



February 23, 2007

Stanton Properties
c/o Randy Forsyth
11410 NE 122nd Way Ste. 102
Kirkland, WA 98034

Re. PRE2006-00084, Point Roberts Beach Resort Pre-Application Lot of Record
Determination

This is to confirm that all five parcels described below are lots of records pursuant to
WCC 20.97.220.

Based on the deed history submitted, there are three lots of record contained within
Assessor's Parcel Number (APN) 403511 506427. All three parcels were established
prior to the creation of Whatcom County zoning and subdivision regulations. The first lot
of record, located in the southeast corner of APN 403511 506427, was created in 1918
when A.S. & Sigrid Myrdal conveyed the approximate 7.75-acre parcel to S. Myrdal
under Auditor's File Number (AF#) 208831. The second lot of record was created in
1928 when A.S. & Sigrid Myrdal conveyed the approximate 36.10-acre parcel to J.H.
McLennan and Hunter Wells under AF# 353135. The third lot of record, approximately
6.94-acres, was established as a remainder parcel when the above-mentioned conveyance
occurred in 1928.

Based on the deed history submitted, APN 405312 014420 was established as far back as
1967 when this 15.55-acre parcel was conveyed from J.H. McLennan to Point Roberts
Estates under AF# 1020901. APN 405312 065477 was established as far back as 1946
when Kay and Edith Goodman conveyed the approximate 36.18-acre parcel to Gene and
Teresa Dunlap under AF# 628219.

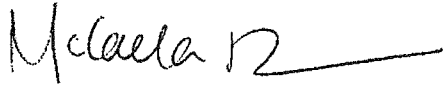
Property ownership for the parcels is as follows:

- All three parcels contained within APN 403511 506427 as well as APN 405312
014420 are currently owned by Bradbury Enterprises as to an undivided 1/3
interest, Beverly J. Nielson, as Trustee of the Ronald Alvin Nielson Exemption
Equivalent Trust, as to an undivided 1/3 interest, George T. and Bonita J.
Champion, as Trustees of the Champion Family Trust, as to an undivided 1/6
interests and Bonita J. Champion, a married woman as to undivided 1/6 interest
(see AF#s 900118176, 910225085, 910808106, 2030801694).
- APN 405312 065477 is currently owned by Peter W. and Lucia O. Butler as to an
undivided 1/2 interest and 509776 B.C. Ltd. as to an undivided 1/2 interest (see
AF#s 951012063 and 960206003).

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As of the date of this letter, all five parcels are zoned Point Roberts Transitional Zone (TZ). As such, the lots may be sold, leased or transferred separately from one another without further approval from this office.

Pursuant to WCC 21.02.030, you may appeal this determination to the Whatcom County Hearing Examiner within 14 calendar days from the date of this letter, along with a complete form from this office, a fee of \$175.00, and a statement including tangible evidence substantiating the appeal.

A handwritten signature in black ink, appearing to read "McCaela Daffern", followed by a horizontal line extending to the right.

Determination by:
McCaela Daffern
Planner-I



STANTON NORTHWEST
Integrated Real Estate Development

WHATCOM COUNTY
PLANNING & DEVELOPMENT SERVICES

JUN 23 2008

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August 30, 2007

Mr. Wayne Fitch
Whatcom County
Planning and Development Services
Land Use Services Division
5280 Northwest Drive, Suite B
Bellingham, Washington 98226

RE: POINT ROBERTS BEACH RESORT – ACCESSORY DWELLING LOTS

Dear Mr. Fitch:

Per your request, we have provided a chart below showing the lot numbers and associated square footage for the lots that we are requesting accessory dwelling units. At this time, we are requesting the accessory dwelling units, it will be individual home builder decision if they will be used. Please review the information provided and let me know if you have any questions or require additional information. Thank you.

<u>Lot No.</u>	<u>Sq. Ft. +/-</u>
18	18,544
19	18,420
21	17,586
40	33,692
42	21,441
50	20,514
69	18,828
71	19,132
93	17,598

Please feel free to contact me at (425) 823-9010 should you have any questions regarding this matter.

Respectfully,

STANTON LAND HOLDINGS, LLC

Randy Forsyth
Authorized Agent