

ALTA, ACSM LAND TITLE SURVEY IN NE 1/4 SECTION 27 & 28, T35N, R1E, W.M. ANACORTES, WASHINGTON

LEGAL DESCRIPTIONS FROM TITLE REPORT ORDER NO A 80256, FIRST AMERICAN TITLE COMPANY, MOUNT VERNON, WASHINGTON

PARCEL "A"
LOT 9, "SKYLINE NO. 13", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 96 AND 97, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B"
LOT 10, "SKYLINE NO. 13", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 96 AND 97, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "C"
THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 28, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, "SKYLINE NO. 13", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 96 AND 97, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE DUE EAST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 149.68 FEET; THENCE SOUTH 123°59' WEST, 118.56 FEET; THENCE DUE WEST 173.48 FEET TO A POINT ON THE EAST LINE OF TRACT "B" IN THE PLAT OF "SKYLINE NO. 17, A CONDOMINIUM" AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 101 AND 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT FROM WHICH THE CENTER LIES NORTH 64°36'41" WEST, 276.45 FEET DISTANT; THENCE NORTHERLY ALONG SAID CURVE AND EAST LINE THROUGH A CENTRAL ANGLE OF 252°31'9", AN ARC DISTANCE OF 122.50 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

PARCEL "D"
THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 28, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF "SKYLINE NO. 13", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 96 AND 97, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE DUE WEST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 5.32 FEET; THENCE SOUTH 123°59' WEST, 118.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 123°59' WEST, 152.45 FEET; THENCE NORTH 76°09'01" WEST, 56.81 FEET; THENCE NORTH 123°59' EAST, 138.85 FEET; THENCE DUE EAST 55.49 FEET TO THE POINT OF BEGINNING.

PARCEL "E"
THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 28, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE PLAT OF "SKYLINE NO. 13", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 96 AND 97, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 88°06'49" EAST, 262.37 FEET; THENCE SOUTH 1°53'11" WEST, 152.98 FEET TO A POINT ON THE BOUNDARY OF THE PLAT OF "SKYLINE NO. 17, A CONDOMINIUM" AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 101 AND 102, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 15°53'36" WEST ALONG SAID BOUNDARY, A DISTANCE OF 367.37 FEET; THENCE CONTINUING ALONG SAID BOUNDARY NORTH 73°28'39" WEST, A DISTANCE OF 98.00 FEET; THENCE NORTH 73°28'39" WEST, A DISTANCE OF 82.69 FEET; THENCE NORTH 123°59' EAST, 463.61 FEET TO THE SOUTH LINE OF SAID PLAT OF "SKYLINE NO. 13"; THENCE DUE EAST ALONG SAID SOUTH LINE A DISTANCE OF 5.32 FEET TO THE POINT OF BEGINNING; EXCEPT THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, "SKYLINE NO. 13", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 96 AND 97, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE DUE EAST 200.00 FEET; THENCE SOUTHERLY 70 FEET; THENCE DUE WEST 200.00 FEET; THENCE NORTHERLY 70.00 FEET TO THE POINT OF BEGINNING. ALSO EXCEPT THAT PORTION THEREOF LYING WITHIN "SKYLINE NO. 23 AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGE 195, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "F"
THAT PORTION OF GOVERNMENT LOT 5 IN SECTION 28, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, "SKYLINE NO. 13", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 96 AND 97, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE DUE WEST ALONG THE SOUTH LINE OF SAID LOT 10, 5.319 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN "TRACT C" CONVERTED TO SKYLINE MARINA INC. AND RECORDED UNDER AUDITOR'S FILE NO. 764620; THENCE SOUTH 123°59' WEST ALONG THE EAST LINE OF SAID "TRACT C", 118.564 FEET TO ITS SOUTHEAST CORNER; THENCE DUE WEST ALONG THE SOUTH LINE OF "TRACT C", 55.490 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING DUE WEST, 117.993 FEET TO A POINT ON THE EAST LINE OF TRACT "B" (ALSO KNOWN AS SKYLINE WAY) OF "SKYLINE NO. 17, A CONDOMINIUM" AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 101 AND 102, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH 252°31'9" WEST ALONG THE EAST LINE OF SKYLINE WAY, 144.400 FEET; THENCE 303.532 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 205 FEET AND A CENTRAL ANGLE OF 84°50'05" TO THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND RECORDED UNDER AUDITOR'S FILE NO. 884944, IN BOOK 2 OF SURVEYS, PAGE 108, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH 0°50'01" EAST ALONG THE WEST LINE OF SAID TRACT, 131.258 FEET TO A POINT ON THE WEST CORNER; THENCE SOUTH 88°44'55" EAST ALONG THE NORTH LINE OF SAID TRACT, 146.011 FEET TO A POINT ON THE WEST CORNER; THENCE NORTH 0°50'01" EAST ALONG THE WEST LINE OF SAID TRACT, 131.258 FEET TO ITS NORTHWEST CORNER; THENCE SOUTH 123°59' WEST ALONG THE SOUTH LINE OF SAID TRACT, 146.011 FEET TO A POINT ON THE WEST LINE OF A CERTAIN TRACT "A" RECORDED UNDER AUDITOR'S FILE NO. 764620; THENCE NORTH 123°59' EAST ALONG THE WEST LINE OF SAID TRACT "A", 114.452 FEET TO THE SOUTHEAST CORNER OF A CERTAIN TRACT "D" RECORDED UNDER AUDITOR'S FILE NO. 764620; THENCE NORTH 76°09'01" WEST ALONG THE SOUTH LINE OF SAID TRACT "D", 56.810 FEET TO ITS SOUTHWEST CORNER; THENCE NORTH 123°59' EAST ALONG THE WEST LINE OF TRACT "D", 138.851 FEET TO THE TRUE POINT OF BEGINNING.

AUDITORS CERTIFICATE FILED FOR RECORD AT THE REQUEST OF SCHEMMER ENGINEERING INC.

N. DuMmitt
SKAGIT COUNTY AUDITOR

Jane Foller
DEPUTY

8/4/2004 Page 1 of 4 3:46PM

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Skagit County Auditor

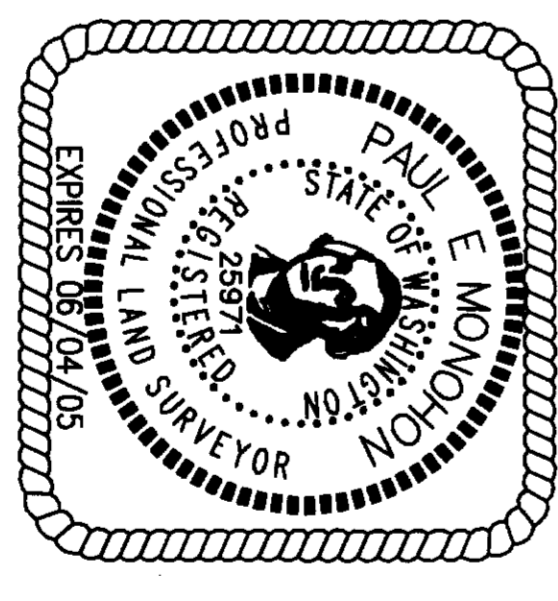
PARCEL "G"
THAT PORTION OF GOVERNMENT LOT 4 IN SECTION 28, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., AND THAT PORTION OF TRACTS 7 AND 8 OF PLATE 4 IN SECTION 28 OF TIDE AND SHORELAND OF ANACORTES HARBOR IN SECTIONS 27 AND 28, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., ACCORDING TO THE MAPS THEREOF ON FILE AT THE OFFICE OF THE STATE COMMISSIONER OF PUBLIC LANDS, OLYMPIA, WASHINGTON, AND THAT PORTION OF TRACT NO. 7A AS SHOWN UPON THE REPLAT OF LAGOON WATERWAY, FILED IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS, OLYMPIA, WASHINGTON, ON NOVEMBER 6, 1992, LYING WITHIN THE BOUNDARIES OF THE FOLLOWING DESCRIBED TRACT: BEGINNING AT THE SOUTHWEST CORNER OF THE PLAT OF "SKYLINE NO. 13", AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 96 AND 97, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT OF COMMENCEMENT BEING AT THE BEGINNING OF A CURVE FROM WHICH THE CENTER BEARS DUE WEST 320.00 FEET DISTANT; THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°26'16", AN ARC DISTANCE OF 108.56 FEET TO A POINT OF COMPOUND CURVATURE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 72°35'38", AN ARC DISTANCE OF 50.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°58'06" WEST, 259.30 FEET TO A POINT OF BEGINNING; THENCE NORTH 87°58'06" WEST, 192.94 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1134.56 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°34'57", AN ARC DISTANCE OF 150.15 FEET TO A POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°36'51", AN ARC DISTANCE OF 70.48 FEET TO A POINT OF TANGENCY; THENCE DUE WEST 55.38 FEET; THENCE DUE NORTH 315.39 FEET; THENCE DUE EAST 210.00 FEET; THENCE DUE NORTH 210.00 FEET; THENCE DUE WEST 150.00 FEET; THENCE DUE NORTH 163.92 FEET; THENCE SOUTH 88°02'54" EAST 235.81 FEET; THENCE NORTH 1°57'06" EAST, 30.00 FEET; THENCE SOUTH 88°02'54" EAST, 196.00 FEET; THENCE SOUTH 1°57'06" WEST, 732.98 FEET TO THE POINT OF BEGINNING.

PARCEL "H"
LOT "D" OF CITY OF ANACORTES SHORT PLAT NO. AN-83-004, ALSO LABELED "SKYLINE SHORT PLAT", APPROVED OCTOBER 10, 1983 AND RECORDED OCTOBER 12, 1983 AS AUDITOR'S FILE NO. 8310120030 IN BOOK 6 OF SHORT PLATS, PAGES 87-90 INCLUSIVE, EXCEPT THAT PORTION THEREOF LYING WITHIN THE PLAT OF "SKYLINE NO. 24, A MARINE CONDOMINIUM" AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 17, 18, AND 19, BEING A PORTION OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

PARCEL "I"
THOSE CERTAIN EASEMENT RIGHTS SET FORTH IN RECIPROCAL EASEMENT AGREEMENTS, DATED AND RECORDED OCTOBER 17, 1983 UNDER AUDITOR'S FILE NOS. 8310170064 AND 8310170065, WHICH ARE APPURTENANT TO PARCEL "H" AS DESCRIBED HEREIN ABOVE.

TO: SKYLINE MARINA HOLDINGS INC.
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" ADOPTED IN 1999 AND INCLUDES ITEMS 1, 2, 4, 7, 8, 10, 11, 13, AND 14 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATE: 8-04-04
Paul Monohon
REGISTRATION NO. 25971

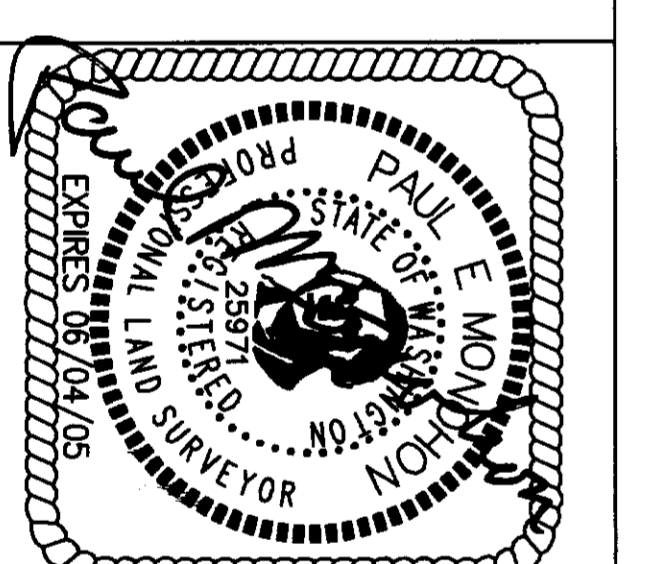


SURVEYORS CERTIFICATE
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act.
Paul E. Monohon CERT#25971
Date 8-04-04

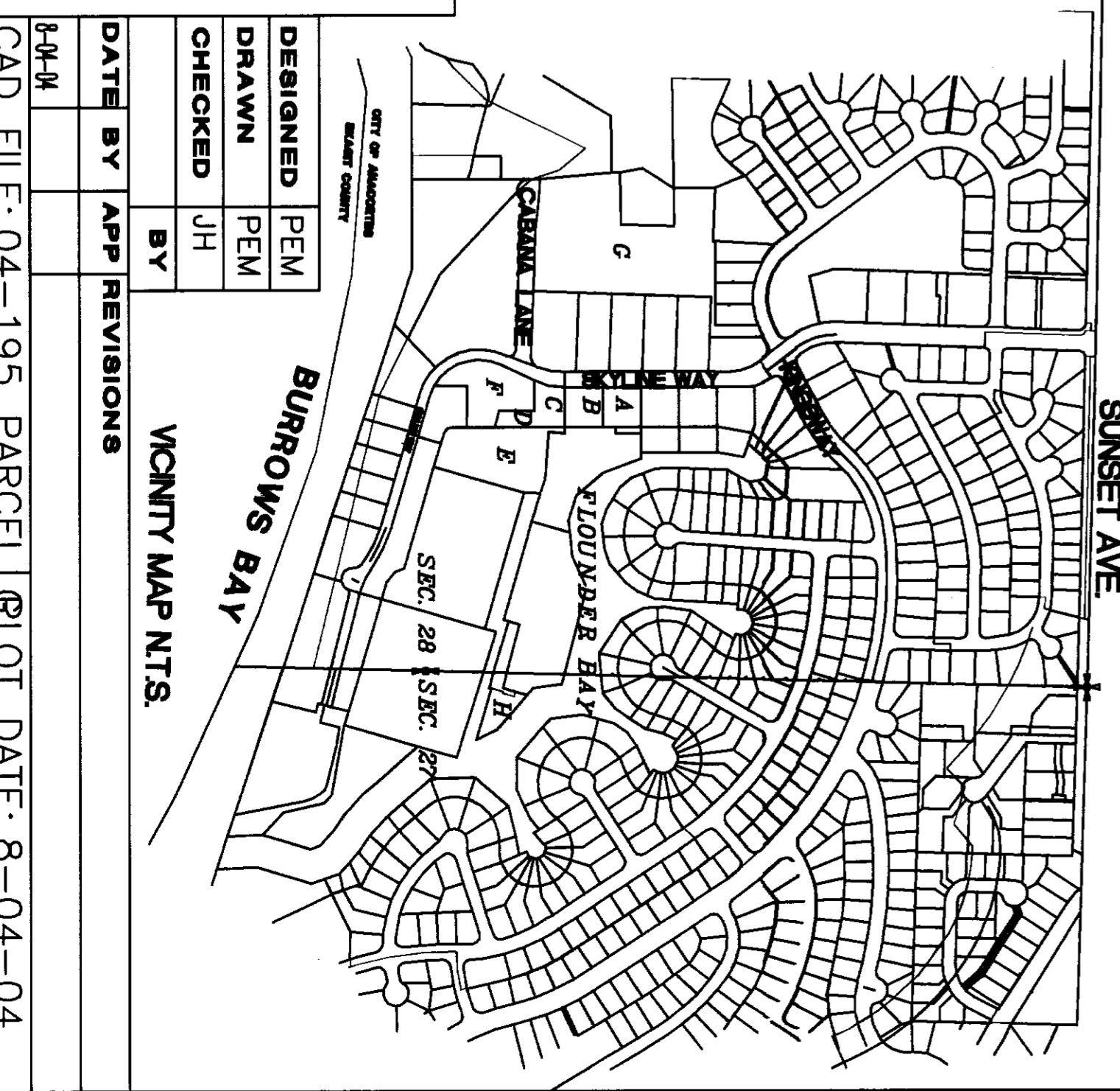
JOB NO.
04-195
SHEET
1 OF 4

SKYLINE MARINA HOLDINGS INC.
1175 E. RADCLIFF AVE.
ENGLEWOOD, CO. 80113

SCHEMMER ENGINEERING INC.
317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006



SURVEYORS CERTIFICATE
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Paul E. Monohon CERT#25971
Date 8-04-04



DESIGNED	PEM
DRAWN	PEM
CHECKED	JH
BY	REVISIONS
DATE	APP
FILED	
CAD FILE: 04-195 PARCEL @PLOT DATE: 8-04-04	

ALTA, ACSM LAND TITLE SURVEY IN NE 1/4 S 28, T35N, R1E, W.M. PARCEL G, SKYLINE MARINA INC.

AUDITORS CERTIFICATE FILED FOR RECORD AT
THE REQUEST OF SCHEMMER ENGINEERING INC.



8/4/2004 Page 2 of 4 3:48PM

N. Paul Monohan
SKAGIT COUNTY AUDITOR
Yvonne F. Vasel
DEPUTY

NOTES:

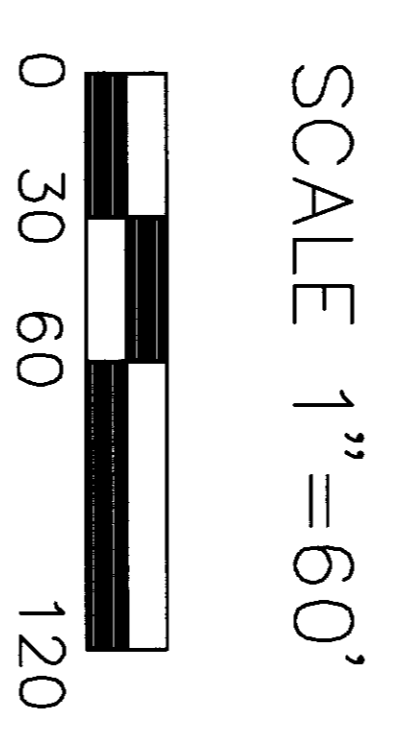
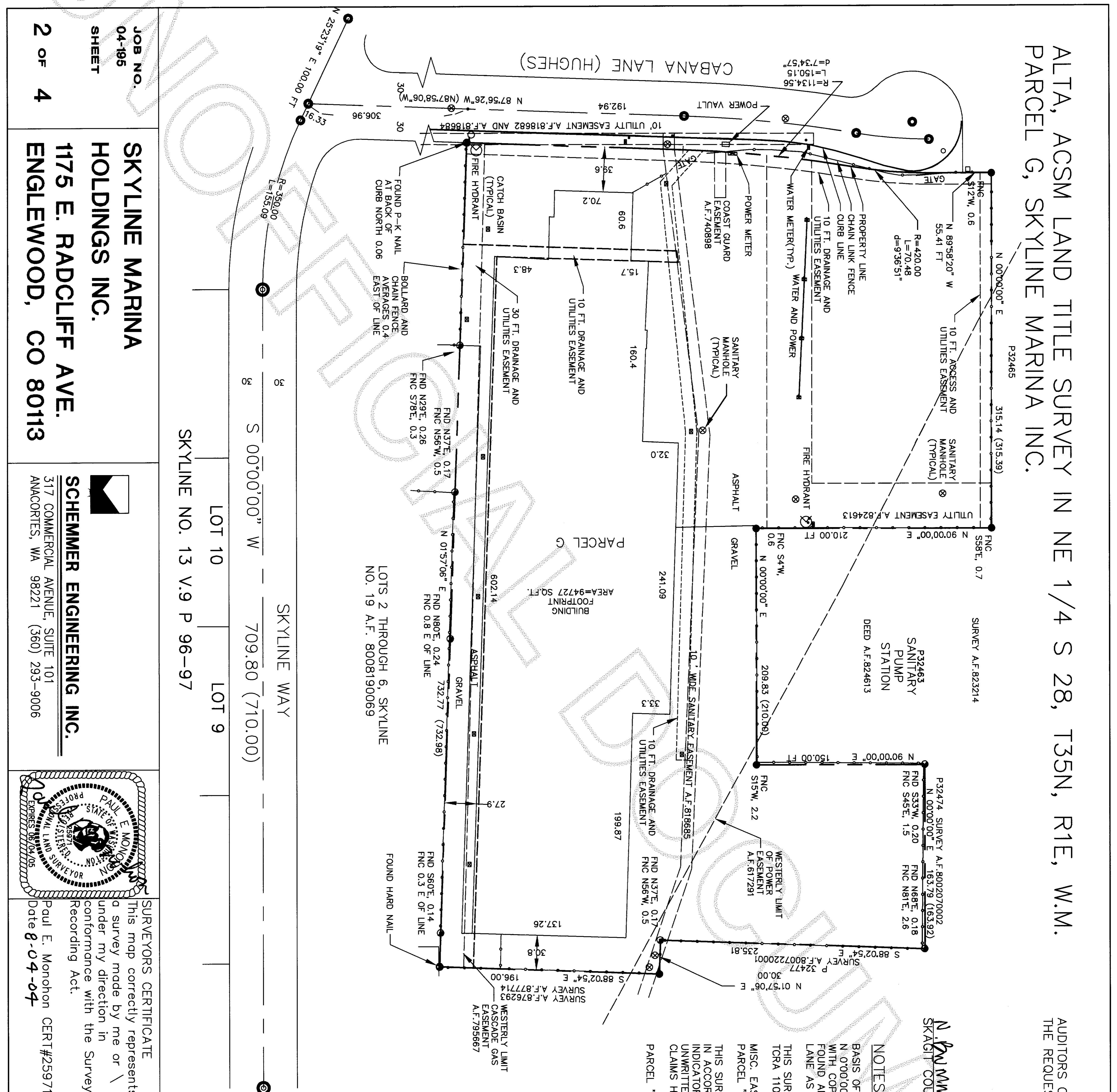
BASIS OF BEARINGS
N 0°00'00" W BETWEEN FOUND, CASED CONCRETE MONUMENTS WITH COPPER TACK IN CENTERLINE SKYLINE WAY AS SHOWN. FOUND AND ACCEPTED BRASS SURFACE MONUMENTS ON CABANA LANE AS ROAD CENTERLINE.

THIS SURVEY PERFORMED BY FIELD TRAVERSE USING A LEICA TRA 1103 ELECTRONIC TOTAL STATION.

MISC. EASEMENTS ARE FROM CONTRACT A.F. 764620 WHEREIN PARCEL "G" IS REFERRED TO AS PARCEL "B".

THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF SUCH CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

PARCEL "G", P32458, 286,875 SQ.FT



- FOUND CASED STREET MONUMENT
- FOUND BRASS SURFACE MONUMENT
- FOUND "JUV" REBAR AND CAP
- FOUND HARD NAIL
- SET REBAR AND CAP "PEM LS 25971"

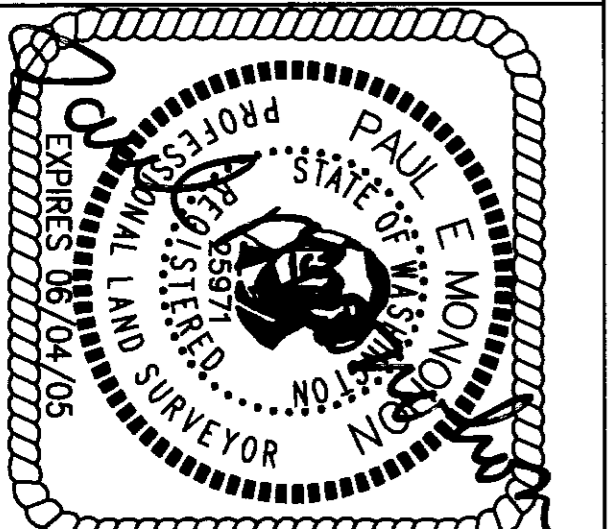
SKYLINE WAY
S 00°00'00" W 709.80 (710.00)
LOT 10
LOT 9
SKYLINE NO. 13 V.9 P 96-97

JOB NO.
04-195
SHEET
2 OF 4

SKYLINE MARINA HOLDINGS INC.
1175 E. RADCLIFF AVE.
ENGLEWOOD, CO 80113



SCHEMMER ENGINEERING INC.
317 COMMERCIAL AVENUE, SUITE 101
ANACORIES, WA 98221 (360) 293-9006



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Paul E. Monohan CERT#25971
Date 8-04-04

DESIGNED	PEM
DRAWN	PEM
CHECKED	JH
DATE	BY
	APP
	REVISIONS

CAD FILE: 04-195 PARCEL G.PLOT DATE: 8-04-04

ALTA, ASCM LAND TITLE SURVEY IN THE NE 1/4 OF SECTION 28,
T35N, R1E, W.M. PARCELS "A", "B", "C", AND "H"

AUDITORS CERTIFICATE FILED FOR RECORD AT
THE REQUEST OF SCHEMMER ENGINEERING INC.

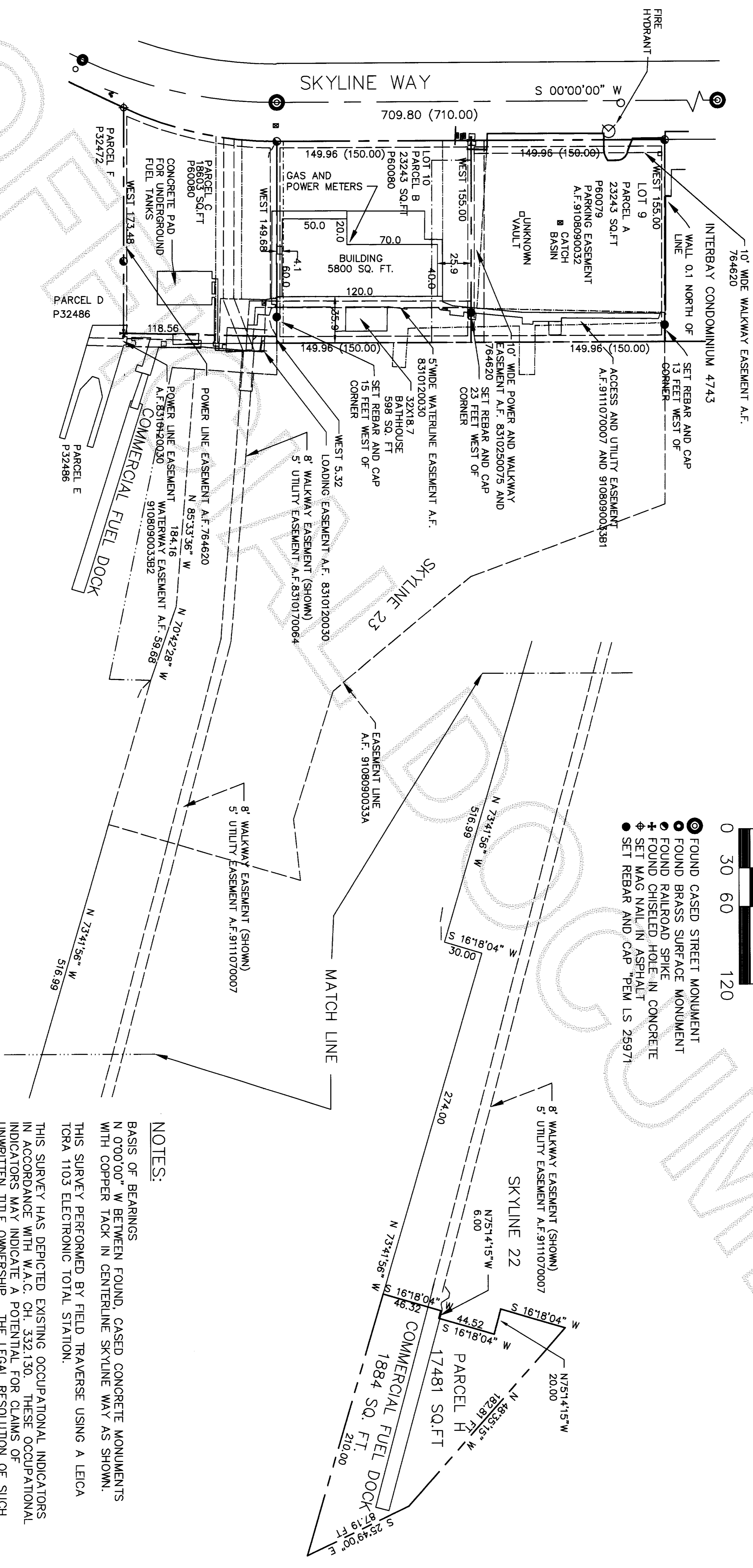
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Skagit County Auditor
8/4/2004 Page 3 of 4 3:48PM

N. Pummel
SKAGIT COUNTY AUDITOR

DEPT. FRASH

SCALE 1"=60'
0 30 60 120

- ⊙ FOUND CASED STREET MONUMENT
- ⊙ FOUND BRASS SURFACE MONUMENT
- ⊙ FOUND RAILROAD SPIKE
- ⊕ FOUND CHISELED HOLE IN CONCRETE
- ⊕ SET MAG NAIL IN ASPHALT
- SET REBAR AND CAP "PEM LS 25971"

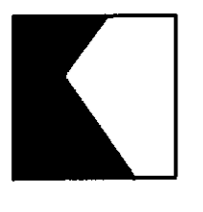


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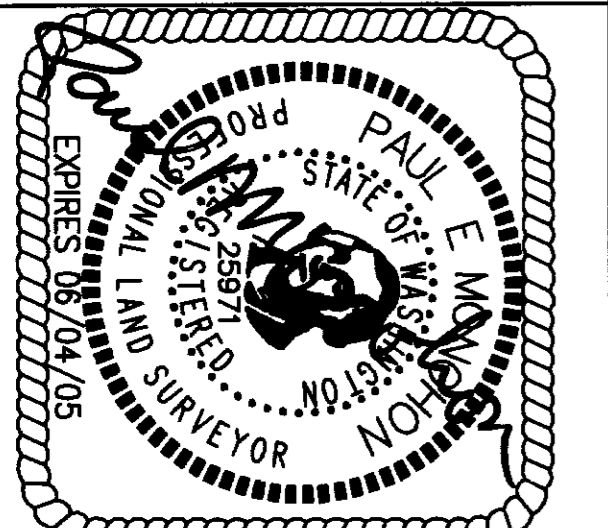
BASIS OF BEARINGS
N 0°00'00" W BETWEEN FOUND, CASED CONCRETE MONUMENTS
WITH COPPER TACK IN CENTERLINE SKYLINE WAY AS SHOWN.
THIS SURVEY PERFORMED BY FIELD TRAVERSE USING A LEICA
TCRA 1103 ELECTRONIC TOTAL STATION.
THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS
IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL
INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF
UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF SUCH
CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

JOB NO.
04-195
SHEET
3 OF 4

SKYLINE MARINA
HOLDINGS, LLC
1175 E. RADCLIFF AVE.
ENGLEWOOD, CO 80113



SCHEMMER ENGINEERING INC.
317 COMMERCIAL AVENUE, SUITE 101
ANACORTES, WA 98221 (360) 293-9006



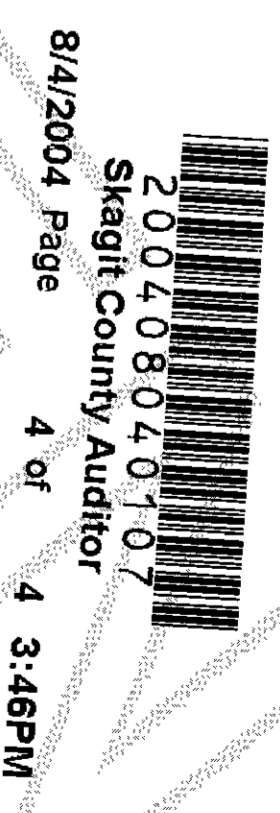
SURVEYORS CERTIFICATE
This map correctly represents
a survey made by me or
under my direction in
conformance with the Survey
Recording Act.
Paul E. Monohon CERT#25971
Date 8-04-04

DATE	BY	APP	REVISIONS
8-4-04	JH	PEM	
	JH	PEM	
	JH	PEM	

CAD FILE: 04-195 PARCEL A,B,C DATE:

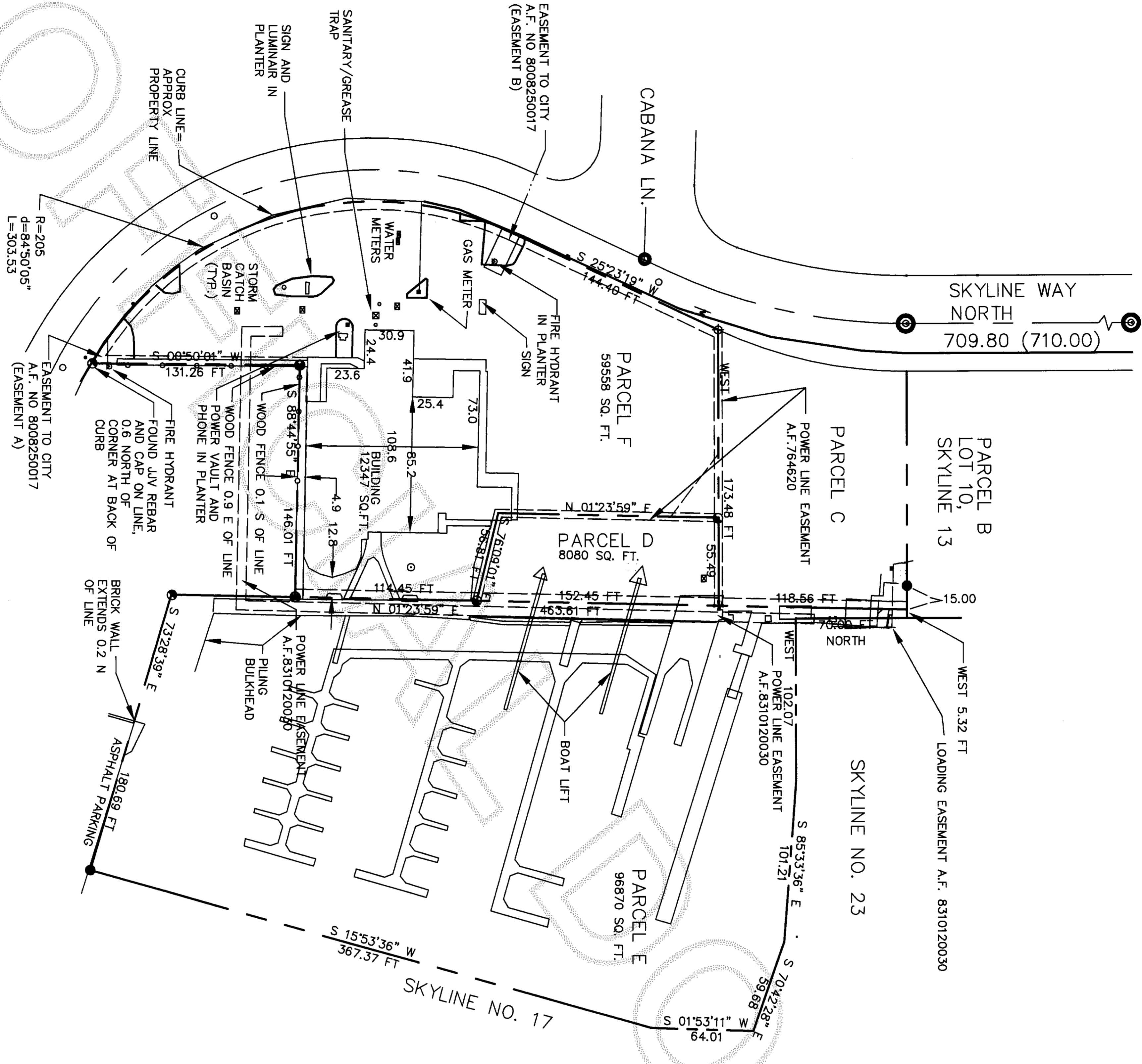
ALTA, ASCM LAND TITLE SURVEY IN THE NE 1/4 OF SECTION 28,
T35N, R1E, W.M. PARCELS "D", "E", AND "F"

AUDITORS CERTIFICATE FILED FOR RECORD AT
THE REQUEST OF SCHEMMER ENGINEERING INC.



N. *Paul E. Monohan*
SKAGIT COUNTY AUDITOR

DEPUTY *Jane Fraser*



SCALE 1"=60'
0 30 60 120

- ⊙ FOUND CASED STREET MONUMENT
- ⊙ FOUND BRASS SURFACE MONUMENT
- ⊙ FOUND RAILROAD SPIKE
- ⊕ FOUND CHISELED HOLE IN CONCRETE
- ⊕ SET MAG. NAIL IN ASPHALT
- SET REBAR AND CAP "PEM" LS 25971

NOTES:

BASIS OF BEARINGS
N. 0°00'00" W. BETWEEN FOUND, CASED CONCRETE MONUMENTS WITH COPPER TACK IN CENTERLINE SKYLINE WAY AS SHOWN.

THIS SURVEY PERFORMED BY FIELD TRAVERSE USING A LEICA TORA 1103 ELECTRONIC TOTAL STATION.

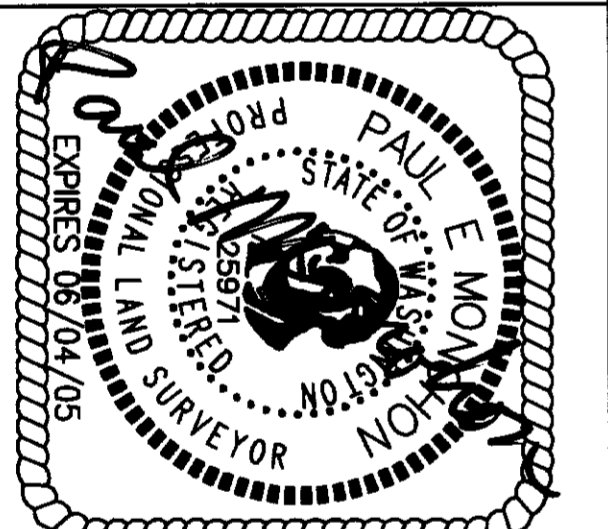
THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF SUCH CLAIMS HAS NOT BEEN RESOLVED BY THIS SURVEY.

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04-195
SHEET
SUR
4 OF 4

SKYLINE MARINA
HOLDINGS, LLC
1175 E. RADCLIFF AVE.
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DESIGNED	PEM
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APP REVISIONS	
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