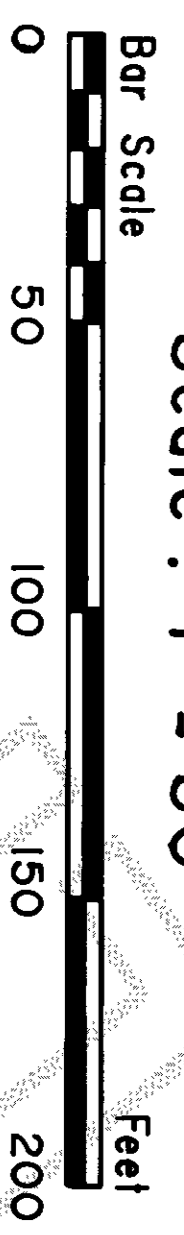


PLAN

Scale: 1" = 50'



LEGAL DESCRIPTION

The West 480 feet of the East 510 feet of the South 300 feet of the North 495 feet of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 18, Township 34 North, Range 4 East of the Willamette Meridian.

EXCEPT that portion conveyed to the City of Mount Vernon for street purposes (Commercial Street) by deed recorded March 12, 1997 under Auditor's File No. 9703120051, records of Skagit County, Washington;

TOGETHER WITH that portion of Vacated Market Street which has reverted to said premises by operation of law at the direction of the City Council of Mount Vernon by Ordinance No. 2114 vacating a certain portion of Market Street by that instrument recorded October 22, 1984 under Auditor's File No. 8410220072, records of Skagit County, Washington, and being more particularly described as that portion of the West 40 feet of the East 550 feet of the South 300 feet of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of said Section 18 lying North of the Westerly projection of the North line of Commercial Street by deed recorded March 12, 1997 under Auditor's File No. 9703120051, records of Skagit County, Washington.

(Legal Description Continued upon Column 1 of Sheet 2)

LEGEND

- Prop. Cor. Set Rebar
 - △ Mon. Set BT
 - ⊙ Mon.
 - ⊕ FH
 - ⊕ CB
 - ⊕ WM
 - ⊕ MH
 - ⊕ GM
 - 8" S
 - 12" S
 - 27" S
 - 2" SD
 - G
 - Found/Set
 - PP
- Property Corner
Set 5/8" Diam. x 18" Length Steel Rebar with Yellow Plastic Cap Imprinted: "LEGRO 3475"
Set Nail and Brass Tag Imprinted: "LS 3475"
Monument
Centerline
Fire Hydrant
Catch Basin
Water Meter
Sewer Manhole
Gas Meter
8" Diam. Sanitary Sewer
12" Water Main
27" Diam. Storm Drain
2" Gas Main (Dashed Line = Abandoned Pipe)
Cor./Mon. Locations verified by this Survey (6-23-98)
Power/Telephone Pole Overhead Lines

ZONING CLASSIFICATION

C-2 General Commercial District

OWNER - DEVELOPER

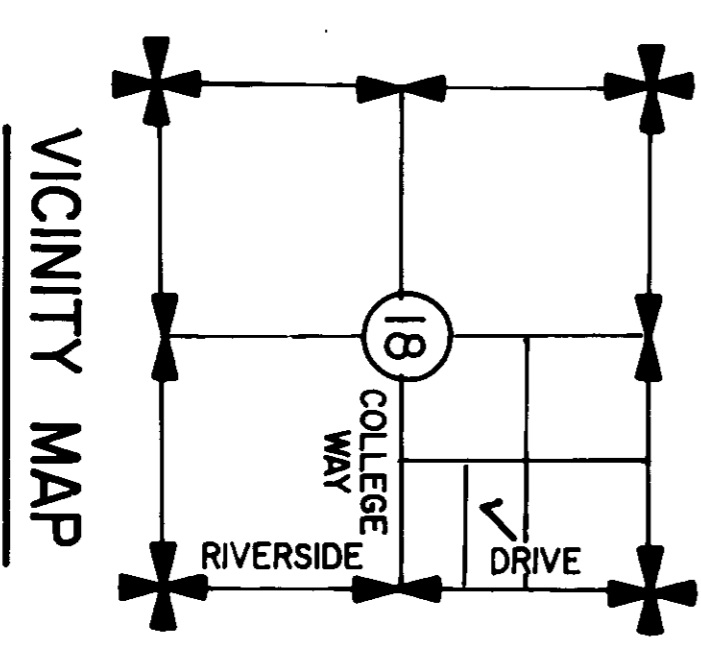
DAI SUNG ENTERPRISE dba DAYS INN
Mr. Soo H. Kim
2009 Riverside Drive
Mount Vernon, WA, 98273
(360) 424-4141

LOT AREAS

Lot 1 = 73534.61 Sq. Ft. = 1.688 Ac.
Lot 2 = 27520.29 Sq. Ft. = 0.632 Ac.
Lot 3 = 22,645.65 Sq. Ft. = 0.520 Ac.
Lot 4 = 22,645.65 Sq. Ft. = 0.520 Ac.

UTILITY NOTE

Utilities shown hereon have been reproduced from the records of Cascade Natural Gas Co., Skagit County Public Utility District No. 1, the City of Mount Vernon Engineering Dept., and from field observation where possible.



N.T.S.

Sheet 1 of 3 Sheets

AUDITOR'S CERTIFICATE

Norma Brummett
NORMA BRUMMETT
Auditor, Skagit County
by *Norma Brummett*

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of City of Mount Vernon Short Plats and Subdivision Ordinance No. 2632 as passed and adopted Dec. 14, 1994

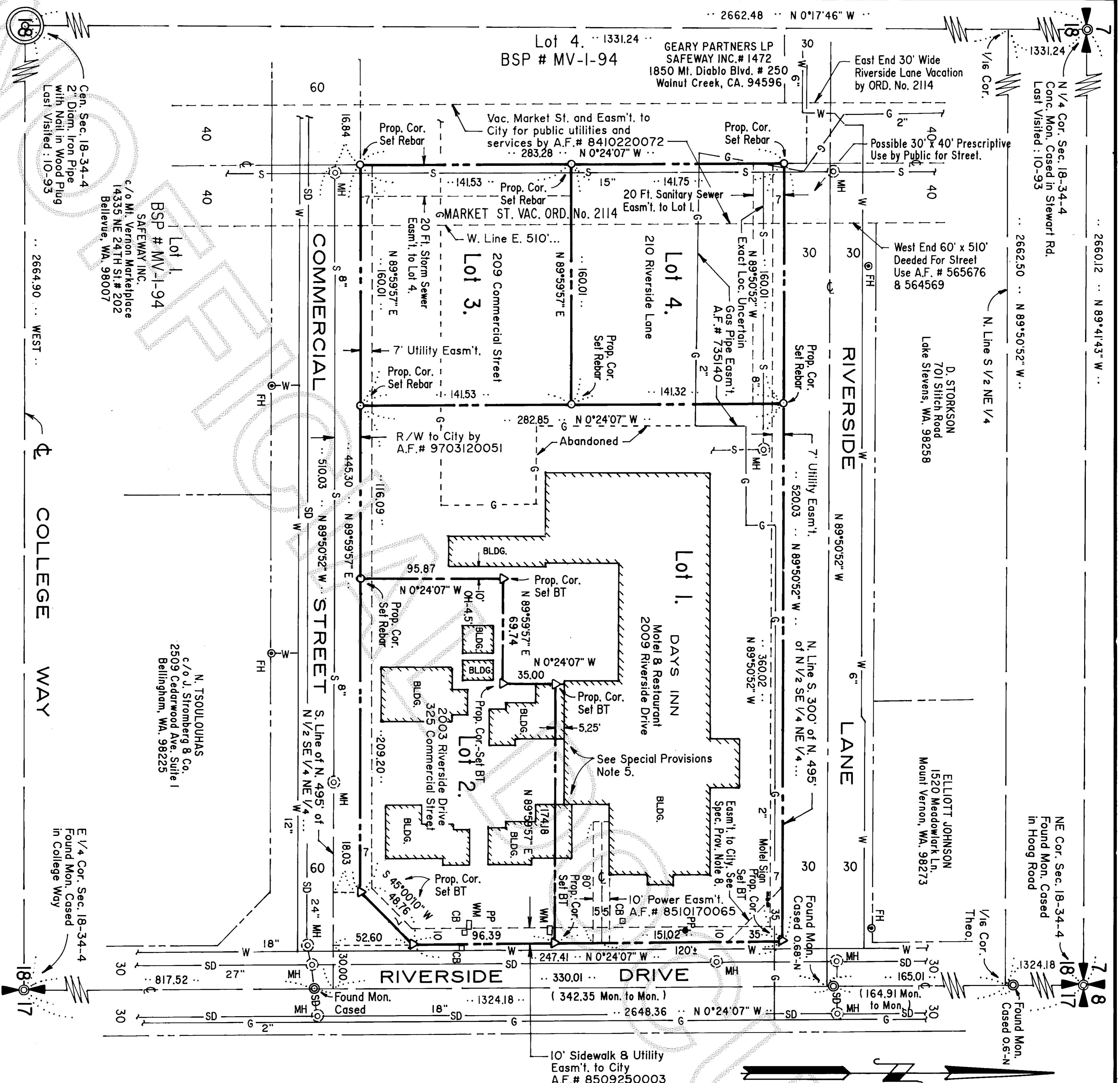
LEGRO & ASSOCIATES
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (360) 358-3220

Gwynne D. Legro
Gwynne D. Legro
Registered Professional
Engineer & Land Surveyor
Lic. # 3475 Date: 3-18-03

BINDING SITE PLAN NO. MV-1-99 BSP

DAI SUNG ENTERPRISE PROPERTY SURVEY

PTN. N. 1/2 SE 1/4 NE 1/4
SEC. 18, T. 34 N., R. 4 E. W.M.
MOUNT VERNON, WASHINGTON



LEGAL DESCRIPTION

(Legal Description Continued from Sheet 1 of 3 Sheets)

SUBJECT TO an Easement to the City of Mount Vernon for public utilities and services over vacated portions of Market Street and Riverside Lane by rights reserved in Vacation Ordinance No. 2114 by that instrument recorded October 22, 1984 under Auditor's File No. 8410220072.

AND SUBJECT TO that Right Of Way Contract, exact width and location of said right of way and easement not disclosed on the record, as conveyed to Cascade Natural Gas Corporation by that instrument dated November 21, 1969 and recorded January 21, 1970 under Auditor's File No. 735140.

AND SUBJECT TO a 10 feet wide Sidewalk and Utility Easement conveyed to the City of Mount Vernon, Washington by that instrument recorded September 25, 1985 under Auditor's File No. 8509250003.

AND SUBJECT TO a 10 feet wide Easement for Underground Electric System conveyed to Puget Sound Power and Light Company, a Washington Corporation, by that instrument dated September 26, 1985 and recorded October 17, 1985 under Auditor's File No. 8510170065.

All situate in the County of Skagit, State of Washington.

EASEMENT PROVISIONS

An Easement is hereby reserved for and granted to Puget Sound Energy, GTE Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County and TCI Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of Lots 1, 2, 3 and 4 of this Binding Site Plan, as shown hereon, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing this Binding Site Plan and other property with electric, telephone, gas, water, and television service together with the right to enter upon the lots at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the Binding Site Plan by the exercise of rights and privileges herein granted.

DEDICATION

(Refer to Special Provisions Note 8. on Sheet 3)

Know all men by these present, that we, the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land hereby platted, do hereby declare this plat and dedicate to the use of the public, forever, all roads and easements shown hereon for the uses and purposes indicated as public highways and easements, with the right to make all necessary slopes for cuts and fills as required in the reasonable grading of the roads shown hereon.

DAI SUNG ENTERPRISE, Co.

Signature: *Soo H. Kim*

Print Name: *Soo H. Kim*

Print Title: *V. President*

U.S. BANK NATIONAL ASSOCIATION

Signature: *Thomas A. Owens*

Print Name: *Thomas A. Owens*

Print Title: *Vice President*

THE DI GIOVANI FAMILY TRUST, Dated June 23, 1992, MARSILLO DI GIOVANI, Trustee

Signature: *Marsilio Di Giovanni*

Print Name: *Marsilio Di Giovanni*

Print Title: *Trustee*

ACKNOWLEDGEMENT

State of Washington County of King

This is to Certify that on this 7 day of March, 2002, before me, the undersigned, a Notary Public, personally appeared Marsilio Di Giovanni and Herch to me known to be the Trustee and Trustee respectively, of THE DI GIOVANI FAMILY TRUST, Dated June 23, 1992, MARSILLO DI GIOVANI, Trustee, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Pamela H. Voss Lynda Isernio
Notary Public in and for the State of Washington, residing at Seattle

OWNERSHIP CERTIFICATE

Know all men by these present that we, the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land included within this BINDING SITE PLAN do hereby CERTIFY that the decision to make this BINDING SITE PLAN was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 7th day of November, 2002

DAI SUNG ENTERPRISE, Co.

Signature: *Soo H. Kim*

Print Name: *Soo H. Kim*

Print Title: *V. President*

U.S. BANK NATIONAL ASSOCIATION,

Signature: *Thomas A. Owens*

Print Name: *Thomas A. Owens*

Print Title: *Vice President*

Know all men by these present that we, the undersigned owners in fee simple or contract purchaser and/or mortgage holder of the land included within this BINDING SITE PLAN do hereby CERTIFY that the decision to make this BINDING SITE PLAN was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 7 day of March, 2002.

THE DI GIOVANI FAMILY TRUST, Date June 23, 1992, MARSILLO DI GIOVANI, Trustee

Signature: *Marsilio Di Giovanni*

Print Name: *Marsilio Di Giovanni*

Print Title: *Trustee*

ACKNOWLEDGEMENT

State of Washington }
County of Skagit } S.S.

This is to Certify that on this 9th day of August, 2002, before me, the undersigned, a Notary Public, personally appeared Mr. Sook Kim and Soo Hun Kim to me known to be the President and Vice President respectively, of DAI SUNG ENTERPRISE, CO., a Washington Corporation, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Alamy A. de la
Notary Public in and for the State of Washington, residing at Mount Vernon
Expires: 3-10-01

ACKNOWLEDGEMENT

State of Minnesota }
County of Hennepin } S.S.

This is to Certify that on this 7th day of November, 2002, before me, the undersigned, a Notary Public, personally appeared Alan A. Dugas and Thomas A. Faulstich to me known to be the Vice President and Vice President respectively, of U.S. BANK NATIONAL ASSOCIATION, Successor in interest to UNITED STATES NATIONAL BANK OF OREGON, a national banking association, which corporation has executed the foregoing instrument and each of said named officers acknowledged the said instrument to be the free and voluntary act and deed of the corporation, of which he is an officer, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

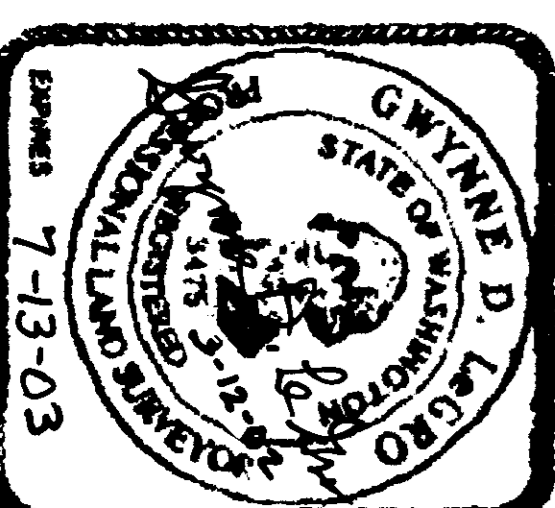
Witness my hand and official seal.

Pamela H. Voss
Notary Public in and for the State of Minnesota, residing at Maple



200205310140
Skagit County Auditor
5/31/2002 Page 2 of 3 3:21PM

BINDING SITE PLAN NO. MW-1-99 BSP
DAI SUNG ENTERPRISE PROPERTY SURVEY
PTN. N 1/2 SE 1/4 NE 1/4
SEC. 18, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON



SPECIAL PROVISIONS

1. Any development of the subject property shall be in conformance with this Binding Site Plan.
2. The boundaries of the lots and roads in this Binding Site Plan have been surveyed and monumented and all distances and bearings on the parcel map are accurate.
3. Buyer should be aware that this Binding Site Plan is located in the floodplain and significant elevation may be required for new building construction.
4. Private utilities serving Dominant Lot(s) within this Binding Site Plan shall be maintained by that Lot(s) in equal proportion to said usage and shall be provided access thereto by the Servient Lot(s) within this plot for maintenance and repairs as deemed necessary. Existing improvements upon said Servient Lot(s) damaged or destroyed during maintenance thereof shall be replaced by the Dominant Lot(s) to its' prior condition.
The Servient Lot(s) may, at its' own expense and to the satisfaction of the Dominant Lot(s), reconstruct private utility services thereto in a more suitable location at their own expense.
5. Prior to the demolition of either of the existing two buildings partially located on Lot 2 that are attached to the existing motel and restaurant building located on Lot 1, the owner of Lot 1 must provide the City of Mount Vernon with assurance that, upon completion of such demolition, the owner of Lot 1 has the financial ability to repair any damage to said motel and restaurant building resulting from such demolition, or otherwise to construct such walls, windows and doorways to said motel and restaurant building necessitated by said demolition, which repair and construction shall be completed in accordance with the then applicable building and fire codes. Such assurance shall be in the form of a letter of credit, bond or other security reasonably acceptable to the City of Mount Vernon's Director of Development Services Department, in the amount not less than one hundred and fifty percent (150%) of the amount reasonably estimated by said Director to complete said repair and construction.
6. Future building additions upon Lot 1 of this Binding Site Plan, at the discretion of the City of Mount Vernon Building and Planning Departments, shall be restricted to installation of the minimum on-site parking required for the entire existing and proposed building and/or buildings situated thereon in compliance with City ordinances in effect on that date.
7. A 35' x 35' triangular shaped Easement for sidewalk, curb and street purposes is hereby Granted to the City of Mount Vernon (see Dedication) under and upon that portion of the Northeast corner of Lot 1 of this Binding Site Plan as depicted upon the plot map.
8. Street Improvements to those portions of Riverside Lane and Commercial Street adjacent this Binding Site Plan have been deferred by that Hearing Examiner for Mount Vernon determination rendered on August 12, 1999 as HE-MV-1-99 BSP.

SPECIAL PROVISIONS

9. Refer to that Report by John Cheney Architects as prepared for the Days Inn (Doi Sung Enterprise, Co.) at the request of the City of Mount Vernon Building Department and dated 5-07-98, previously submitted to and currently on file with the City of Mount Vernon, for additional information pertaining to the existing structural aspects of the party wall buildings and the recommended Uniform Building Code compliances to the motel and restaurant exterior wall and roof upon removal thereof.

TITLE COMPANY SUBDIVISION GUARANTEE EXCEPTIONS

In accordance with that Land Title Company Subdivision Guarantee Order No. S-85244, Policy No. G 1578-16547 dated May 6, 1998 at 8:00 a.m., and AMENDED February 14, 2002 at 8:00 a.m., title to said real property herein is vested in DAI SUNG ENTERPRISE, Co., a Washington Corporation subject to the additional matters shown below which are not necessarily shown in order of their priority.

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. General taxes for the year 2002, Account No. 340418-1-019-0003, Property I.D. No. P26269, in the amount of \$35,202.09.
5. Security Agreement covering consumer goods, fixtures, or equipment including terms and conditions in favor of United States National Bank of Oregon by that instrument recorded 8-28-96 under A.F. No. 9608280048.
6. Deed of Trust and the terms and conditions thereof in favor of U.S. Bank National Association by that instrument recorded 12-27-00 under A.F. No. 200012270064.
7. Assignment of Rents given as additional security and the terms and conditions thereof in favor of U.S. Bank National Association by that instrument recorded 12-27-00 under A.F. No. 200012270065.
8. Declaration of License Agreement and the terms and conditions thereof by Days Inn of America, Inc. a Delaware Corp. and between Doi-Sung Enterprises Co., a Washington Corp. for a term of 15 years by that instrument recorded February 26, 2001 under A.F. No. 200102260033.
9. Deed of trust and the terms and conditions thereof including Assignment of Leases and Rents in favor of The Di Giovanni Family Trust, Dated June 23, 1992, Marsilio Di Giovanni, Trustee by that instrument recorded 5-4-01 under A.F. No. 200105040093.

NOTES

1. Binding Site Plan Number and Date of Approval shall be included in all Deeds and Contracts.
2. Sewage Disposal by Mount Vernon City Sewer.
3. Water by Public Utility District No. 1 of Skagit County.
4. Instrumentation: TOPCON GTS-2B (20) Theodolite:
Min. Horiz. Circle Reading of 20"
E.D.M.
Accuracy ± (5mm + 5ppm)
5. Legal Description furnished by Land Title Company of Skagit County, Subdivision Guarantee Order No. S-85244, dated May 6, 1998 at 8:00 a.m. and Amended February 14, 2002 at 8:00 a.m.
6. The meridian for this survey is based upon existing monumentation on the South line of the NE 1/4 of Section 18, T. 34 N., R. 4 E.W.M. as being East.
7. For section subdivision information refer to Record of Survey for Soteway Stores, Inc. prepared by Bush, Roed and Hitchings, Inc. by that instrument recorded October 20, 1992 under Auditor's File No. 9210200077, records of Skagit County, Washington.
8. For supplemental site survey information, refer also to that Record of Survey as prepared for Executive Motel and Trumplers Restaurant by Legro and Judy by that instrument recorded February 11, 1986 under Auditor's File No. 8602110005, records of Skagit County, Washington.
9. "No Buildings" exist upon Lots 3 and 4 of this Binding Site Plan at the date of filing hereof.
10. Approval of this Binding Site Plan is in accordance with the Findings of Fact and Conclusions of Law per that final decision for the deferral of street improvements associated with the Days Inn (Doi Sung Enterprise, Co.) BSP as rendered by Edward L. Good, Hearing Examiner for the City of Mount Vernon as File No. HE-MV-1-99 BSP dated 8-12-99, amended 11-23-99.

All Lots within this subdivision are subject to impact fees on issuance of a building permit.

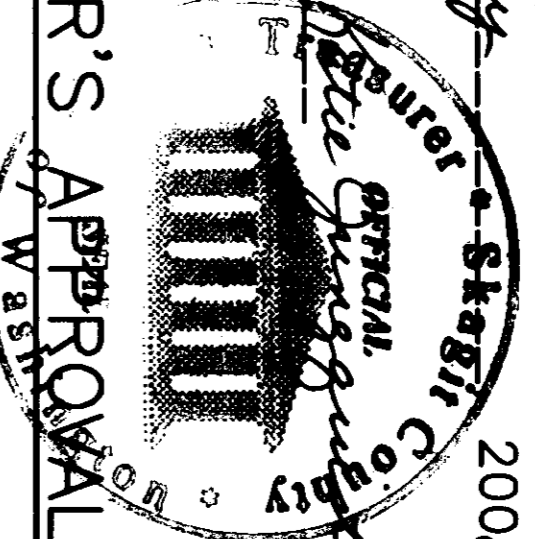
IMPACT FEE NOTICE

COUNTY TREASURER'S APPROVAL

This is to Certify that all taxes here-to-fore levied and 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 2002.

This 31st day of May 2002
 This is to certify that a deposit has been made to cover anticipated taxes up to and including the year 2002

Paulie Peterson for Treasurer
 Skagit County Treasurer



This is to Certify that all taxes here-to-fore levied and 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 2002.

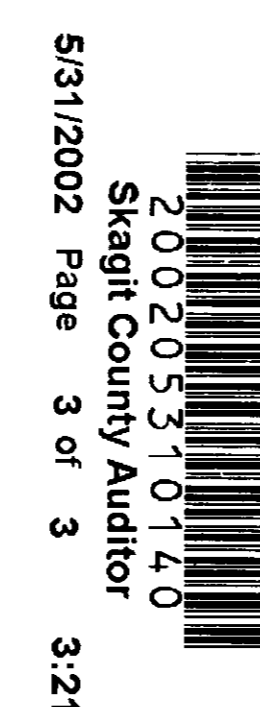
This 13th day of May 2002.
Wally Krenkel
 Treasurer, City of Mount Vernon

APPROVAL

Examined and approved this 13th day of MAY 2002, by the City Engineer of Mount Vernon, Washington.

Styke R. Petry
 Mayor

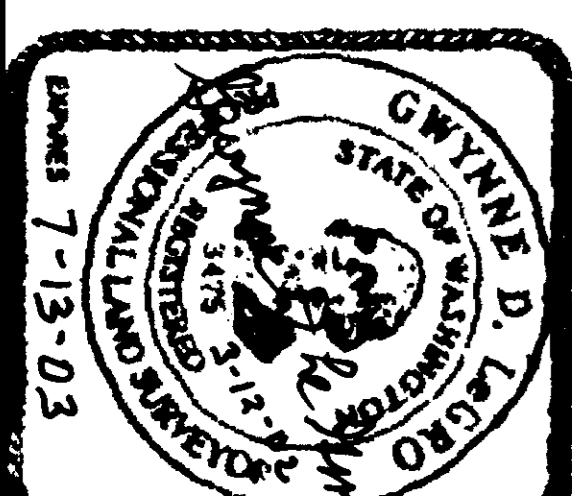
Wally Krenkel
 City Clerk



STORM DRAINAGE NOTICE

The City of Mount Vernon is HEREBY GRANTED the right to enter said tracts within this Binding Site Plan for emergency purposes at its' own discretion to access all those proposed and/or existing storm drainage facilities not presently authorized by existing sewer easements.

The maintenance of private drainage facilities as presently established and/or proposed shall be the responsibility of, the costs thereof shall be born proportionately by, the present and future owners of tracts within this Binding Site Plan and their heirs, personal representatives and assigns.



DAI SUNG ENTERPRISE PROPERTY SURVEY
 BINDING SITE PLAN NO. MV-1-99 BSP
 PTN. N 1/2 SE 1/4 NE 1/4
 SEC. 18, T. 34 N., R. 4 E.W.M.
 MOUNT VERNON, WASHINGTON