*262149001000-043-034-FORBES-20120430*

S.J.C. COMMUNITY
APR 30 2012
DEVELOPMENT & PLANNING



SAN JUAN COUNTY
RESPONSE TO SHORELINE INVENTORY REPORT
See: http://sanjuanco.com/CDP/docs/SMP/SJC_Shoreline_Inventory_and_Characterization_Report_January_2012_Final.pdf

PROPERTY OWNERS: Jimmy L. & MARY L. FORBES

STREET ADDRESS 8292 ORCAS ROAD

MAIL ADDRESS IF DIFFERENT P.O. Box 156

_____ If checked Please add our e-mail to the contact list for future shoreline proceedings

e-mail monie@orcasislandboardwalk.com

TAX PARCEL NUMBER(S): 262149001000, 262149002000, 262149003000, 262149004000, 262149005000, 262149006000

ISLAND ORCAS

MANAGEMENT AREA West Sound Management Area

REACH NUMBER 43 (FROM MAP index 37)

PROPERTY CONTEXT –Broad scale **Attachment 1**. A & 1.B.
(Google Earth or Map quest showing reach or general context 1/4-1/2 mile or so)

PROPERTY CONTEXT (Close Scale) **Attachment 2**. A, 2.B., 2.C., 2.D., 2.E., 2.F., 2.G., 2H., 2.I., 2.J., 2K., 2.L., 2.M., 2.N.
(Google Earth or Map quest showing site and adjoining properties)
(If you can scale setbacks from structures and elements of the built environment including lawns, garden patio's etc onto the photo—So much the better)

EXISTING DEVELOPMENT ON THE PROPERTY **Attachment 3**

A series of Photo's

At the shoreline showing the current condition (include physical characteristics of the shoreline and both retained native vegetation and elements of the built environment improvements to include docks, bulkheads, walkways trails etc) both high and low tide photo's

At the home or business showing the current condition (include photo's of the house setting in relationship to the shoreline, other structures, lawns, patios, places of shoreline access for people, boats other improvements For commercial uses make sure the totality of the site use is properly characterized)

Does the discussion of the Reach properly reflect your property location, setting and context.
Yes____, NO ✓ (Refer to reach characteristics in the text and appendices)
If not why not. I have not had enough time to research the maps. I need more time to do so and have to have someone help since I've lost my close-up vision temporarily

Does the site and adjacent shoreline contain any of the "Nearshore Key habitats and species area (identified on pp 61-76)

NO_____

YES____ please specify I have not had enough time to research these pages. I'm having trouble seeing close-up with my eye surgeries.

IS YOUR PARCEL LISTED AS A POTENTIALLY NONCONFORMING LOT BY REASON OF A STRUCTURE WITHIN 50 FEET OF THE SHORELINE (Map 35 A, B or C)

NO_____

YES__✓__ But See Attachments 2.C. & 2.D. WE ARE not Non-Conforming.

IF YES, DOES THE CHARACTERIZATION IDENTIFY ANY SPECIFIC HARM THE EXISTING STRUCTURE(S) IS/ARE CAUSING ON THE EXISTING SHORELINE CONDITION OR HABITAT? **(MAKE SURE YOU CHECK THE APPENDICES)**

NO__✓__

YES____ AT PAGE(S)_____

DO THE PHOTOGRAPHS ATTACHED REFLECT THE EXISTING CONDITION AT YOUR SITE?

YES__— FOR the most part, we have made more paths & some other improvements

NO ___ and are starting to reroof. We are re-doing the Condo by Laws to include Each building along its own & Land & docks Around it.

DOES THE INVENTORY REPORT IDENTIFY ANY SCIENTIFIC BASIS FOR MAKING YOUR PROPERTY A NONCONFORMING USE? **(MAKE SURE YOU CHECK THE APPENDICES)**

NO __✓__ WE ARE not nonconforming. These buildings have

YES____ AT PAGE(S)_____ been here since the CCC's in the 1930's. THE Entire PROPERTY IS WITHIN 200' of the WATER

WHAT IS THE AVERAGE LOT SIZE ON THE SHORELINE IN THE AREA OF YOUR PROPERTY?

__✓__Less than one acre, __✓__ one acre to less than five acres_____, five acres and over

WHAT IS THE PROPERTY'S CURRENT SHORELINE DESIGNATION?

URBAN__✓__, RURAL_____, CONSERVANCY_____ NATURAL_____

WHAT IS THE CURRENT GMA COMPREHENSIVE PLAN DESIGNATION AND ZONING FOR YOUR PROPERTY? (MAPS ON FILE WITH COUNTY

COMPREHENSIVE PLAN Unsure

ZONING Commercial

DOES YOUR NEIGHBORHOOD FIT THE CRITERIA FOR A RESIDENTIAL ACTIVITY CENTER AS DEFINED IN THE 2010 COMPREHENSIVE PLAN?

Residential Activity Centers are residential areas that have existing development patterns more dense than one unit per five acres, some portion of which is served by non-rural levels of capital facilities or services.

YES_____

NO__✓__ We are a Commercial Activity center and have been here since the CCC's left in the 1930's.

IF YES, DOES THE SHORELINE INVENTORY REPORT ACCURATELY REFLECT THE RESIDENTIAL ACTIVITY CENTER CHARACTERISTIC AND SHORELINE RESIDENTIAL MANAGEMENT GOALS IN CHARACTERIZING YOUR REACH.

YES_____
NO_____ We are a Commercial Activity center! I'm unsure about residential.

OTHER COMMENTS AND OBSERVATIONS ATTACHED

I seriously question "non-Conforming" Pudden Head Park is a commercial Condominium of 6 fee simple properties since 1979 – that's 33 years. These 6 have leased gift shops, art galleries, Jewelry, Christmas shop, apparel shops, wine shops, Sandwiches + deli shops, restaurants, espresso shops, bakery shop, pizza shop, game rooms, activity businesses, ie. Kayaking, boat rental, car rental, Notary services, bicycle rentals, icecream shop, lounge shop, Motor home + Caravan Commercial offices including real estate + other offices, Computer, cars, residences, etc. We also have a liquor license for sale of wine, beer + Alcohol. We have also had some putt-putt golf, horseshoe and Cricket some games like trampolines, basketball, etc.

We know all 6 properties with Enland sewer hooked up, all underground power, 2 water reclaboys with Brookmeday

None of these 6 properties are "non-conformity" We are the entire property a high feet (bank) within 50 feet of the shoreline, Our Commercial deep water dock has been there + was Design by Natural Resources + the Corp of Engineers and all legal. SEE 2.D

THE UNDERSIGNED PROPERTY OWNERS REQUEST THAT THE MATERIALS SUBMITTED HEREWITH BE INCORPORATED INTO THE COUNTY INVENTORY AND CHARACTERIZATION REPORTS TO MORE ACCURATELY REFLECT THE CHARACTERIZATION OF THE SHORELINE ABUTTING OUR PROPERTY.

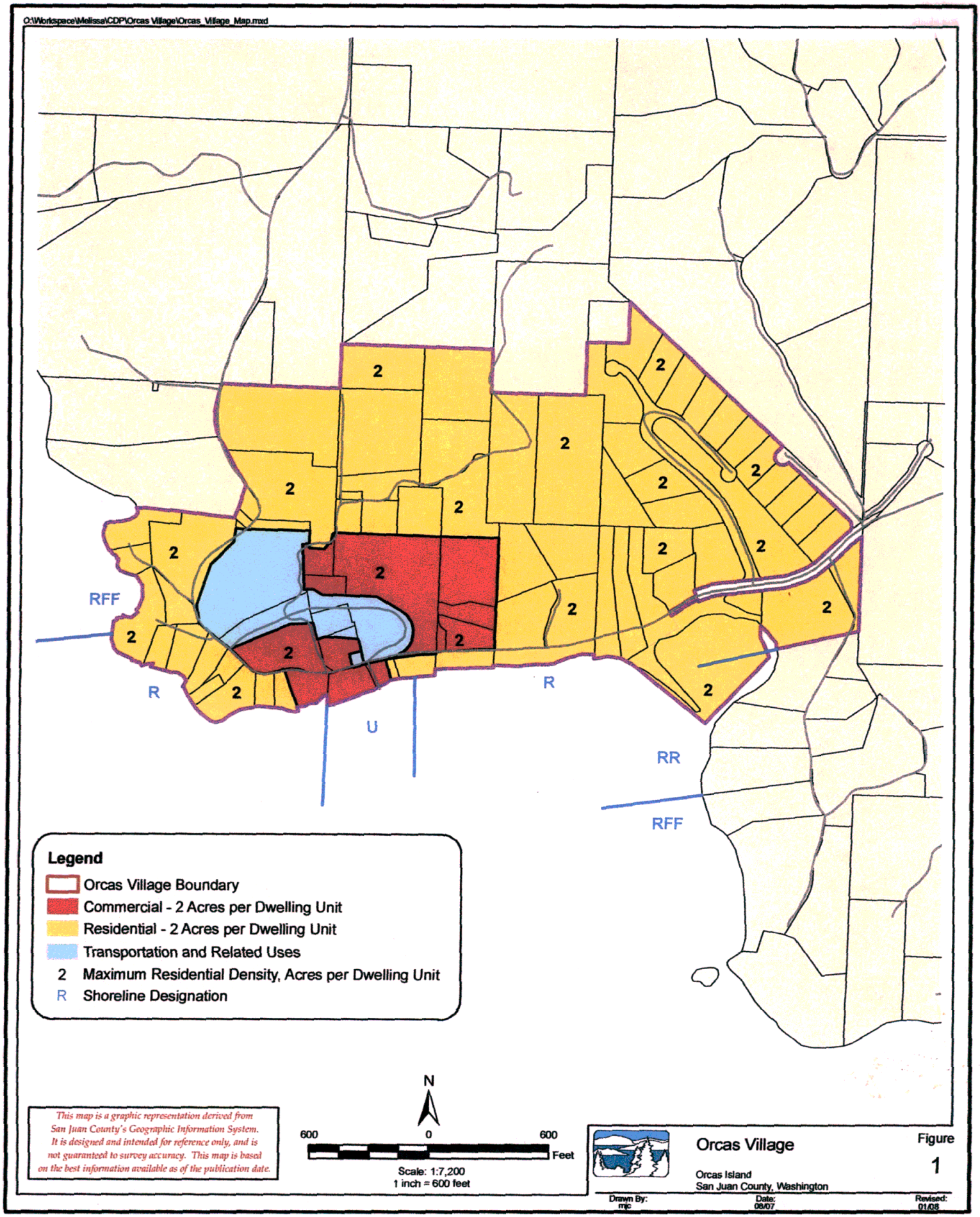
(CHECK IF APPROPRIATE) ✓ AND

THAT THE COUNTY SPECIFICALLY IDENTIFY AND DESIGNATE OUR AREA AS A RESIDENTIAL ACTIVITY CENTERS UNDER GMA AS PROVIDED IN THE COMPREHENSIVE PLAN BEFORE PROCEEDING WITH THE SHORELINE DESIGNATION PROCESS.

| OWNERS SIGN | PRINT |
|---|---|
| Mark Forbes | Mary L. Forbes |
| Jimmy L Forbes | Jimmy L. Forbes |

We would well match or buy these properties must have the right to depart from on their decks + build 2 stories high. This right cannot be taken from us unless the governed uses & pay fair market value. It should be illegal any other way. We were here before the county even was formed. We definitely are not non-Conforming.

Attachment 1.A




Attachment 1.B

Google earth

feet 100
meters 30

Attachment 2.A

ATTACHMENT 2.B

# Grandma's House

Our unbelievably romantic getaway, with queen bed, bath with shower, microwave, coffee, refrigerator, Dish TV. wireless DSL. Magnificent waterfront deck. Leave your car and worries behind. Just step aboard the WSF at Anacortes Ferry Terminal. .

Quiet (l0/16) - $109.95 Peak (5/16)- $179.95

10 % Discount - 3 Night Stay
15 % Discount - 4 Night Stay
20 % Discount - 5 Night Stay
33 % Discount - Monthly Stay
or 25 % Discount - Military or 60 Plus

# Mamie's Place

Warm and inviting, our midsized cottage has queen bed, open living area with queen hide-a-bed, Dish TV, wireless DSL, microwave, refrigerator, coffee and bath with shower. Small wrap-around deck. Watch the moonlight glistening on the water.

Quiet (10/16) - $109.95 Peak (5/16) - $179.95

10 % Discount - 3 Night Stay
15 % Discount - 4 Night Stay
20 % Discount - 5 Night Stay
33 % Discount - Monthly Stay
or 25 % Discount - Military or 60 Plus

# Odella's Cottage

Fully equipped kitchen with entertaining size breakfast bar. Large living room with queen hide-a-bed, Dish TV, wireless DSL, private bedroom with French Doors, queen bed, writing desk, walk-in closet, even a washer/dryer. Very nicely appointed.

Quiet (10/16) - $149.95 Peak (5/16) $249.95

10 % Discount - 3 Night Stay
15 % Discount - 4 Night Stay
20 % Discount - 5 Night Stay
33 % Discount - Monthly Stay
or 25% Discount - Military or 60 Plus

# Breakfast Menu

## Homemade Omeletes

Denver (ham, bell peppers, red onions our blend of cheeses)..... $14.99

Meat and Cheese (bacon, ham, and/or sausage, our blend of cheeses)..... $14.99

Crabcake (crab, bell peppers, red onions, tomatoes, mushrooms, cheese blend)...$14.99

Vegetarian (our medley of veggies with our blend of cheeses).....$14.99

## Mamie's Breakfast

Add your choice of ham, bacon, sausage or crab cake for $3.59

The Boardwalk (2 eggs, hash browns, toast or english muffin)..... $8.99

Breakfast Sandwich (english muffin, cheese scrambled egg, tomatoes, red onions). $5.99

Mamie's Croissant Sandwich (2 eggs scrambled with cheese)..... $7.99

French Toast Breakfast (2 pieces of french toast with 2 eggs).....$10.99

Pancake Breakfast (stack of 3 pancakes with 2 eggs)..... $10.99

## Breakfast Sides and Basics

| | | | |
|---|---|---|---|
| Two Eggs | $3.99 | Toast (2) | $3.59 |
| Hashbrowns | $3.99 | English Muffin | $3.59 |
| Bacon (3) | $3.99 | Croissant | $3.59 |
| Ham | $3.99 | Cinnamon Roll | $3.59 |
| Sausaage (2) | $3.99 | Pancakes (3) | $7.99 |
| Crabcake (1) | $3.99 | French Toast (2) | $7.99 |

# Lunch and Dinner Menu

## Salads & Starters

Green Salad..... .....$7.99

Grilled Chicken Salad..... $12.99

Clam Chowder Cup..... $4.99

Salad and Chowder..... $11.99

Side of Fries.....$6.99

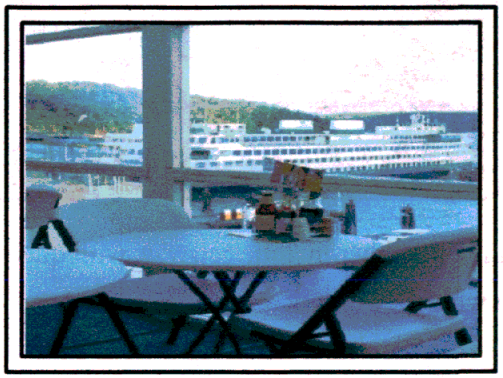
## Entrees, Burgers and Sandwiches

"Meal" includes choice of fries,chips or salad.

| | A la Carte | Meal |
|---|---|---|
| Grilled Alaskan Salmon..... | $13.99 | $16.98 |
| Clam Strips or Calamari Rings | $12.99 | $15.98 |
| 2 Piece Chicken Tenders..... | $6.99 | $9.98 |
| 3 Piece Chicken Tenders..... | $9.99 | $12.98 |
| 2 Piece Cod Tenders..... | .$7.99 | $10.98 |
| 3 Piece Cod Tenders..... | $10.99 | $13.98 |
| 2 Piece Battered Halibut..... | $11.99 | $14.98 |
| 3 Piece Battered Halibut..... | $17.99 | $20.98 |
| Amee's Single Burger..... | .$7.59 | $10.98 |
| Ryan's Double Burger..... | .$9.99 | $12.98 |
| Jim's Chicken Burger..... | .$8.99 | $11.98 |
| Esther's Cod Burger..... | .$9.99 | $12.98 |
| Chloe's Halibut Burger..... | $13.99 | $16.98 |
| Shawn's BLT..... | $8.99 | $11.98 |
| Sage's Pulled Pork Sandwhich..... | .$8.99 | $11.98 |
| Lauren's Kielbasa Dog..... | . $7.99 | $10.98 |
| Coral's Grilled Cheese Sandwich.. | $5.99 | $8.98 |
| Peanut Butter and Jelly..... | ..$4.99 | $7.98 |
| Turkey or Tuna Sandwich..... | .$7.99 | $10.98 |

Ashland 2.E.

# The Boardwalk



Waterfront Dining

Wine, Beer, Alcohol

Espresso, Ice Cream, Smoothies

Waterfront Guest Cottages


Orcas Island Ferry Landing

8292 Orcas Road. Box 73

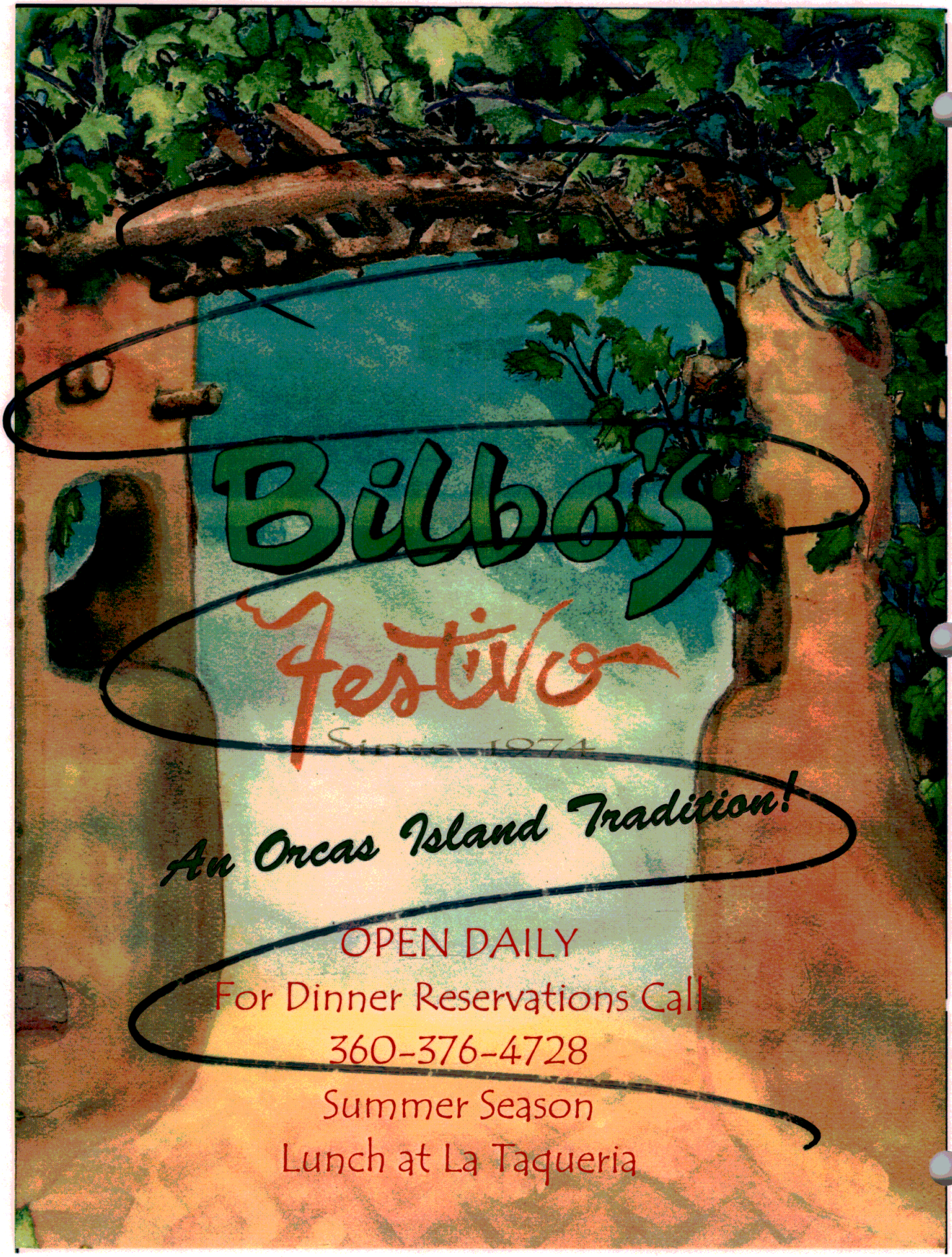
Orcas Island, WA. 98280

Phone: 360-376-2971

Toll Free: 877-376-2971

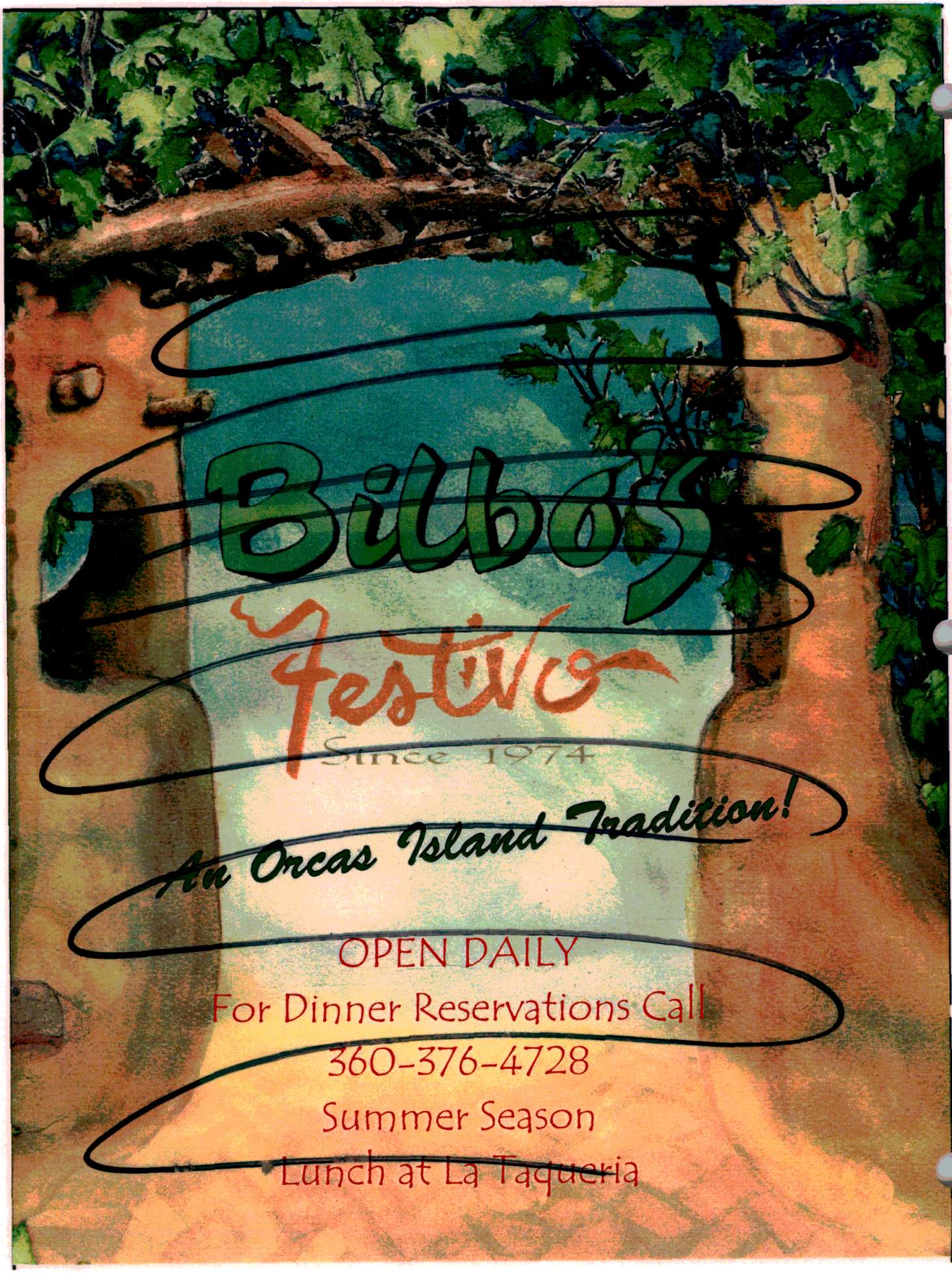
orcasislandboardwalk.com

mamie@orcasislandboardwalk.com


Bilbo's
Festivo
Since 1874
An Orcas Island Tradition!
OPEN DAILY
For Dinner Reservations Call
360-376-4728
Summer Season
Lunch at La Taqueria

#1 Mount 2.N.

ORCAS OUTDOORS
SEA KAYAK ADVENTURES
At the Boardwalk
Orcas Ferry Landing
www.orcasoutdoors.com
www.orcasislandboardwalk.com
email: info@orcasoutdoors.com
email: mamie@orcasislandboardwalk.com
(360) 376-4611
or... 877-376-2971


Bilbo's
Festivo
Since 1974
An Orcas Island Tradition!
OPEN DAILY
For Dinner Reservations Call
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Summer Season
Lunch at La Taqueria

Attachment 2.[illegible].N.

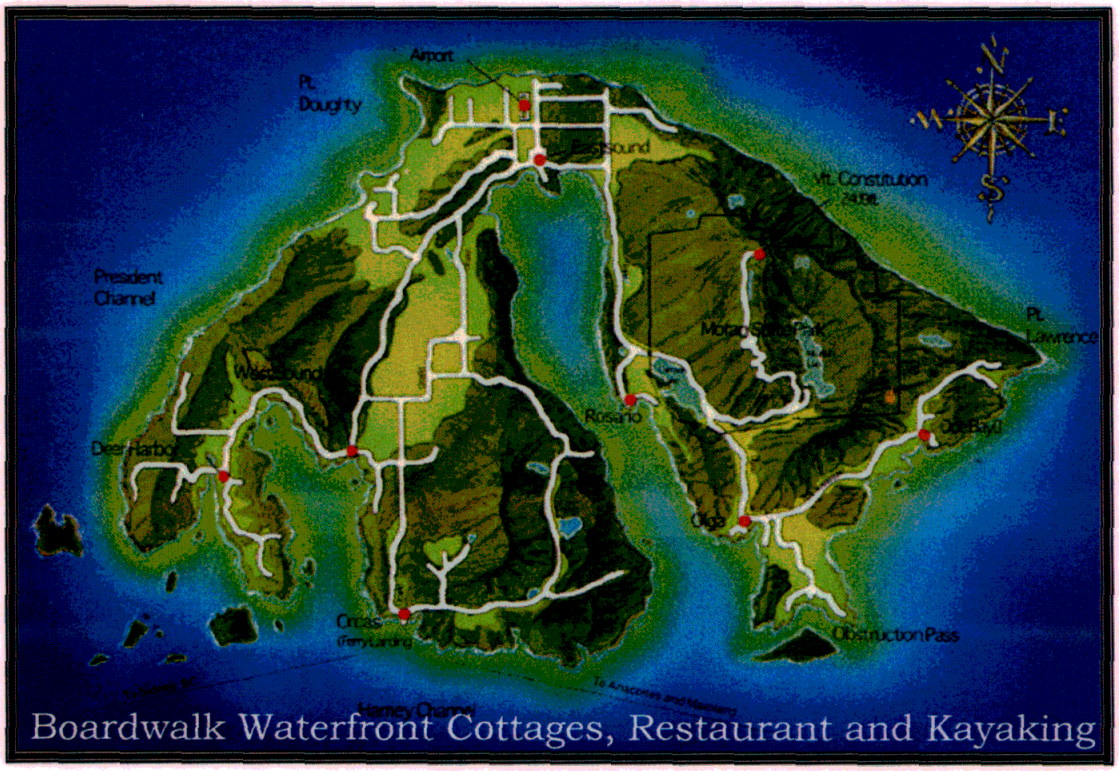
# ORCAS OUTDOORS
# SEA KAYAK ADVENTURES

At the Boardwalk
Orcas Ferry Landing
www.orcasoutdoors.com
www.orcasislandboardwalk.com
email: info@orcasoutdoors.com
email: mamie@orcasislandboardwalk.com

(360) 376-4611

or... 877-376-2971

# BOARDWALK ON THE WATER
# (ORCAS ISLAND FERRY LANDING)




| | ORCAS VILLAGE | WEST SOUND | DEER HARBOR | EAST SOUND | MORAIN STATE PARK | OLGA | OBSTRUC-TION PASS | DOE BAY | MT. CONSTIT-UTION |
|---|---|---|---|---|---|---|---|---|---|
| ORCAS VILLAGE | | 3.5 | 7.6 | 9.1 | 13.6 | 17.1 | 19.6 | 20.3 | 20.7 |
| WEST SOUND | | | 4.1 | 7.0 | 11.5 | 15.0 | 17.5 | 18.2 | 17.1 |
| DEER HARBOR | | | | 11.1 | 15.1 | 18.2 | 21.6 | 22.3 | 21.2 |
| EAST SOUND | | | | | 4.0 | 8.0 | 10.5 | 11.2 | 11.6 |
| MORAIN STATE PARK | | | | | | 3.5 | 6.0 | 6.7 | 5.6 |
| OLGA | | | | | | | 2.5 | 3.2 | 8.5 |
| OBSTRUC-TION PASS | | | | | | | | 4.7 | 5.7 |
| DOE BAY | | | | | | | | | 11.7 |
| MT. CONSTIT-UTION | | | | | | | | | |


**8292 Orcas Road, P.O. Box 73, Orcas, WA 98280 360-376-2971, 877-376-2971**

**www.orcasislandboardwalk.com mamie@orcasislandboardwalk.com**

# MAMIE'S BREAKFAST ( TO 11:00)

BREAKFAST SANDWICH $5.95
English Muffin, Scrambled Egg, Cheese,
Tomatoes, and Red Onions.
Add Choice of Ham, Bacon, Sausage or Crab Cake $3.50

ORCAS PITA $8.50
Pita Bread with Scrambled Eggs, Cheese,
Tzatziki and Salsa Sauce
Add Choice of Ham, Bacon, Sausage or Crab Cake $3.50

BOARDWALK BREAKFAST $8.95
Eggs cooked to order, Hashbrowns, and Texas Toast or English Muffin
Add Choice of Ham, Bacon, Sausage or Crab Cake $3.50

SAN JUAN BENEDICT WITH HAM $14.95
English Muffin, Eggs, Tomato, Onion, Hollandaise Sauce, Hashbrowns

## DELICIOUS HOMEMADE THREE EGG OMELETS

Served with Hashbrowns and Texas Toast or English Muffin

DENVER $14.95
Ham, Bell Peppers, Red
Onions, Blend of Cheeses

VEGGIE $14.95
Our Medley of Veggies, and
Our Special Blend of
Cheeses

MEAT/CHEESE $14.95
Bacon, Ham, Sausage,
With our Special Blend
Of Cheeses

CRAB $14.95
Crab, Bell Peppers, Red
Onions, Mushrooms,
Tomatoes, and our Special
Blend of Cheeses

## BREAKFAST SIDES AND BASICS

| | | | | | |
|---|---|---|---|---|---|
| French Toast | $6.95 | Bacon (3) | $3.95 | Texas Toast (2) | $3.50 |
| Fresh Eggs (2) | $3.95 | Pattie Sausage (2) | $3.95 | English Muffin | $2.50 |
| Pancakes (4) | $6.95 | Pitted Ham | $3.95 | Cinnamon Roll | $3.95 |
| Hashbrowns | $3.95 | Crab Cakes (1) | $3.95 | | |

Coffee, Tea, Milk

| 8 Oz. | 12 Oz. | 16 Oz. | 20 oz. |
|---|---|---|---|
| $1.50 | $2.00 | $2.50 | $3.00 |

Assorted Juices, Hot Chocolate

| | | | |
|---|---|---|---|
| $2.00 | $2.75 | $3.50 | $4.25 |

CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH, OR EGGS MAY INCREASE RISK OF FOODBORNE ILLNESS

# MAMIE'S LUNCH & DINNER (AFTER 11:00)

CHICKEN TENDERS OR BATTERED COD 2 PC...$6.95 3 PC...$ 9.95
BATTERED HALIBUT 2 PC...$10.95 3 PC...$14.95
FRIED STRIP CLAMS, FRIED OYSTERS,
CALAMARI RINGS OR SHRIMP... $11.95

ADD COLESLAW, FRIES OR CHIPS...$3.00 EACH
ADD ONION RINGS OR MOZZARELLA STICKS (2)... $4.95

GRILLED CHEESE... $5.95
KEILBASA DOG $6.95
SHAWN'S BLT... $8.95
AMEE'S SINGLE BURGER ... $ 6.95
RYAN'S DOUBLE BURGER... $ 7.95
CHICKEN BREAST BURGER... $8.95
SMOKED PULLED PORK SANDWICH... $ 8.95

COD BURGER 8.95
HALIBUT BURGER 12.95

ADD COLESLAW, FRIES OR CHIPS...$3.00 EACH
ADD CHEDDAR, PROVOLONE OR SWISS CHEESE...$1.00
ADD GRILLED MUSHROOMS OR 2 STRIPS OF BACON... $2.95
ADD ONION RINGS OR MOZZARELLA STICKS (2)... $4.95

CHICKEN BREAST OR BATTERED COD TACO...$6.95
WITH PEACH MANGO OR LA VICTORIA PICANTE SALSA

CRABCAKE OR CHICKEN BREAST PITA... $8.95
WITH TZATZIKI, LETTUCE, TOMATOES & ONIONS

SPRING SALAD... $4.95
CUP OF CLAM CHOWDER OR CHILI... $4.95
CLAM CHOWDER/ SALAD COMBO... $9.95

SUMMER BARBECUE/WINTER GRILL
KEILBASA DOG...$6.95
WILD ALASKAN COHO SALMON...$8.95
SMOKED PORK RIBS...$10.95

| | 8OZ. | 12OZ. | 16OZ. | 20OZ. |
|---|---|---|---|---|
| COFFEE, TEA, MILK | $1.50 | $2.00 | $2.50 | $3.00 |
| ASSORTED JUICES, HOT CHOCOLATE | $2.00 | $2.75 | $3.50 | $4.25 |

BEERS... $4.00 TO $4.75.....WINES... $6.00 TO $7.50.....ASSORTED MIXED DRINKS

CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH OR EGGS MAY INCREASE YOUR RISK OF FOODBORNE ILLNESS

Attachment 2. K.

# BOARDWALK on the Water

**BREAKFAST - Served 7:30 TO 11:00 Daily***
**Pancakes ($6.95) French Toast ($6.95)**
**Breakfast Sandwiches ($5.95)**
**Breakfasts Made to Order ($8.95 to $11.95)**
**Egg Benedicts ($14.95)**
**3 Egg Omelets Denver, Veggie, Crab ($14.95)**

**LUNCH/DINNER - Served A La Carte 11:00 TO 7:30 Daily***
**Beef and Fish Burgers ($6.95 to $12.95)**
**Grilled Chicken and Pulled Pork ($8.95)**
**BLT's, Keilbasa Dogs, Taco's and Pita's ($6.95 to $8.95)**
**Clams, Oysters, Calamari and Shrimp ($11.95)**
**Wild Alaskan Coho Salmon ($8.95)**
**Smoked Pork Ribs ($10.95)**
**Soups, Salads and Appetizers ($4.95 to $9.95)**

**ALCOHOLIC DRINKS / WINE / BEERS**

*www.orcasislandboardwalk.com*
*Email: mamie@orcasislandboardwalk.com*
*8292 Orcas Road, P.O. Box 73, Orcas, WA 98280 360-376-2971, 877-376-2971*

Attachment 2.J.

# BOARDWALK ON THE WATER
# (ORCAS ISLAND FERRY LANDING)

## THE ROSE COTTAGE

PEAK SEASON: $289.95
QUIET SEASON: $189.95

10% off - 3 days
15% off - 4 days
20% off - weekly
33% off - monthly

The Rose Cottage is an unforgettable experience, with a bit more space but all the conveniences of home. Rose has a fully equipped kitchen, a beautiful living room with queen hide-a-bed, dish TV, private bedroom, and private bath/shower combination.

The deck on Rose is very private and beautiful. There is a $300 deck fee for any reception, wedding or party. Guests are invited to provide their own food and non-alcoholic beverages, but must use only Boardwalk to cater all alcohol.

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www.orcasislandboardwalk.com mamie@orcasislandboardwalk.com

Attachment 2.I.

# BOARDWALK ON THE WATER
# (ORCAS ISLAND FERRY LANDING)

## ODELLA'S

PEAK SEASON:
$249.95
QUIET SEASON:
$149.95
10% off - 3 days
15% off - 4 days
20% off - weekly
33% off - monthly

Odella's is perfect for children with a fully equipped kitchen, an entertaining size breakfast bar, a large living room with queen hide-a-bed, and dish TV. Odella's has a private bedroom with French doors, queen bed, writing desk, walk-in closet, bath with shower, air-conditioning, and wireless Hotspot.

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www.orcasislandboardwalk.com mamie@orcasislandboardwalk.com

Attachment Q. H.

# BOARDWALK ON THE WATER
# (ORCAS ISLAND FERRY LANDING)

## MAMIE'S PLACE

PEAK SEASON:
$179.95
QUIET SEASON:
$109.95
10% off - 3 days
15% off - 4 days
20% off - weekly
33% off - monthly

Mamie's, our mid-sized cottage has a beautiful landscape of water from it's wrap-around deck. Warm, inviting and tastefully decorated, Mamie's has air-conditioning, queen bed, open living area with queen hide-a-bed, dish TV, wireless Hotspot availability, microwave, refrigerator, coffee, and bath with shower.

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www.orcasislandboardwalk.com mamie@orcasislandboardwalk.com

Attachment 2.G.

# BOARDWALK ON THE WATER
# (ORCAS ISLAND FERRY LANDING)

## GRANDMA'S LITTLE HOUSE

PEAK SEASON:
$179.95
QUIET SEASON:
$109.95
10% off - 3 days
15% off - 4 days
20% off - weekly
33% off - monthly

Grandma's with it's magnificent high bank waterfront deck is our most popular, romantic getaway, offering air-conditioning, comfortable queen bed, bath with shower, coffee, microwave, refrigerator, dish TV, and wireless Hotspot availability.

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www.orcasislandboardwalk.com mamie@orcasislandboardwalk.com

# BOARDWALK ON THE WATER
# (ORCAS ISLAND FERRY LANDING)

*Thanks for Staying with Us*

*It is our policy not to disturb you in any way during your stay, but please don't hesitate to come to us for any of your needs. We want you to totally enjoy Boardwalk on the Water and our Beautiful Island.*

*During Peak Season (May 16 through October 15) our restaurant, covered courtyard and cliff dining are open daily from 7:30 a.m. to 6:30 p.m.*

*Orcas Outdoors offers seasonal, informative, fun, 2 and 3 hour guided kayak tours and multi-day and custom excursions off our private dock. Please sign up at Orcas Outdoors gazebo or in front of our restaurant by the ice cream counter.*

*Whale watching, Mopeds, Bicycles, and Car and Boat Rentals are available here at The Landing. The Landing is also home to other businesses - gift shops, grocery, deli, dining etc.*

*Please let us know if we can personally arrange any activities.*

*Again, thanks for staying with us.*

| Check-In Time | Check-Out Time |
|---|---|
| 3:00 p.m. | 11:00 a.m. |

*Please No Smoking, No Pets*
*$300.00 Deck/Party Fee*

8292 Orcas Road, P.O. Box 73, Orcas, WA 98280 360-376-2971, 877-376-2971
www.orcasislandboardwalk.com mamie@orcasislandboardwalk.com

ATTACHMENT 2.F.

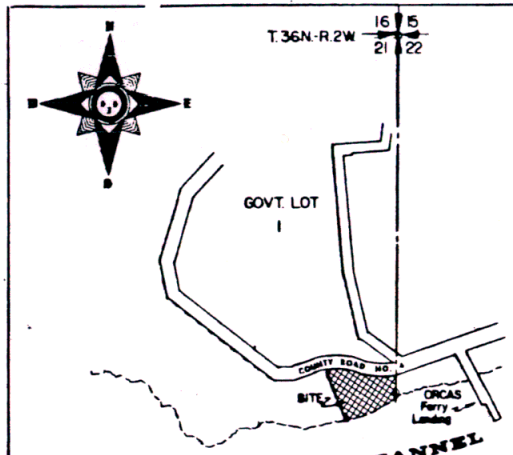
# BOARDWALK ON THE WATER
# (ORCAS ISLAND FERRY LANDING)

## WATERFRONT COTTAGES

## WATERFRONT DINING

## BEER GARDEN

8292 Orcas Road, P.O. Box 73, Orcas, WA 98280 360-376-2971, 877-376-2971
www.orcasislandboardwalk.com mamie@orcasislandboardwalk.com




Vicinity Map

## Legal Description

A portion of Government Lot 1, Section 21, Township 36 North, Range 2 West, W.M., Orcas Island, County of San Juan, State of Washington, described as follows:

Beginning at the meander corner common to said Section 21 and Section 22, said township and range; thence North 0°24'47" East, 70.00 feet along the east line of said Section 21; thence North 84°26'30" West, 158.39 feet; thence South 84°38'26" West, 67.50 feet; thence South 21°55'49" East to a point on the line of ordinary high tide; thence easterly along the line of ordinary high tide to a point on the easterly boundary of said Section 21; thence leaving said line of ordinary high tide and running along said easterly boundary, North 0°24'27" East to the true point of beginning, EXCEPT County roads.

## Surveyor's Certificate

I, John L. Thalacker, hereby certify that this plan of PUDDIN' HEAD PARK, a condominium, is based upon an actual survey, that the courses and distances are shown correctly hereon and that I have fully complied with the provisions of the applicable statutes, and the plan accurately depicts the locations and dimensions of the apartments and buildings as built.

John L. Thalacker

John L. Thalacker, L.S.
Registered Land Surveyor
Certificate No. 8657

May 11, 1979
Date

107115

## Auditor's Certificate

Filed at the request of John L. Thalacker on this 11th day of May, 1979, at 11:17 A.M.,
in Volume 1 of Condominiums, pages 16-16.8-16A, records of San Juan County, Washington.

Mary L. Byron
San Juan County Auditor Maria McCarty, deputy

## Dedication

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, the record owners, contract purchasers and lessees, of the property shown hereon, do hereby dedicate the same to be known as PUDDIN' HEAD PARK for condominium purposes. All areas within the described boundaries, exclusive of apartment units, are dedicated to the exclusive use and benefit of apartment unit owners as common areas or limited common areas, according to the Declaration of Condominium as recorded under Auditor's File No. 107116, records of San Juan County, Washington.
IN WITNESS WHEREOF, we have set hereunto, our hands and seals this 18th day of April, A.D., 1979.

Robert P. Sheehan
Douglas S. Cass
Lee W. Baker
Esther R. Sheehan
Linda A. Cass
Diane R. Baker
Kathleen L. Ross, a widow

## Acknowledgment

STATE OF WASHINGTON )
) ss:
COUNTY OF SAN JUAN )

This is to certify that on this 4TH day of MAY, 1979, before me, a Notary Public, personally appeared ROBERT P. SHEEHAN and ESTHER R. SHEEHAN, husband and wife, to me known to be the individuals who executed the within Dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.
IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first above written.

W. Wallace F. Hudgell
Notary Public in and for the State of Washington residing at EASTSOUND

STATE OF WASHINGTON )
) ss:
COUNTY OF SAN JUAN )

This is to certify that on this 11TH day of May, 1979, before me, a Notary Public, personally appeared KATHLEEN L. ROSS, a widow, to me known to be the individual who executed the within Dedication and acknowledged to me that she signed and sealed the same as her voluntary act and deed for the uses and purposes therein mentioned.
IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first above written.

W. Wallace F. Hudgell
Notary Public in and for the State of Washington residing at EASTSOUND

STATE OF WASHINGTON )
) ss:
COUNTY OF SAN JUAN )

This is to certify that on this 18 day of APRIL, 1979, before me, a Notary Public, personally appeared DOUGLAS S. CASS and LINDA A. CASS, husband and wife, to me known to be the individuals who executed the within Dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.
IN WITNESS WHEREOF I have hereunto set my hand and seal the day and year first above written.

Nancy D. Green
Notary Public in and for the State of Washington residing at Eastsound

STATE OF WASHINGTON )
) ss:
COUNTY OF )

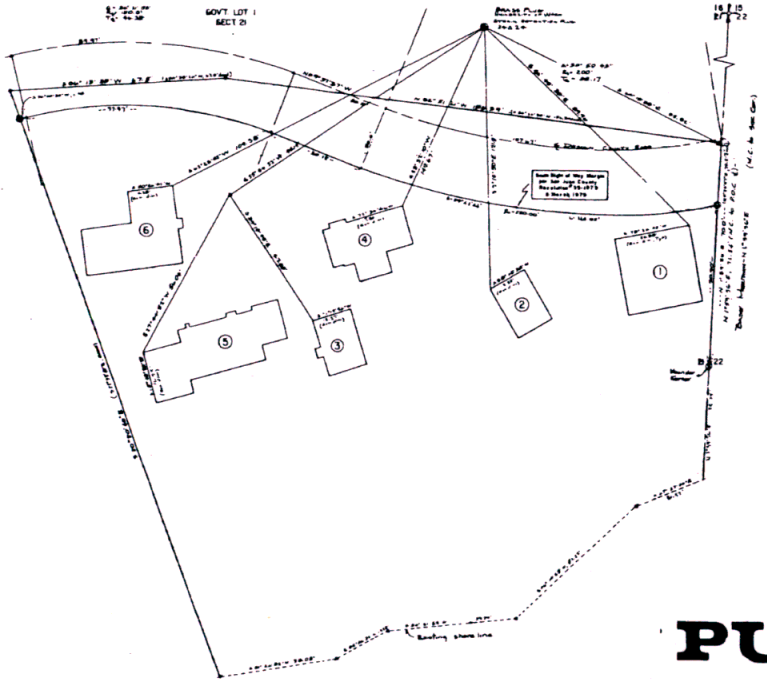
This is to certify that on this 30 day of APRIL, 1979, before me, a Notary Public, personally appeared LEE W. BAKER, to me known to be the individual who executed the within Dedication and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned.
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

Sharon D. Green
Notary Public in and for the State of Washington residing at Eastsound

STATE OF WASHINGTON )
) ss:
COUNTY OF SAN JUAN )

This is to certify that on this 27th day of APRIL, 1979, before me, a Notary Public, personally appeared DIANE R. BAKER, to me known to be the individual who executed the within Dedication and acknowledged to me that she signed and sealed the same as her voluntary act and deed for the uses and purposes therein mentioned.
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.

W. Wallace F. Hudgell
Notary Public in and for the State of Washington residing at EASTSOUND



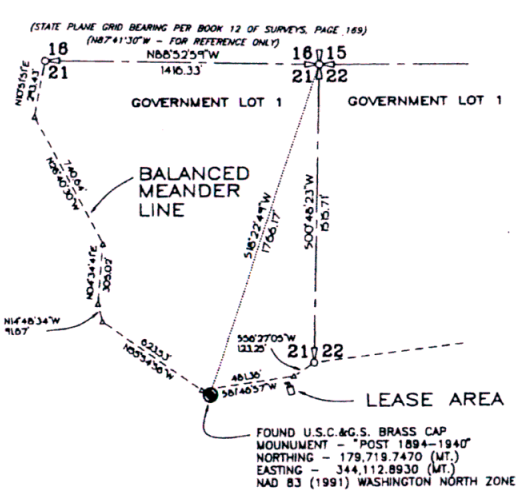

Site Plan

# PUDDIN' HEAD PARK

## A COMMERCIAL CONDOMINIUM

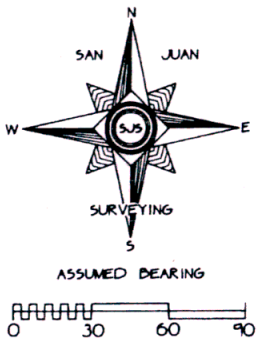
Attached 2-C.

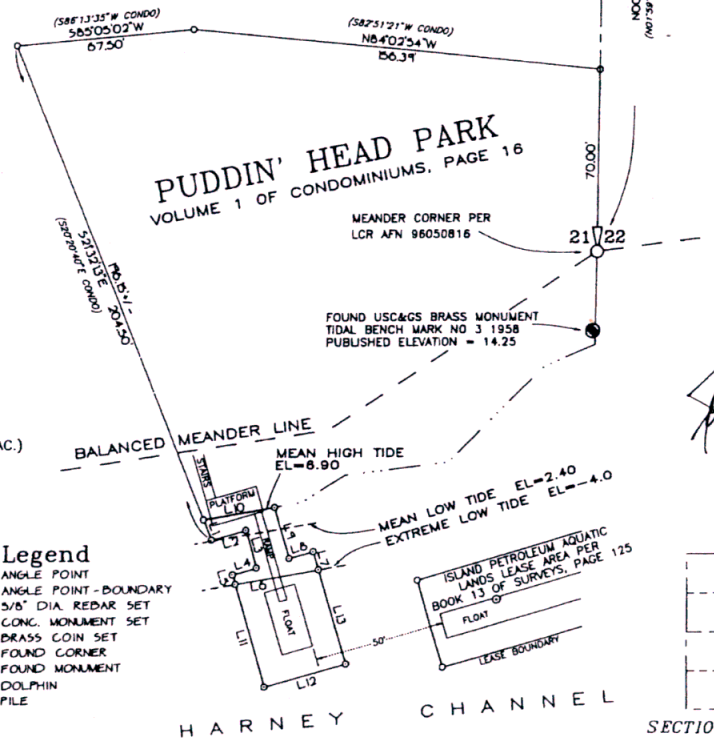
Job No. 1663 Misc. 305C, SKA
Comp Ref: 1663.PRO Revised: 5/19/97 J.T
Drawn by: JSW Revised:
Checked by: J.T Revised:
Reference: FORBES




## Section Subdivision Detail

1" = 400'




## AREAS

TIDELANDS LEASE - 554 S.F. (0.01 AC.)
BOTTOMLANDS LEASE - 1,264 S.F. (0.03 AC.)
FLOAT - 300 S.F.
RAMP - 105 S.F.
PLATFORM - 38 S.F. (WITHIN LEASE AREA)

| LINE | DISTANCE | BEARING |
|---|---|---|
| L1 | 8.35' | N21°32'13"W |
| L2 | 13.51' | N74°02'33"E |
| L3 | 15.00' | N15°57'27"W |
| L4 | 9.50' | S74°02'33"W |
| L5 | 3.77' | N15°57'27"W |
| L6 | 32.19' | N80°15'19"E |
| L7 | 7.28' | N15°57'27"W |
| L8 | 9.50' | S74°02'33"W |
| L9 | 20.33' | N15°57'27"W |
| L10 | 27.49' | N80°15'19"E |
| L11 | 41.23' | S15°57'27"E |
| L12 | 32.00' | N74°02'33"E |
| L13 | 37.74' | N15°57'27"W |

## Legend

- △ ANGLE POINT
- ○ ANGLE POINT - BOUNDARY
- ⊕ 5/8" DIA. REBAR SET
- ⊕ CONC. MONUMENT SET
- ○ BRASS COIN SET
- • FOUND CORNER
- ◉ FOUND MONUMENT
- ● DOLPHIN
- ⊙ PILE

## Land Description

That portion of the bed of Harney Channel below the line of ordinary high tide owned by the State of Washington situated in front of that portion of Government Lot 1 of Section 21, Township 36 North, Range 2 West, W.M., Orcas Island, County of San Juan, State of Washington included within the following described parcel:

Commencing at the meander corner common to Sections 21 and 22, said Township and Range as described by instrument recorded under Auditor's File No. 9605081G, records of said county; thence along the common boundary of said Sections 21 and 22 North 0°48'23" East, 70.00 feet to a point from which the concrete monument described by instrument recorded under Auditor's File No. 113416, records of said county as marking the northerly corner common to said Sections 21 and 22 bears North 0°48'23" East; thence leaving said common boundary and along the northerly boundary of that certain tract of land shown and described in Volume 1 of Condominiums, Page 16, records of said county North 84°02'54" West (North 83°51'21" West per said record) 156.39 feet; thence South 85°05'02" West (South 86°13'35" West per said record) 67.50 feet; thence leaving said northerly boundary and along the westerly boundary of said tract South 21°23'13" East (South 20°20'40" East per said record) 204.13 feet to the TRUE POINT OF BEGINNING of the parcel to be described; thence leaving said boundary North 74°02'33" East, 13.33 feet; thence perpendicular thereto South 15°57'27" East, 15.00 feet; thence perpendicular thereto South 74°02'33" West, 9.50 feet; thence perpendicular thereto South 15°57'27" East, 41.23 feet; thence perpendicular thereto North 74°02'33" East, 32.00 feet; thence perpendicular thereto North 15°57'27" West, 37.74 feet; thence perpendicular thereto South 74°02'33" West, 8.5 feet; thence perpendicular thereto North 15°57'27" West, 20 feet, more or less, to a point on the line of ordinary high tide; thence southeasterly along said line of ordinary high tide to a point lying North 21°32'13" West of the True Point of Beginning; thence leaving said line of ordinary high tide and along the westerly boundary of said tract and the southerly extension thereof South 21°32'13" East, 8 feet, more or less, to the True Point of Beginning.

## Surveyor's Notes

1. Government Lot 1 of Section 21 was patented prior to statehood per instrument dated August 31, 1889 and recorded at Volume 1-8 of Patents, pages 251 & 258 (renumbered Volume 18, page 310) August 23, 1982, and thus, the seaward boundary of the uplands adjacent to the beds of navigable water surveyed hereon would be the Balanced Meander Line, or, the Line of Ordinary High Tide, which ever is the most seaward. No record was been identified by which the State of Washington conveyed 2nd Class Tidelands adjacent to Government Lot 1 of Section 21 to private ownership.
2. For information regarding the General Land Office (GLO) corners shown refer to the referenced recorded Land Corner Records (LCR AFN). The subdivisional lines of said section were calculated based upon record data as substantiated by recovered previously established field control and record stakes and monuments as shown hereon and at Volume 1 of Short Plats, page 88, and at Volume 3 of Short Plats, page 9, records of San Juan County. The Basis of Bearings for this survey is the same as was established between the monuments marking the above noted GLO Corners as shown on the referenced Volume 3 of Short Plats, page 9, and bears North 0°48'23" East. For information regarding the position of the Meander Corner, refer to the referenced LCR.
3. The area of the parcel shown was calculated based upon the location of the noted tidal datum lines shown hereon as previously derived and shown on the Condominium of Puddin' Head Park as recorded at Volume 1 of Condominiums, page 16, records of said county, and are relative to the referenced section subdivisional corners.
4. There are or may be existing easements, drives, accesses, utilities, improvements and structures upon and adjacent to the lands surveyed which have not been located and/or shown on the survey. No visible encroachments were identified along the boundary lines which are shown as surveyed and marked hereon. No parcel boundary lines or corners have been marked.
5. The location of the boundaries of adjacent aquatic land tract is shown at Book 13 of Surveys, page 125.

## Surveyor's Certificate

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of J. FORBES in May, 1997

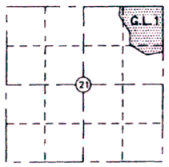
John L. Thalacker, P.L.S. Certificate No. 8657

## Auditor's Certificate

Filed for record this 19TH day of MAY, 1997 at 11:34 A.M., in Book 14 of Surveys, Page 75 at the request of John L. Thalacker, P.L.S.

9705190 File No.

BY County Auditor




SECTION LOCATION MAP

A SURVEY OF PORTIONS OF
AQUATIC LANDS ADJACENT TO
GOVERNMENT LOT 1 — SECTION 21
T.36N., R.2W., W.M.
ORCAS ISLAND

*SAN JUAN SURVEYING*
*Friday Harbor, WA 98250*

Attachment 2.D