC AND PRIVATE ROADS AND RIGHTS OF WAY IN WHICH TO INSTALL, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FITTINGS AND SERVICES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION, AND THE TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

SKAGIT COUNTY TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT ALL TAXES, ASSESSMENTS AND CHARGES WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR OF 2008.

THIS 18th DAY OF January, 2008.
Debra L. Melton
SKAGIT COUNTY TREASURER



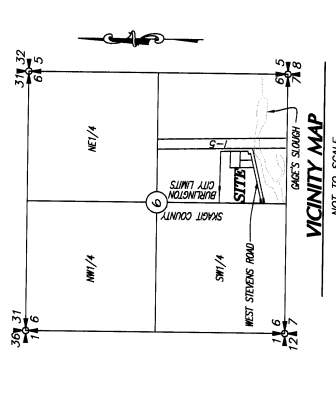
BASIS OF BEARING
N 88° 32' 19" W ALONG THE NORTH LINE OF THE BINDING SITE PLAN AS SHOWN ON SURVEY RECORDED UNDER APN 200606270204.

APPROVALS
EXAMINED AND APPROVED THIS 31st DAY OF January, 2008
Debra L. Melton
DIRECTOR OF PUBLIC WORKS

NOTES
1. ZONING: C1 GENERAL COMMERCIAL
2. SEWAGE DISPOSAL - CITY OF BURLINGTON
WATER - SKAGIT COUNTY PUD
TELEPHONE - VERIZON
GAS - CASCADE NATURAL GAS
CABLE - AT&T CABLE
STORM - CITY OF BURLINGTON

3. ALL LOTS WITHIN THIS BINDING SITE PLAN ARE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ROADS, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
4. THIS SURVEY HAS DETECTED EXISTING FENCE LINES AND OTHER OCCASIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS ARE NOT A BASIS FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
5. BUYER SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOOD PLAN OF THE CITY OF BURLINGTON. SIGNIFICANT ELEVATION MAY BE NECESSARY FOR THE FIRST FLOOR OF CONSTRUCTION. CONTACT THE CITY OF BURLINGTON BUILDING DEPARTMENT FOR FINISHED FLOOR ELEVATIONS.
6. SITE ADDRESS: #661 WEST STEVENS ROAD, BURLINGTON WA.
7. TAX PARCEL NO. 340406-4-006-0006, F23882
8. SUBJECT TO ACCESS AND UTILITIES EASEMENT AGREEMENT AS RECORDED UNDER APN COMMUNITY RESPONSIBILITIES AS SHOWN HEREON.

9. THE WAREHOUSE DRAINAGE, WATER AND SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE LOTS BENEFITING FROM THE EASEMENTS. IT IS CONTEMPLATED THAT AFTER THE CONSTRUCTION OF THE WAREHOUSE, THE WAREHOUSE WILL BE GRANTED A UTILITY OF BURLINGTON FOR THE SEWER LINES AND TO SKAGIT COUNTY PUD NO. 1 FOR THE WATER LINES.
10. ANY DEVELOPMENT OF THE SUBJECT PROPERTY WILL BE IN CONFORMANCE WITH THE BINDING SITE PLAN.
11. A 60 FOOT EASEMENT FOR IMPROVED EGRESS AND UTILITIES OVER, UNDER AND ACROSS, IS HEREBY RESERVED FOR THE FUTURE EXTENSION OF BOULDER ROAD FROM THE INTERSECTION OF FISHER COMMERCIAL PARK TO THE NORTH MARGIN OF WEST STEVENS ROAD AS SHOWN ON SHEET 3 OF 3.



NOT TO SCALE
SITE LOCATION: SEC. 6, TOWNSHIP 34 NORTH, RANGE 4 E, W.M.
CITY OF BURLINGTON, WASHINGTON
SHEET 1 OF 3

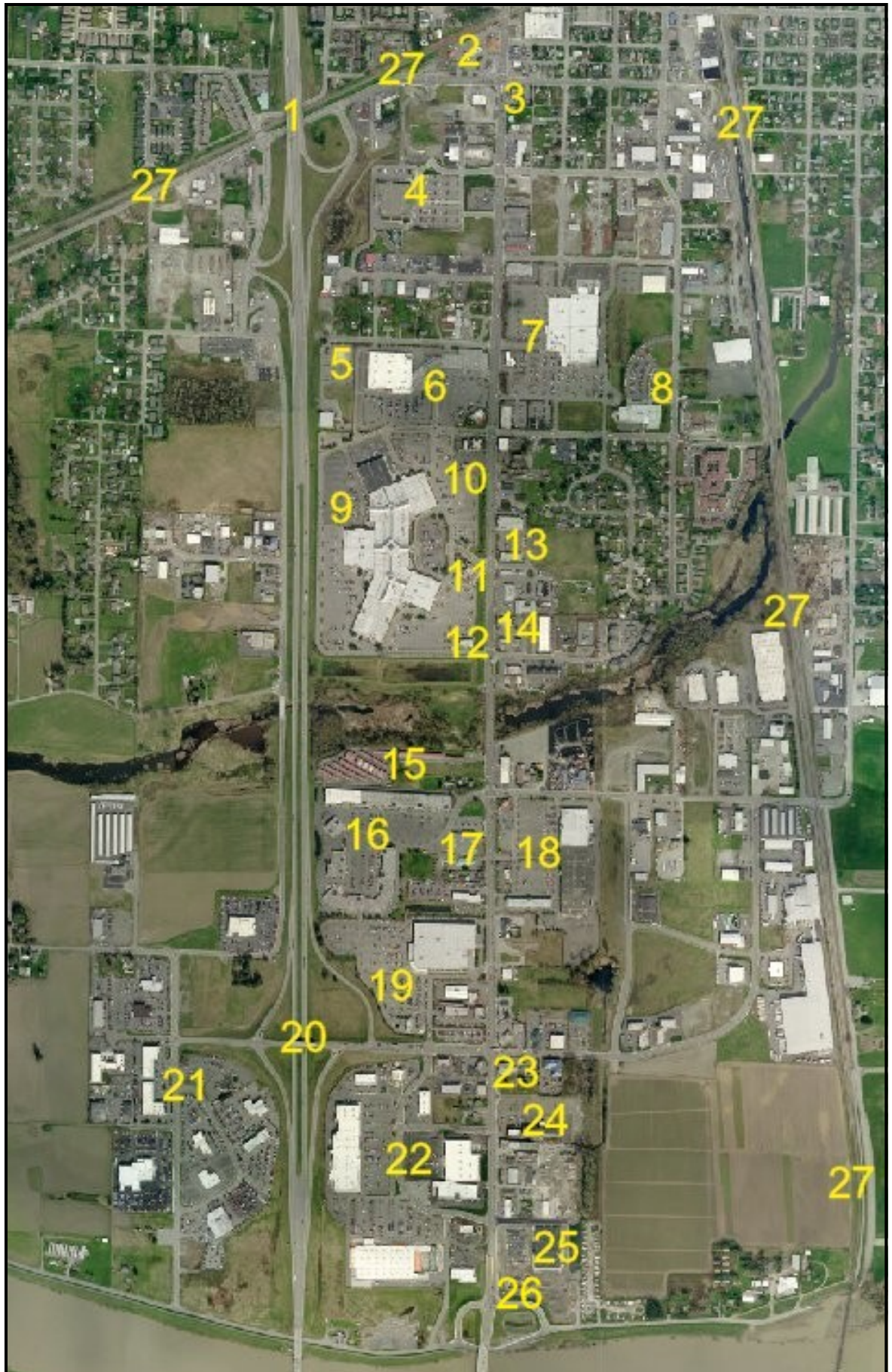
BINDING SITE PLAN BURL 1-07
FOR
SKAGIT CROSSINGS LLC
A PORTION OF THE SW 1/4 SE 1/4, SECTION 6,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF BURLINGTON, STATE OF WASHINGTON

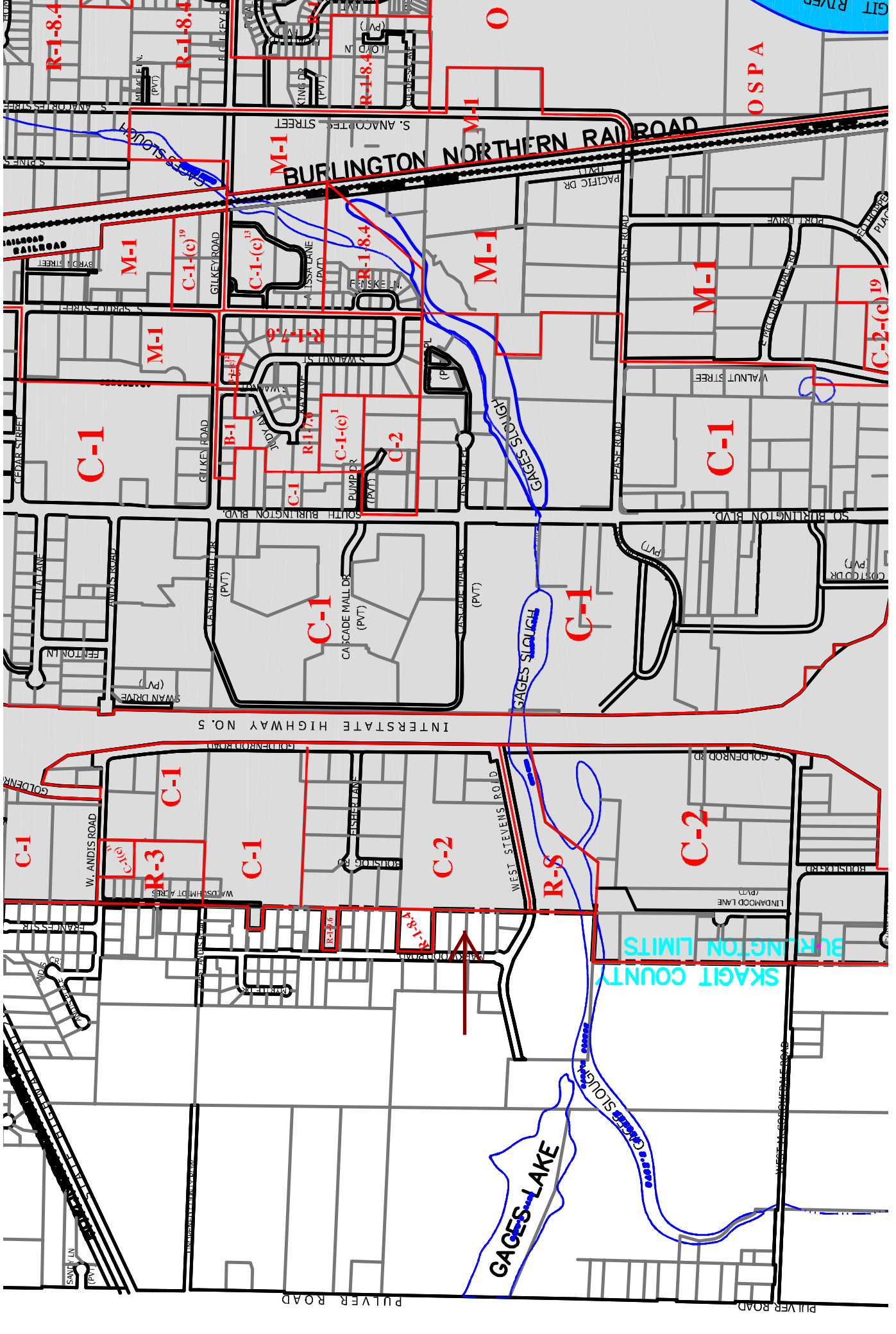
DATE: 1-23-08 BY: DLA SCALE: 1" = 100'
PROJECT NO. 040-06 040BSP.DWG F.B. 3/1/8

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
10 Box 1705, W. 111 Cleveland Avenue, Suite 202
M. 98901
Tel: 360-404-2010 Fax: 360-404-2013

Burlington Blvd: exit 229 to exit 230

1. Exit 230 - Hwy 20 west to Anacortes or east to North Cascade Hwy
2. El Cazador Restaurant
3. Jack in the Box
4. Haggen Grocery
Krispy Kreme
5. Outback Steakhouse
6. Target
Party City
Office Max
Red Robin Restaurant
7. Fred Meyer
Big 5
Hollywood Video
Alfy's Pizza
Horizon Bank
8. NW Medical Bureau
9. Cascade Mall
Bon Macy's
Sears
JC Penneys
Loew's
10. Popeye's
11. Johnny Corino's
12. Applebees
13. Pier 1
14. TacoBell/Pizza Hut
15. Mini-Storage
16. Pacific Edge Outlet Mall
17. Michael's
18. K Mart
Food Pavillion
Shari's Restaurant
Wendy's
19. Costco
Subway
Taco Del Mar
UPS Store
20. Exit 229
21. I-5 Auto World
- 22.. Retail Center:
Home Depot
Pet Co.
Ross
Old Navy
Kohl's
Olive Garden
Starbucks
McDonald's
23. Whidbey Island Bank
24. Hampton Inn
25. Wholesale Sports
26. Discount Tire Center
27. Burlington Northern RR





Chapter 17.39
C-2 HEAVY COMMERCIAL DISTRICT¹⁰

Sections:

- 17.39.010 Intent.
- 17.39.020 Permitted uses.
- 17.39.025 Accessory uses.
- 17.39.030 Uses requiring conditional use permit.
- 17.39.040 Development standards.
- 17.39.050 Supplemental development standards.

17.39.010 Intent.

The intent and objective of this classification and its application is to provide for the location of and grouping of enterprises which may involve some on-premises retail service but with outside activities and display or fabrication, assembling, and service features. This zone is intended to accommodate uses which are oriented to automobiles either as the mode or target of producing the commercial service. The uses enumerated in this classification are considered as having common or similar performance standards in that they are heavier in type than those uses permitted in the more restrictive commercial classifications. (Ord. 1206 § 3, 1992).

17.39.020 Permitted uses.

Land that is zoned C-2, but located in the retail core as mapped in the comprehensive plan, shall comply with the C-1 zoning regulations for the retail core, provided that expansion of an existing use on C-2 zoned property shall be permitted consistent with this chapter. See also BMC 17.09.070.

Hereafter all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this title:

- A. Arcades;
- B. Art, music and photography studios;
- C. Auction houses, excluding animals;
- D. Automobile parking facilities;
- E. Automotive parts and accessories sales;
- F. Banking and related financial institutions;

- G. Bowling alleys, bingo halls, skating rinks and other commercial recreation;
- H. Building contractor services, including storage yards;
- I. Bus passenger terminals;
- J. Car wash;
- K. Caretaker apartments;
- L. Civic, social and fraternal associations;
- M. Dance halls;
- N. Day care, including home based, mini day care, day care centers, preschool or nursery schools;
- O. Eating and drinking establishments;
- P. Equipment rental and leasing, does not include heavy construction equipment;
- Q. Food locker services;
- R. Funeral homes;
- S. Gas stations;
- T. Health and physical fitness clubs;
- U. Hospitals, to include small animal, but does not allow outside runs or kennels;
- V. Hotels;
- W. Lumber yards;
- X. Manufactured/mobile home sales lots;
- Y. Massage parlor;
- Z. Medical service;
- AA. Meeting rooms and/or reception facilities;
- BB. Mini-storage warehouses;
- CC. Motels;
- DD. Offices;
- EE. Personal and household retail sales and service;
- FF. Printing and publishing;
- GG. Sales and rental of motorized vehicles;
- HH. Schools, including art, business, barber, beauty, dancing, driving, martial arts and music;
- II. Storage warehousing, limited to being incidental to principal permitted use on property;
- JJ. Taverns;
- KK. Theaters, including drive-ins;
- LL. Other uses may be permitted by the planning director if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted in this section;
- MM. Uses permitted in the C-1 general commercial and M-1 industrial districts may be permitted on a portion of the site

by the planning commission, in accordance with BMC 17.68.150. This review may be conducted only if there is a recommendation for approval by the planning director, in consultation with the public works director, fire marshal, building official and police chief, based on the following criteria:

1. The lot is deep or irregular and C-1 uses may not be appropriate on a portion of the site;
2. The site abuts a more intense use and a transitional use is a better fit with the character of the area;

NN. Vehicle repair, major;

OO. Vehicle repair, minor. (Ord. 1396 § 49, 1999; Ord. 1260 § 13, 1994; Ord. 1227 § 4, 1993; Ord. 1206 § 3, 1992).

17.39.025 Accessory uses.

A. Telecommunication macro facilities, subject to the following requirements:

1. Macro facilities may be located on buildings and structures provided that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
2. The macro facility shall be exempt from review by the design review board if the antenna and related components are the same color as the existing building, pole or support structure on which it is proposed to be located.
3. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.
4. Macro facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, or in the case of nonconforming structures the antennas may extend 15 feet above the existing structure. Panel antennas may exceed the

height limitation if affixed to the side of an existing building and architecturally blend in with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure. (Ord. 1396 § 50, 1999).

17.39.030 Uses requiring conditional use permit.

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of BMC 17.68.130:

- A. Apartments or other multifamily housing types either single purpose or as part of a mixed use development; provided, that an additional criterion for approval is that the site is better suited for housing than commercial development, and the project complies with the plan review criteria in BMC 17.24.020 and 17.24.050, area and dimensional requirements, subsections A, E, F, G, and H;
- B. Government facilities, this excludes offices and related uses that are permitted outright;
- C. Heliports;
- D. Miscellaneous light manufacturing including toys, jewelry, ceramic, musical instruments and similar products, apparel and other finished products made from fabrics, leather, and similar materials, manufacturing of professional, scientific, and controlling instruments such as photo and optical goods, watch and clock manufacturing, and similar products, with retail sales of products manufactured on the premises;
- E. Nursing homes;
- F. Semi-tractor and trailer sales;
- G. Utility substations;
- H. Towing service. (Ord. 1396 § 51, 1999; Ord. 1322 § 7, 1996; Ord. 1206 § 3, 1992).

17.39.040 Development standards.

- A. Minimum lot area: none required.
- B. Minimum lot width: none required.
- C. Minimum lot depth: none required.
- D. Maximum lot coverage: none required.

- E. Maximum building height: four stories not to exceed 45 feet. Buildings may exceed 45 feet if one foot of setback is provided from each property line, for each foot the building exceeds 45 feet.
- F. Minimum yard setbacks:
 1. Front: 0 feet;
 2. Side, interior: none required;
 3. Side, street: 0 feet;
 4. Rear: none required.
- G. Maximum Setback Requirement in all Other Locations.
 1. Ten feet from the property line on the street side for new construction. If the new construction occurs on a corner lot, the maximum setback shall apply to each boundary line adjacent to a street.
 2. Parking shall not be located in the setback in front of the building.
 3. Exceptions which may be authorized through the planning commission plan review process include the following list:
 - a. Drive-in businesses shall have the building setback established as part of the conditional use permit for the drive-in use.
 - b. Utility easements.
 - c. When a wider sidewalk or additional landscaping is approved at the building entrance.
 - d. Architectural design features such as a unique building entrance, outside seating area, pocket park or similar element.
 - e. Irregularly shaped lots or lots that do not directly abut the right-of-way.
 - f. Site development that incorporates existing buildings, when needed to preserve existing visual and physical access.
 - g. Other exceptions consistent with the intent of providing a well defined street edge and pedestrian oriented streetscape.

- H. Fences: see BMC 17.45.050.
- I. Parking: see chapter 17.54 BMC.
- J. Landscaping: see chapter 17.50 BMC.
- K. Signs: see chapter 17.63 BMC. (Ord. 1237 § 7, 1993; Ord. 1233 § 4, 1993; Ord. 1206 § 3, 1992).

17.39.050 Supplemental development standards.

- A. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use, subject to the requirements of the Uniform Fire Code.
- B. Service Yards. All service yards shall be enclosed by a six-foot fence and screened with solid planting where visible from right-of-way or adjacent to R-3 zone with the exception of access gates.
- C. Commercial land abutting directly a residential zone shall provide for a transition to the residential use as required in chapter 17.48 BMC, Performance Standards, and the following:
 1. A six-foot screening fence and a 20-foot landscaped buffer designed for sight and noise baffling or a six-foot solid block wall and a 10-foot landscaped buffer designed for sight and noise baffling; and
 2. Uses generating noise after 9:00 p.m. shall not be permitted, including taverns, assembly occupancies, restaurants with cocktail lounges or dance floors, all night business and other similar types of uses;
 3. Measures shall be taken to prevent light and glare from being directed to residential uses.
- D. New construction shall comply with the Citywide Design Guidelines, and on sites one acre or larger in size, Chapter 17.69 BMC, Design Review Board. (Ord. 1322 § 8, 1996; Ord. 1260 § 14, 1994; Ord. 1206 § 3, 1992).



1313 Goldenrod Dr, Burlington, WA,
98233

Site Type: Ring

Radius: 5 Miles

Radius: 10 Miles

Radius: 15 Miles

2009 Population

	Radius: 5 Miles	Radius: 10 Miles	Radius: 15 Miles
Total Population	52,884	87,694	125,190
Male Population	49.6%	49.6%	49.6%
Female Population	50.4%	50.4%	50.4%
Median Age	33.8	36.7	38.9

2009 Income

	Radius: 5 Miles	Radius: 10 Miles	Radius: 15 Miles
Median HH Income	\$52,772	\$53,836	\$56,249
Per Capita Income	\$22,792	\$23,908	\$25,429
Average HH Income	\$63,103	\$64,781	\$67,252

2009 Households

	Radius: 5 Miles	Radius: 10 Miles	Radius: 15 Miles
Total Households	18,765	31,866	46,803
Average Household Size	2.75	2.69	2.63

2009 Housing

	Radius: 5 Miles	Radius: 10 Miles	Radius: 15 Miles
Owner Occupied Housing Units	59.8%	62.5%	63.9%
Renter Occupied Housing Units	35.2%	29.7%	27.1%
Vacant Housing Units	5.0%	7.8%	9.0%

Population

	Radius: 5 Miles	Radius: 10 Miles	Radius: 15 Miles
1990 Population	33,634	57,796	83,688
2000 Population	45,402	75,177	107,461
2009 Population	52,884	87,694	125,190
2014 Population	56,656	94,168	134,423
1990-2000 Annual Rate	3.05%	2.66%	2.53%
2000-2009 Annual Rate	1.66%	1.68%	1.66%
2009-2014 Annual Rate	1.39%	1.43%	1.43%

In the identified market area, the current year population is 125,190. In 2000, the Census count in the market area was 107,461. The rate of change since 2000 was 1.66 percent annually. The five-year projection for the population in the market area is 134,423, representing a change of 1.43 percent annually from 2009 to 2014. Currently, the population is 49.6 percent male and 50.4 percent female.

Households

	Radius: 5 Miles	Radius: 10 Miles	Radius: 15 Miles
1990 Households	12,955	21,896	31,964
2000 Households	16,384	27,587	40,452
2009 Households	18,765	31,866	46,803
2014 Households	20,051	34,170	50,196
1990-2000 Annual Rate	2.38%	2.34%	2.38%
2000-2009 Annual Rate	1.48%	1.57%	1.59%
2009-2014 Annual Rate	1.33%	1.41%	1.41%

The household count in this market area has changed from 40,452 in 2000 to 46,803 in the current year, a change of 1.59 percent annually. The five-year projection of households is 50,196, a change of 1.41 percent annually from the current year total. Average household size is currently 2.63, compared to 2.61 in the year 2000. The number of families in the current year is 32,609 in the market area.

Housing

Currently, 63.9 percent of the 51,431 housing units in the market area are owner occupied; 27.1 percent, renter occupied; and 9.0 percent are vacant. In 2000, there were 44,078 housing units—64.5 percent owner occupied, 27.3 percent renter occupied and 8.2 percent vacant. The rate of change in housing units since 2000 is 1.68 percent. Median home value in the market area is \$274,914, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 4.24 percent annually to \$338,303. From 2000 to the current year, median home value changed by 6.26 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



1313 Goldenrod Dr, Burlington, WA,
98233

Site Type: Ring	Radius: 5 Miles	Radius: 10 Miles	Radius: 15 Miles
Median Household Income			
1990 Median HH Income	\$28,994	\$28,442	\$29,165
2000 Median HH Income	\$41,676	\$42,499	\$44,485
2009 Median HH Income	\$52,772	\$53,836	\$56,249
2014 Median HH Income	\$56,854	\$57,761	\$60,398
1990-2000 Annual Rate	3.69%	4.1%	4.31%
2000-2009 Annual Rate	2.58%	2.59%	2.57%
2009-2014 Annual Rate	1.5%	1.42%	1.43%
Per Capita Income			
1990 Per Capita Income	\$14,056	\$13,766	\$14,065
2000 Per Capita Income	\$19,995	\$20,623	\$21,743
2009 Per Capita Income	\$22,792	\$23,908	\$25,429
2014 Per Capita Income	\$23,551	\$24,684	\$26,276
1990-2000 Annual Rate	3.59%	4.12%	4.45%
2000-2009 Annual Rate	1.43%	1.61%	1.71%
2009-2014 Annual Rate	0.66%	0.64%	0.66%
Average Household Income			
1990 Average Household Income	\$36,090	\$35,881	\$36,256
2000 Average Household Income	\$54,413	\$55,511	\$57,242
2009 Average HH Income	\$63,103	\$64,781	\$67,252
2014 Average HH Income	\$65,365	\$66,958	\$69,558
1990-2000 Annual Rate	4.19%	4.46%	4.67%
2000-2009 Annual Rate	1.61%	1.68%	1.76%
2009-2014 Annual Rate	0.71%	0.66%	0.68%

Households by Income

Current median household income is \$56,249 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$60,398 in five years. In 2000, median household income was \$44,485, compared to \$29,165 in 1990.

Current average household income is \$67,252 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$69,558 in five years. In 2000, average household income was \$57,242, compared to \$36,256 in 1990.

Current per capita income is \$25,429 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$26,276 in five years. In 2000, the per capita income was \$21,743, compared to \$14,065 in 1990.

Population by Employment

Total Businesses	2,828	3,960	5,128
Total Employees	29,682	40,245	47,552

Currently, 91.5 percent of the civilian labor force in the identified market area is employed and 8.5 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 94.0 percent of the civilian labor force, and unemployment will be 6.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 63.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 1.2 percent were in the Armed Forces.

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

- 56.1 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 18.3 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 25.5 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 78.1 percent of the market area population drove alone to work, and 4.6 percent worked at home. The average travel time to work in 2000 was 24.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 12.5 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 26.5 percent were high school graduates only (29.8 percent in the U.S.)
- 10.3 percent had completed an Associate degree (7.2 percent in the U.S.)
- 15.9 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 8.4 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)