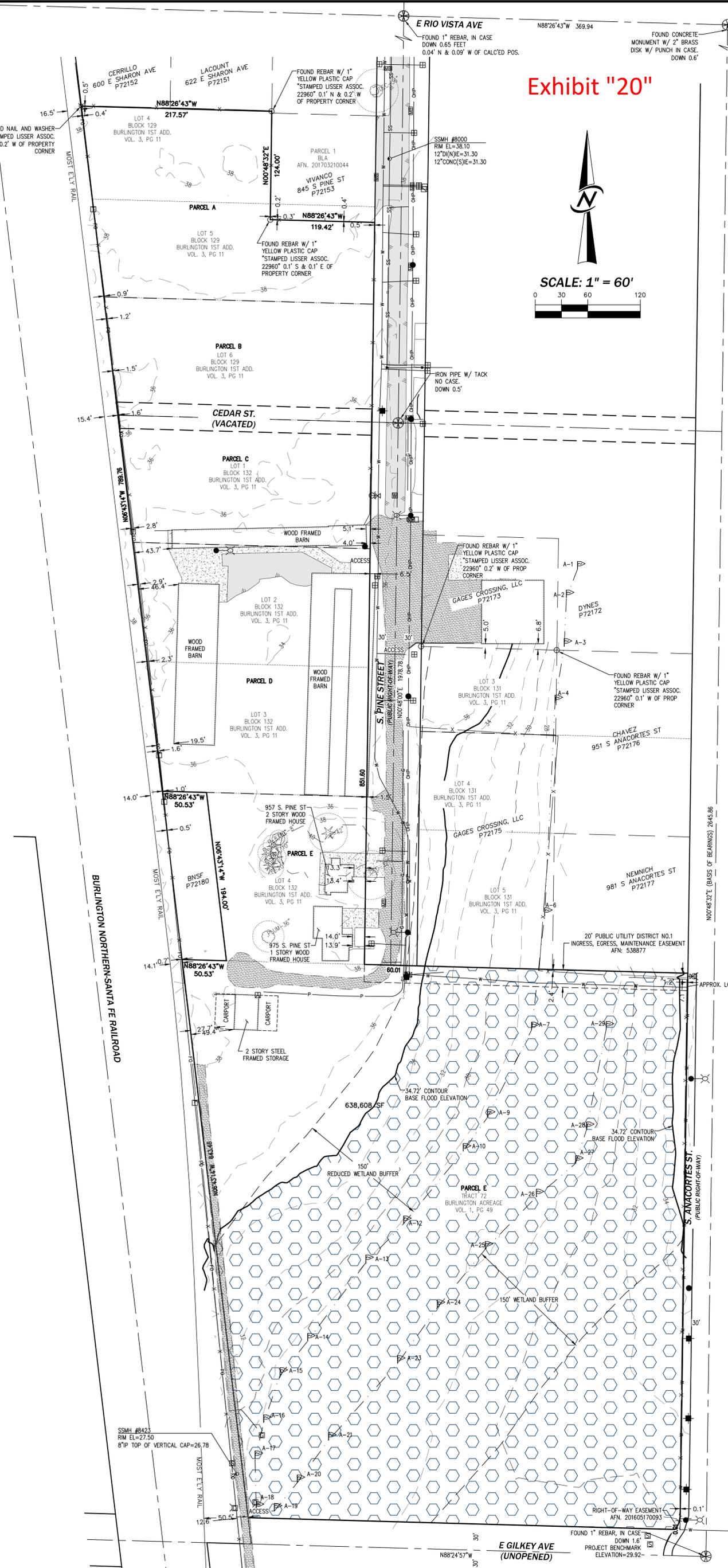


# Exhibit "20"



**LEGAL DESCRIPTION**

PARCEL A:  
LOTS 4 AND 5, BLOCK 129, PLAT OF FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH." AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:  
BEGINNING AT THE MONUMENTED INTERSECTION OF EAST RIO VISTA AVENUE AND SOUTH ANACORTES STREET, BEING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 (NORTH 1/4 CORNER) OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.;  
THENCE NORTH 89° 36' 54" WEST ALONG THE CENTER LINE OF SAID EAST RIO VISTA AVENUE FOR A DISTANCE OF 369.94 FEET TO THE INTERSECTION WITH SOUTH PINE STREET;  
THENCE SOUTH 0° 22' 11" EAST ALONG THE CENTERLINE OF SAID SOUTH PINE STREET FOR A DISTANCE OF 637.08 FEET TO THE INTERSECTION WITH EAST SHARON AVENUE;  
THENCE CONTINUE ALONG SAID CENTERLINE OF SOUTH PINE STREET SOUTH 0° 22' 11" EAST FOR A DISTANCE OF 370.30 FEET;  
THENCE NORTH 89° 37' 26" WEST FOR A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF SAID SOUTH PINE STREET AND BEING THE SOUTHEAST CORNER OF LOT 3, CITY OF BURLINGTON SHORT PLAT NO. 5-06, APPROVED NOVEMBER 13, 2006 AND RECORDED NOVEMBER 16, 2006, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 20061160056 AND BEING THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE NORTH 89° 37' 26" WEST (CALLED NORTH 89° 36' 54" WEST ON THE FACE OF SAID SHORT PLAT) ALONG THE SOUTH LINE OF SAID LOT 3, FOR A DISTANCE OF 119.40 FEET TO THE SOUTHWEST CORNER THEREOF;  
THENCE SOUTH 0° 22' 11" EAST FOR A DISTANCE OF 122.00 FEET;  
THENCE SOUTH 89° 37' 26" EAST FOR A DISTANCE OF 119.40 FEET, MORE OR LESS, TO SAID WESTERLY MARGIN OF SOUTH PINE STREET AT A POINT BEARING SOUTH 0° 22' 11" EAST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 0° 22' 11" WEST ALONG SAID WESTERLY MARGIN FOR A DISTANCE OF 122.00 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL B:  
LOT 6, BLOCK 129, FIRST ADDITION TO BURLINGTON, SKAGIT CO. WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF VACATED CEDAR STREET ABUTTING UPON AND ADJACENT TO SAID LOT 6.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL C:  
LOT 1, BLOCK 132, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF VACATED CEDAR STREET ABUTTING UPON AND ADJACENT TO THE SOUTH LINE THEREOF.

EXCEPTING FROM ALL OF THE ABOVE, THAT PORTION, IF ANY, OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY RIGHT-OF-WAY ALONG THE WESTERLY LINE THEREOF.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL D:  
LOTS 2 AND 3, BLOCK 132, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL E:  
THAT PORTION OF TRACTS 72, PLAT OF THE BURLINGTON ACREAGE PROPERTY, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EASTERLY OF THE RIGHT OF WAY OF THE GREAT NORTHERN RAILWAY COMPANY, EXCEPT ROAD AND DIKE RIGHT OF WAY.

ALSO, LOT 4, BLOCK 132, EXCEPT THE WESTERLY 50 FEET THEREOF CONVEYED TO GREAT NORTHERN RAILWAY COMPANY FOR RIGHT OF WAY, AS CONVEYED BY DEED DATED APRIL 15, 1909 AND RECORDED APRIL 27, 1909, UNDER AUDITOR'S FILE NO. 73368, IN VOLUME 76 OF DEEDS, PAGE 561, FIRST ADDITION TO BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**TAX PARCEL NUMBERS**

P133596, P133597, P72178, P72179, P72181, P62772 AND P62771

**SITE ADDRESSES**

957 AND 975 SOUTH PINE STREET, BURLINGTON, WASHINGTON 98006

**VERTICAL DATUM**

NAVD88 PER GNSS OBSERVATIONS. NAVD88 -3.82' = NGVD 29

**BENCHMARK**

TOP OF THE 1" REBAR BEING THE CENTER OF SECTION MONUMENT IN CASE AT INTERSECTION OF S. ANACORTES ST. & E. GILKEY ROAD, WASHINGTON STATE REFERENCE NETWORK GNSS DERIVED. ELEV.=29.92 FEET

**HORIZONTAL DATUM**

NA083(2011) PER GNSS OBSERVATIONS

**BASIS OF BEARINGS**

N00°48'32"E BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF S. ANACORTES ST. BEING THE NORTH-SOUTH CENTERLINE OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., IN THE CITY OF BURLINGTON, SKAGIT COUNTY, WASHINGTON.

**REFERENCES**

P - FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH., VOL. 3, PG. 11, DATED JUNE 28, 1892  
BURLINGTON ACREAGE PROPERTY, VOL. 1, PG. 49, RECORDS OF SKAGIT COUNTY, WASHINGTON  
R1 - RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT, AFN 201703210044  
RECORD OF SURVEY, AFN 201103290030  
GREAT NORTHERN RAILWAY LINE, CASCADE DIVISION, BURLINGTON, DATED SEPTEMBER, 1909  
RIGHT OF WAY MAP, BURLINGTON - WASH., BELLINGHAM & SKAGIT RAILWAY CO., DATED 7-7-1911  
BINDING SITE PLAN NO. BSP 2-14, AFN 201412250124  
RECORD OF SURVEY, AFN 9608210040  
RECORD OF SURVEY, AFN 199912031000  
SHORT PLAT NO. 5-06, AFN 20061160056

**NOTES**

- THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 22, 2023. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JULY, 2022.
- PROPERTY AREA = 581,989± SQUARE FEET (13.3606± ACRES).
- ALL DISTANCES ARE IN US FEET AT GROUND LEVEL.
- CONTOUR INTERVAL = 2 FEET.

**OWNER**

GAGES CROSSING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY  
504 E. FAIRHAVEN  
BURLINGTON, WA 98233  
360-755-9021  
LG-OFFICE@LANDEDGENTRY.COM

**APPLICANT**

LANDED GENTRY DEVELOPMENT, INC.  
504 E. FAIRHAVEN  
BURLINGTON, WA 98233  
360-755-9021  
LG-OFFICE@LANDEDGENTRY.COM

**CIVIL ENGINEER / SURVEYOR / PLANNER**

CORE DESIGN, INC.  
12100 NE 195TH ST, SUITE 300  
BOTHELL, WA 98011  
(425) 885-7877  
CONTACT: GARY SHARNBROICH, P.E. (ENGINEER)  
HARLEY C. PAWLEY, P.L.S. (SURVEYOR)  
BOB INX (PLANNER)

**LEGEND**

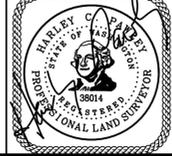
⊕	FOUND SURVEY MONUMENT, AS NOTED	FVC	FLOWLINE VERTICAL CURB
○	FOUND SURVEY MARKER, AS NOTED	D/W	DRIVEWAY
●	SEWER MANHOLE	CLF	CHAIN LINK FENCE
⊠	CATCH BASIN TYPE I	VBF	VERTICAL BOARD FENCE
⊡	CATCH BASIN TYPE II	—SS—	SEWER LINE
⊙	STORM DRAIN MANHOLE	—SD—	STORM DRAINAGE LINE
>	CULVERT END	—W—	WATER LINE
⊕	FIRE HYDRANT	—G—	GAS LINE
⊕	WATER VALVE	—OP—	OVERHEAD POWER LINE
⊕	WATER METER	—P—	UNDERGROUND POWER LINE
⊕	IRRIGATION METER	—F—	FENCE LINE
⊕	GAS VALVE	—A—	EDGE OF ASPHALT
⊕	GAS METER	—C—	CONCRETE
⊕	UTILITY POLE	—G—	GRAVEL
⊕	LIGHT POLE	—A—	ASPHALT
⊕	POWER VAULT	—T—	EVERGREEN TREE
⊕	POWER METER	—C—	DECIDUOUS TREE
⊕	POWER JUNCTION BOX	—C—	CONIFER
⊕	POWER TRANSFORMER	—F—	FIR
⊕	TRAFFIC SIGN, AS NOTED	—C—	CEDAR
⊕	BOLLARD	—DEC—	DECIDUOUS
⊕	ROCKERY	—M—	MAPLE
⊕	PROPERTY LINE	—W—	WETLAND FLAG, AS NOTED
⊕		⊕	WATER MARKER

PROJECT NUMBER <b>22127</b>	SHEET	DESIGNED	OWNER
	1	DRAWN	RAW
	3	APPROVED	HCP
		GARY SHARNBROICH, PE PROJECT MANAGER	

**PRELIMINARY PLAT - EXISTING CONDITIONS**  
**GAGES CROSSING**  
**GAGES CROSSING, LLC**  
504 E. FAIRHAVEN  
BURLINGTON, WA 98233

**CORE DESIGN**  
ENGINEERING · PLANNING · SURVEYING

12100 NE 195TH St., Ste. 300  
Bothell, Washington 98011  
425.885.7877 Fax 425.885.7963

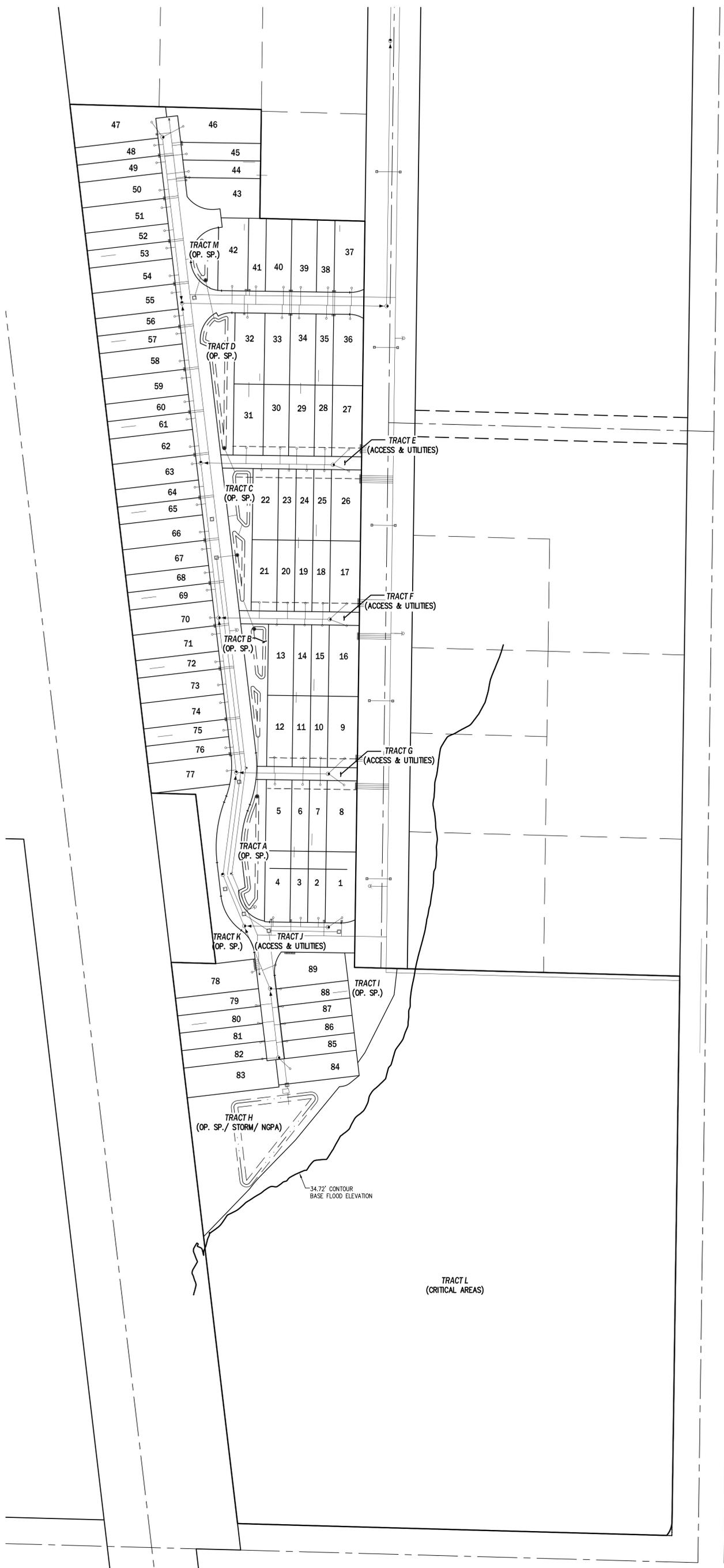


NO.	REVISIONS	DATE

NE 1/4 & SE 1/4 OF THE NW 1/4, SEC. 5, TWP. 34 N., RGE. 4 E., W.M.



NE 1/4 & SE 1/4 OF THE NW 1/4, SEC. 5, TWP. 34 N., RGE. 4 E., W.M.



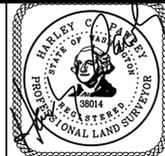
SCALE: 1" = 60'

DESIGNED	GRS
DRAWN	DJL
APPROVED	GRS
	GARY SHARNBROICH, PE PROJECT MANAGER

**PRELIMINARY PLAT - PROPOSED UTILITIES**  
**GAGES CROSSING**  
**GAGES CROSSING, LLC**  
 504 E. FAIRHAVEN  
 BURLINGTON, WA 98233

**CORE DESIGN**  
 ENGINEERING - PLANNING SURVEYING

12100 NE 195TH St., Ste. 300  
 Bothell, Washington 98011  
 425.885.7877 Fax 425.885.7963



NO.	REVISIONS	DATE

PROJECT NUMBER  
22127

SHEET  
3 OF 3