

**SURVEY DESCRIPTION**

**PARCEL A**

TRACTS B AND C, CITY OF MOUNT VERNON SHORT PLAT NO. MV-26-76, APPROVED SEPTEMBER 10, 1976, RECORDED SEPTEMBER 23, 1976 IN VOLUME 1 OF SHORT PLATS, PAGE 175, UNDER AUDITOR'S FILE NO. 843161 AND BEING A PORTION OF TRACTS 9 AND 10, PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL B**

AN EASEMENT AS SET FORTH IN "RECIPROCAL USE AGREEMENT" FOR MUTUAL INGRESS, EGRESS, PARKING AND DRIVEWAYS AS RECORDED NOVEMBER 21, 1976 UNDER AUDITOR'S FILE NUMBERS 869014 AND 869036, RECORDS OF SKAGIT COUNTY, WASHINGTON, OVER THE FOLLOWING DESCRIBED PROPERTY:

THE EAST 77 FEET OF THE WEST 245 FEET OF THE SOUTH 100 FEET OF TRACT 9, PLAT OF MOUNT VERNON ACREAGE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL C**

AN EASEMENT AS SET FORTH IN "EASEMENT AND MAINTENANCE AGREEMENT" FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS, ACCESS, AND VEHICULAR PARKING AS RECORDED SEPTEMBER 22, 2004 UNDER AUDITOR'S FILE NUMBERS 200409220116, RECORDS OF SKAGIT COUNTY, WASHINGTON, OVER THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 168 FEET OF TRACT 9, PLAT OF MOUNT VERNON ACREAGE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE NORTH 29.5 FEET OF THE EAST 100 FEET OF THE WEST 268 FEET OF TRACT 9, PLAT OF MOUNT VERNON ACREAGE, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

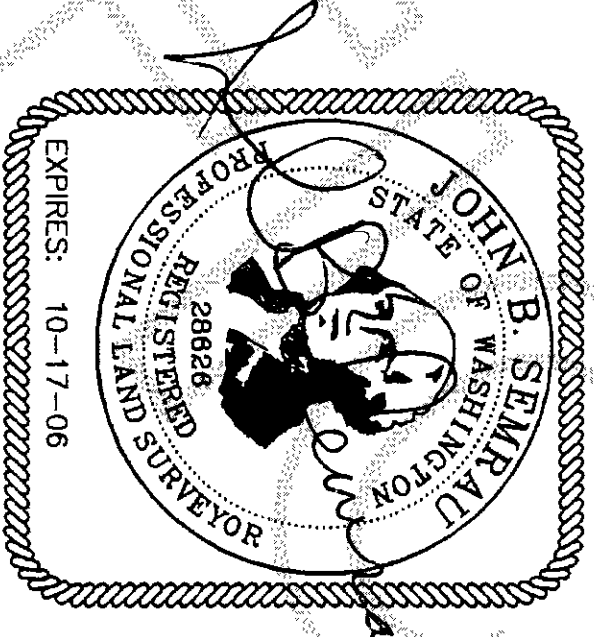
**ALTA/ACSM - LAND TITLE SURVEY**

TO MT. VERNON RETAIL, LLC, ARTESIA MORTGAGE CAPITAL CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND CHICAGO TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(c), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), AND 13 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATE, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626

DATE: 10-28-04

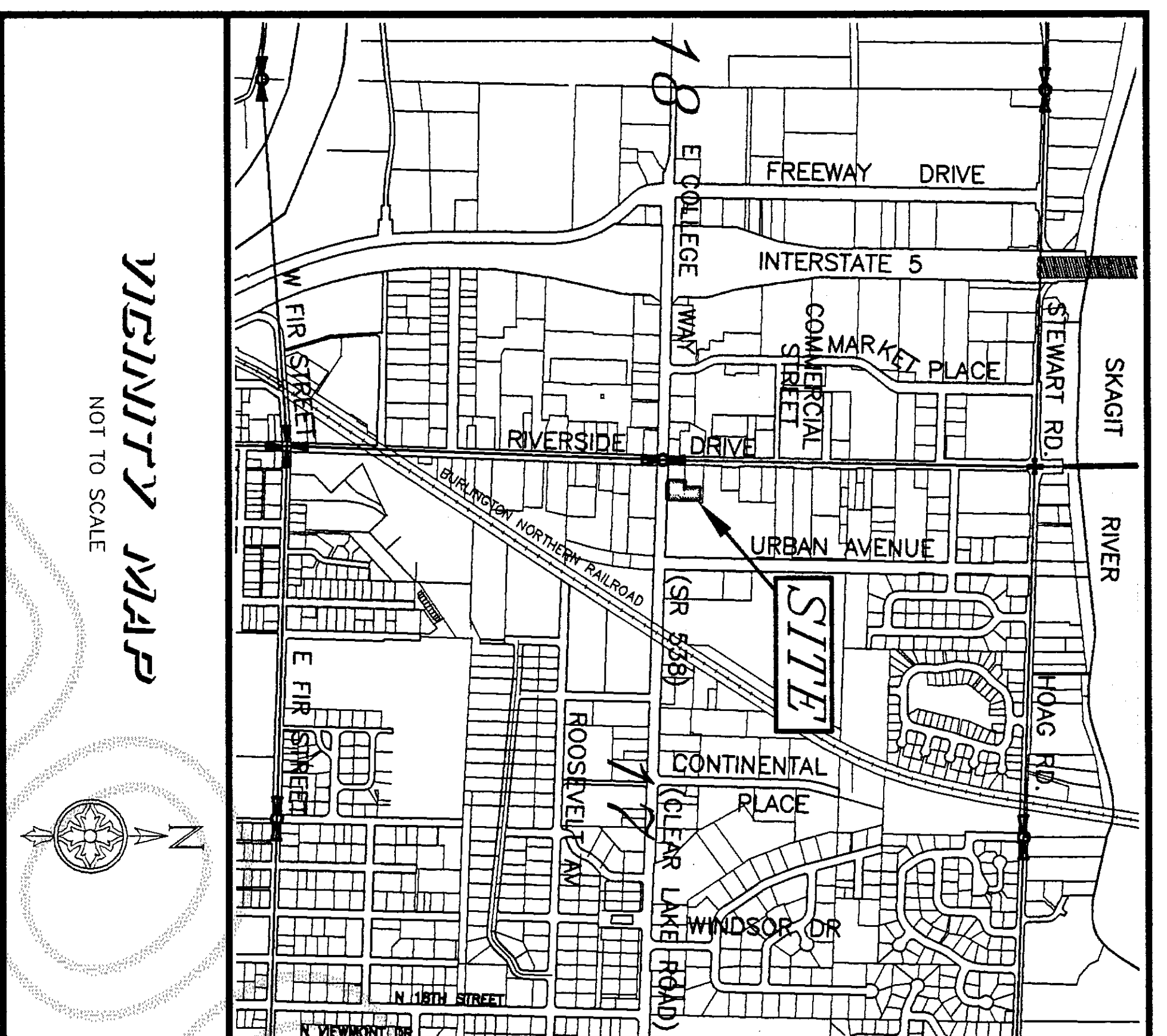


**SURVEYOR'S CERTIFICATE**

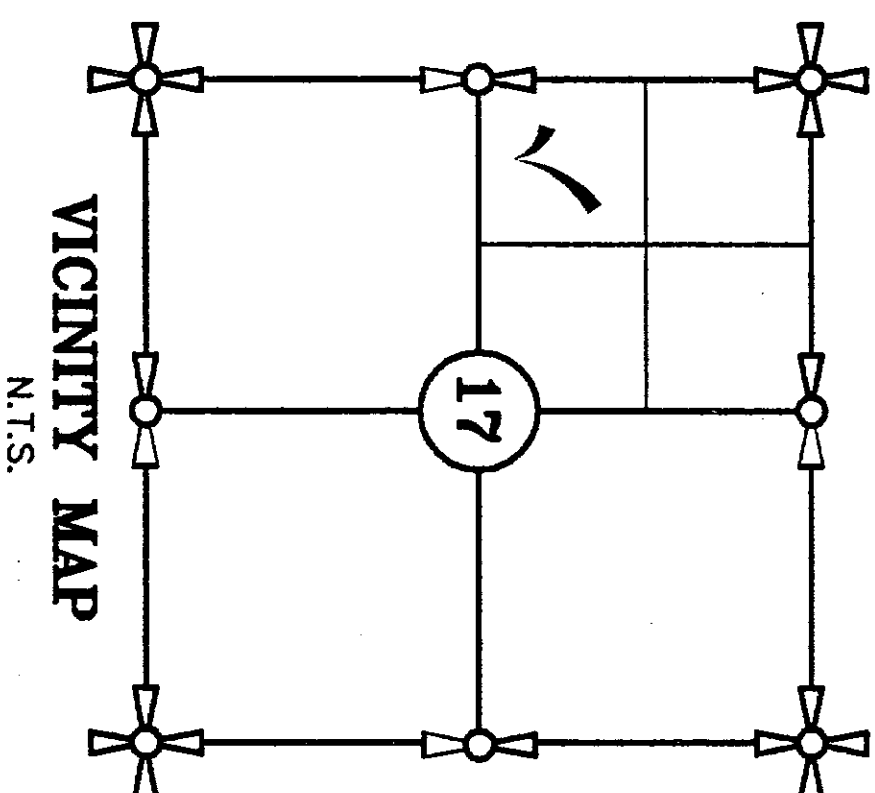
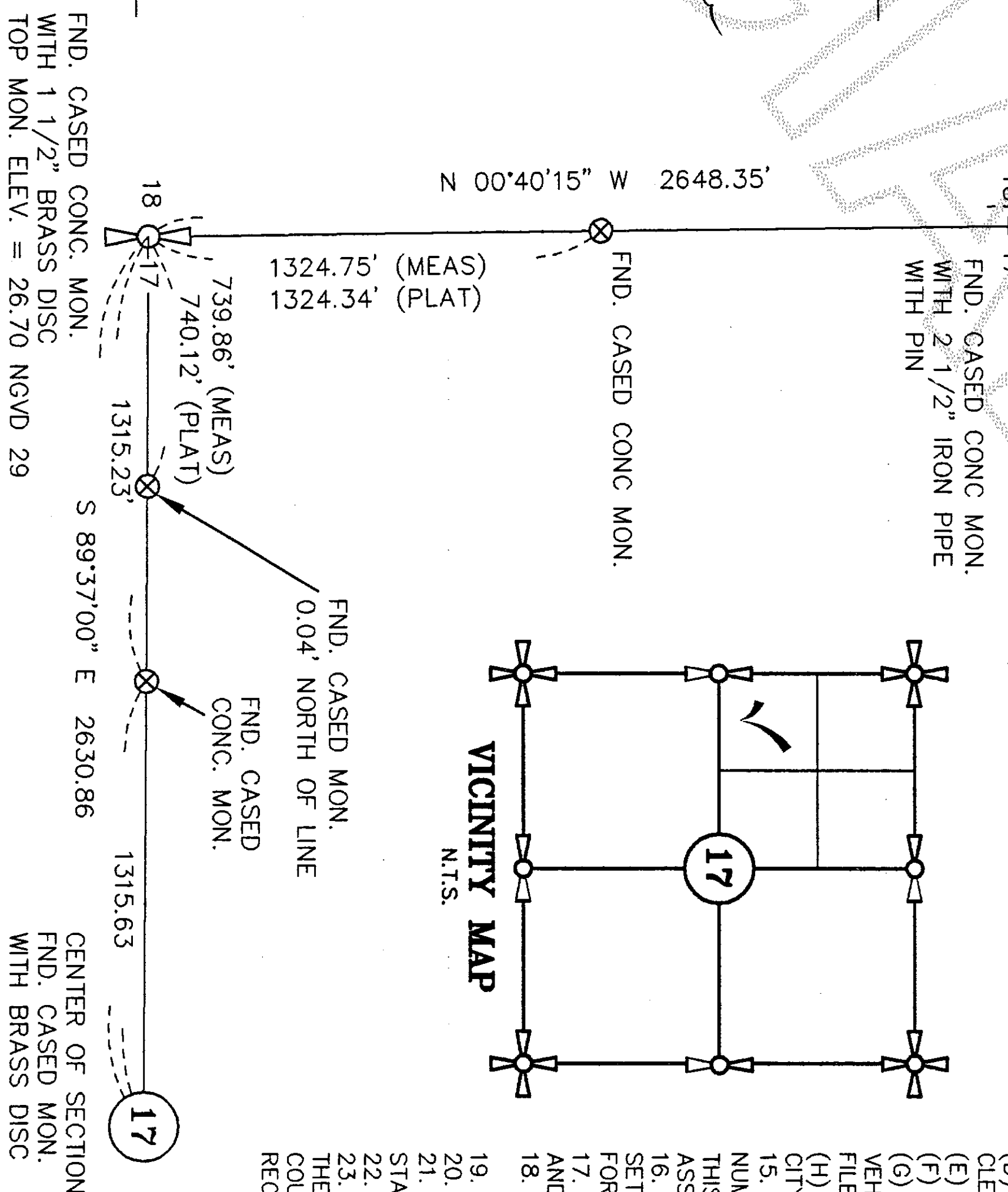
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DON RAPP

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626  
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.  
2118 RIVERSIDE DRIVE SUITE 208  
MOUNT VERNON, WA 98273  
PHONE 360-424-9566

DATE: 11-16-04



**VICINITY MAP**  
NOT TO SCALE



**AUDITOR'S CERTIFICATE**

200411160108  
Skagit County Auditor  
1 of 4 4:11PM  
11/16/2004

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

N. Brummett  
SKAGIT COUNTY AUDITOR

DEPUTY  
M. F. Fournier

**NOTES:**

1. SURVEY DESCRIPTION IS FROM CHICAGO TITLE INSURANCE COMPANY, ORDER NO. IC32611
2. BASIS OF BEARINGS: EXISTING MONUMENTS ALONG THE CENTERLINE OF COLLEGE WAY (SR 538), SHOWN HEREON, AND ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 843161.
3. BEARING = N 00°40'15" W.
4. ALL DISTANCES ARE SHOWN IN FEET.
5. BENCH MARK IS TOP OF MONUMENT AT INTERSECTION OF COLLEGE WAY AND RIVERSIDE DRIVE. ELEVATION IS 26.70 FEET NGVD29.
6. INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER, NIKON AE-5 OPTICAL LEVEL.
7. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE.
8. THIS SURVEY WAS PREPARED AT THE REQUEST OF DON RAPP.
9. TRACT B AND C ARE IN FLOOD ZONE A21, OF THE FLOOD RATE INSURANCE MAP FOR CITY OF MOUNT VERNON, PANEL 1 OF 4, COMMUNITY-PANEL NUMBER 530159 0001 B, EFFECTIVE JANUARY 3, 1985. BASE FLOOD ELEVATION IS 30 FEET NGVD29.
10. STORM RUNOFF FROM TRACT C DRAINS ON THE SURFACE TO THE SOUTH AND WEST TO CB 1 MAPPED ON SHEET 4 OF 4. SAID CB 1 APPEARS TO BE CONNECTED TO A SANITARY SEWER LINE WHICH FLOWS TO THE NORTH.
11. ON AUGUST 24, 2004, COLLEGE WAY WAS CLOSED TO TRAFFIC AND STORMWATER PONDED TO A DEPTH OF APPROXIMATELY 1 FOOT IN THE STREET GUTTER DURING A SEVERE STORM EVENT.
12. TENANT OF SUITE A AND B TOLD SURVEYORS THAT THEY EXPERIENCE FLOODING AT THEIR DOORWAY FROM ADJOINING PARKING LOT RUNOFF. THERE WAS A STOCK PILE OF SAND BAGS NEXT TO THE DOORWAY NEAR THE NORTHWEST CORNER OF THE BUILDING AT THE TIME OF THE SURVEY.
13. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS AS PER WAC CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS TOPOGRAPHIC SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
14. APPROXIMATE WAY ONLY, ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER, SURVEYOR OR THEIR REPRESENTATIVE.
15. REFERENCE INSTRUMENTS AND MAPS FROM THE RECORDS OF SKAGIT COUNTY, WASHINGTON THAT WERE USED IN THIS SURVEY INCLUDE:
  - (A) INSTRUMENTS AND MAPS THAT ARE REFERENCED IN THE SURVEY DESCRIPTION SHOWN HEREON.
  - (B) EASEMENT FOR SEWER PIPELINE AND ACCESS THERETO AFFECTING TRACT C, AUDITOR'S FILE NO. 576813.
  - (C) EASEMENT FOR SEWER PIPELINE AND ACCESS THERETO AFFECTING TRACT B, AUDITOR'S FILE NO. 576814.
  - (D) AUDITOR'S FILE NO. 599005, NO BUILDING SHALL BE CONSTRUCTED, CLOSER THAN 30 FEET TO CLEAR LAKE ROAD AS THE SAME EXISTS AS OF THE DATE OF THE DEED, MAY 3, 1960.
  - (E) RECIPROCAL USE AGREEMENTS AUDITOR FILE NO. 869036 AND 869014.
  - (F) HAZARDOUS SUBSTANCE CERTIFICATE AND INDEMNITY AGREEMENT, AUDITOR'S FILE NO. 200211140156.
  - (G) EASEMENT AND AGREEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS, ACCESS AND VEHICULAR PARKING AS WELL AS RIGHT TO LOCATE A DUMPSTER IN THE TRASH ENCLOSURE, AUDITOR'S FILE NUMBER 200409220116.
  - (H) BENCH MARK ELEVATION IS FROM SURVEY CONTROL POINT ID#55, 10/19/00, CITY OF MOUNT VERNON.
  16. AS OCTOBER 27, 2004, THE SKAGIT COUNTY ASSESSOR PARCEL MAPS DID NOT SHOW A PARCEL NUMBER FOR TRACT A OF SHORT PLAT MV-26-76. ON THIS DAY THE ASSESSOR'S OFFICE INDICATED THIS PARCEL IS CURRENTLY IDENTIFIED AS P53856 OWNED BY SCHRIEBER I/BM/MM, DBA MOUNT VERNON ASSOCIATES, PO BOX 13167, MILL CREEK, WA 98082.
  17. PARCEL A OF THIS SURVEY IS ZONED C-2 GENERAL COMMERCIAL DISTRICT. MINIMUM FRONT YARD SETBACK IS 25 FEET. SIDE YARD AND REAR YARD IS NONE. BUILDING HEIGHT IS UNRESTRICTED EXCEPT FOR FIRE SAFETY CONSIDERATIONS, AND BUILDING CODE CONSIDERATIONS.
  18. BUILDING HEIGHT ON PARCEL A, TRACT B VARIES FROM 19.4' TO 24.4'. SEE ADDITIONAL DETAIL AND HEIGHT LOCATIONS ON SHEET 3 OF 4.
  19. PARCEL A AREAS: TRACT B 16,593 SQ. FT. 0.38 ACRES
  20. BUILDING AREA ON PARCEL A, TRACT B BASED ON EXTERIOR DIMENSIONS IS 7,857 SQ. FT.
  21. NO BUILDINGS ARE LOCATED ON PARCEL A, TRACT C.
  22. PARCEL A, TRACT B HAS 11 PARKING STALLS PLUS 1 HANDICAP STALL. THERE ARE 4 ADDITIONAL STALLS THAT HAVE BEEN PAINTED/HATCHED AS SHOWN ON SHEET 3 OF 4.
  23. PARCEL A, TRACT C HAS 20 PARKING STALLS AS SHOWN ON SHEET 4 OF 4.
  24. EAST COLLEGE WAY, SR 538, CLEAR LAKE ROAD, AND CLEAR LAKE AND WOOLLEY ROAD, ALL BEING THE SAME ROAD, WAS DEDICATED TO THE PUBLIC USE, PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SHEET 1 OF 4

**ALTA/ACSM LAND TITLE SURVEY**  
TRACT B AND C, SHORT PLAT MV-26-76, IN PORTION  
OF SW 1/4, NW 1/4, SECTION 17, T. 34 N., R. 4 E., W.M.  
MOUNT VERNON, WASHINGTON  
FOR: MT. VERNON RETAIL, LLC

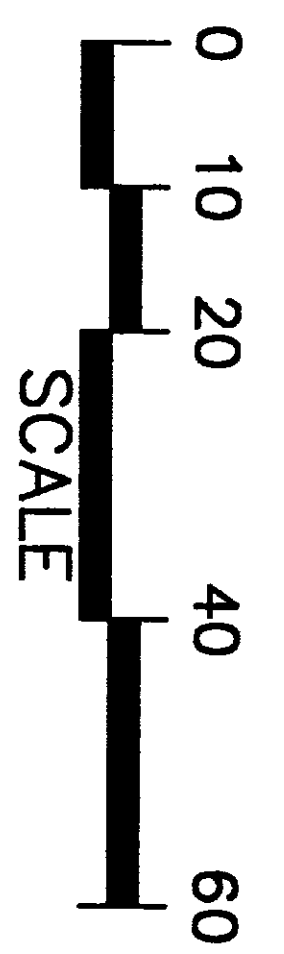
LOOSE LEAF	ASSUMED	SEMRAU ENGINEERING & SURVEYING	SCALE: AS SHOWN
MERIDIAN:	ASSUMED	SURVEYING - ENGINEERING	JOB NO. 4534
		MOUNT VERNON, WA 98273	360-424-9566



FND. CASED MON.

N 00°40'15" W 1324.75' (MEAS)  
1324.34' (PLAT)

RIVERSIDE DRIVE



P53847  
NWCC INVESTMENTS INC  
1420 5TH AVE #2200  
SEATTLE, WA 98101

P53850  
TESORO WEST COAST  
COMPANY C/O L. B.  
WALKER & ASSOC. INC  
P O BOX 16290 HOUSTON,  
TX 77222-6290

EAST 5' SANITARY SEWER EASEMENT  
TO THE CITY OF MOUNT VERNON, AUDITOR'S  
FILE NO. 576814

BENCH MARK  
TOP OF MONUMENT IN CASE  
ELEV. = 28.70 NGVD 29

150.02'

TRACT 9  
TRACT 10  
MOUNT VERNON ACREAGE

0.49' TO BUILDING  
FACE

10' SANITARY SEWER EASEMENT  
TO CITY OF MOUNT VERNON  
AUDITOR'S FILE NO. 576813

4.82' TO BUILDING FACE  
4.05' TO BUILDING FACADE

N 00°40'15" W 121.59'

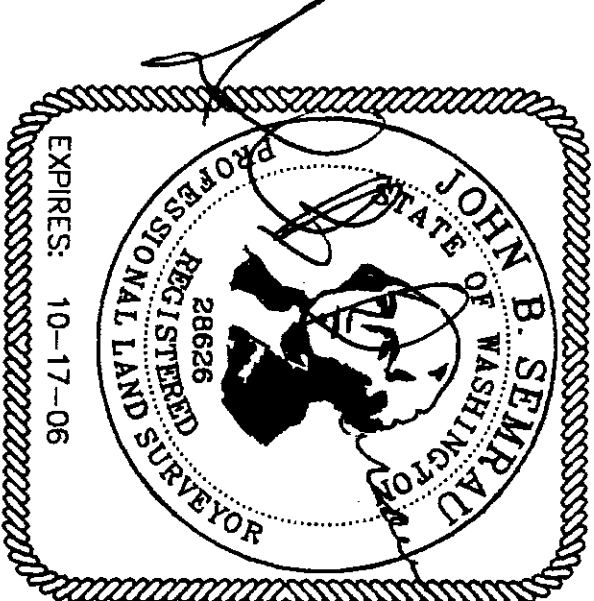
10.00'  
N 00°40'15" W

PARCEL A  
LOT AREAS  
TRACT B 16,593 SQF. 0.38 ACRES  
TRACT C 7,691 SQF. 0.18 ACRES

S 89°37'00" E 739.86' (MEAS)  
740.12' (PLAT)

125.02'

COLLEGE WAY (SR 538) (CLEAR LAKE ROAD)



SHEET 2 OF 4

FND. CASED MON.  
0.04' NORTH OF LINE

URBAN AVENUE

P53849

PARCEL A  
TRACT B  
S/P MV-26-76

425 E. COLLEGE WAY  
MOUNT VERNON, WA 98273

X FFL = 25.85

FRONT 25' BUILDING SETBACK  
PER M.V. C-2 ZONING

CURB CUT

S 00°40'15" E  
30.01'

N 89°37'00" W

E. 150' OF  
W. 370'  
TRACT 10

LOCATION OF INGRESS  
AND EGRESS OVER  
ADJOINING PARKING LOT

TRACT A S/P MV-26-76  
P53856  
SCHRIBER I/BM/MM  
DBA MOUNT VERNON ASSOCIATES  
PO BOX 13167  
MILLCREEK, WA 98082

PLANTER WITH 0.5' CONC CURB  
AND FENCE ENCLOSURE  
1.98' FEET EAST OF LOT LINE

PLANTER WITH 0.5' CONC CURB  
3.9' EAST OF LOT LINE

133.90'

N 00°40'15" W 233.78'

FACE OF CONCRETE  
FOUNDATION WALL  
0.1' WEST OF  
PROPERTY LINE

THREE SIGNS ON  
EAST FACE OF BUILDING  
EXTEND 1.0' TO 1.4'  
EAST OF LOT LINE

PLANTER WITH 0.5' CONC CURB  
2.6' EAST OF LOT LINE  
BUILDING CORNER 0.06' EAST  
OF EAST LOT LINE AND 0.45'  
SOUTH OF NORTH LOT LINE

PLANTER WITH 0.5' CONC CURB  
2.6' EAST OF LOT LINE

LOCATION OF INGRESS  
AND EGRESS OVER  
ADJOINING PARKING LOT

- INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626
- INDICATES EXISTING REBAR OR IRON PIPE FOUND.
- INDICATES EXISTING MONUMENT FOUND.
- INDICATES PKNAL AND SHINER SET NO. 28626
- INDICATES EXISTING PKNAL

TRACT A S/P MV-26-76

P53848

PARCEL A  
TRACT C  
S/P MV-26-76

N 00°40'15" W 99.89'

S 00°40'15" E 99.89'

CORNER FALLS 0.56' SOUTH OF  
AND 2.15' EAST OF CORNER OF  
CONC DUMPSTER PAD

CONC DUMPSTER PAD  
AND FENCE ENCLOSURE  
1.98' FEET EAST OF LOT LINE

11/16/2004 Page 2 of 4 4:11PM  
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Skagit County Auditor

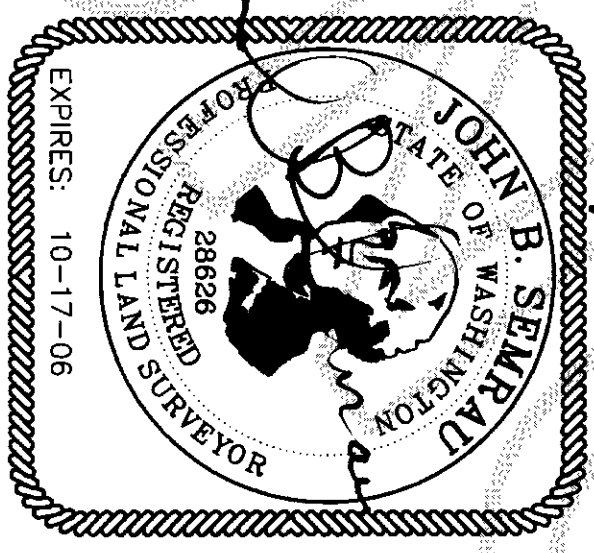
**ALTA/ACSM LAND TITLE SURVEY**  
TRACT B AND C, SHORT PLAT MV-26-76, IN PORTION  
OF SW 1/4, NW 1/4, SECTION 17, T. 34 N., R. 4 E., W.M.  
MOUNT VERNON, WASHINGTON  
FOR: MT. VERNON RETAIL LLC

SEMRAU ENGINEERING & SURVEYING  
SURVEYING • ENGINEERING • PLANNING  
MOUNT VERNON, WA 98273 360-424-9566

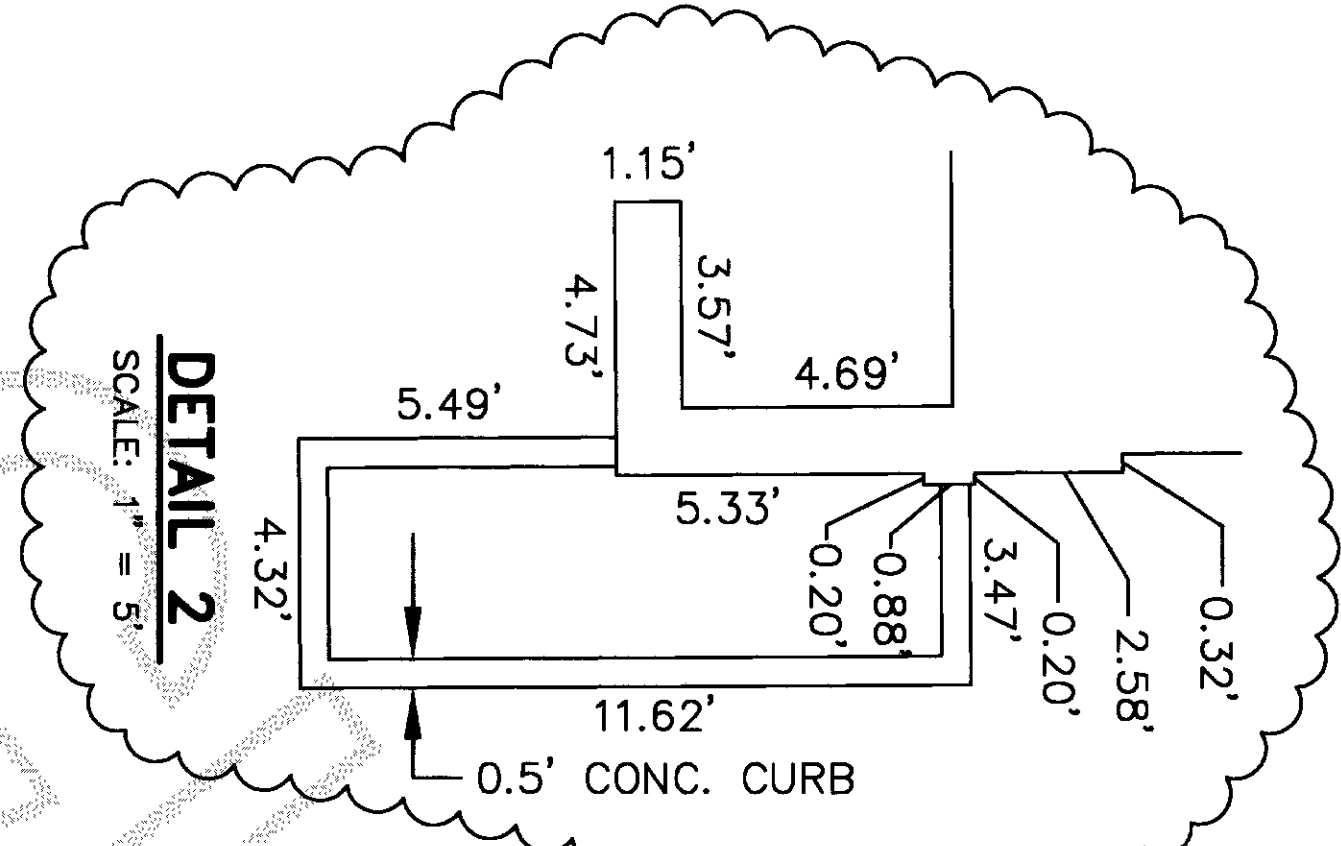
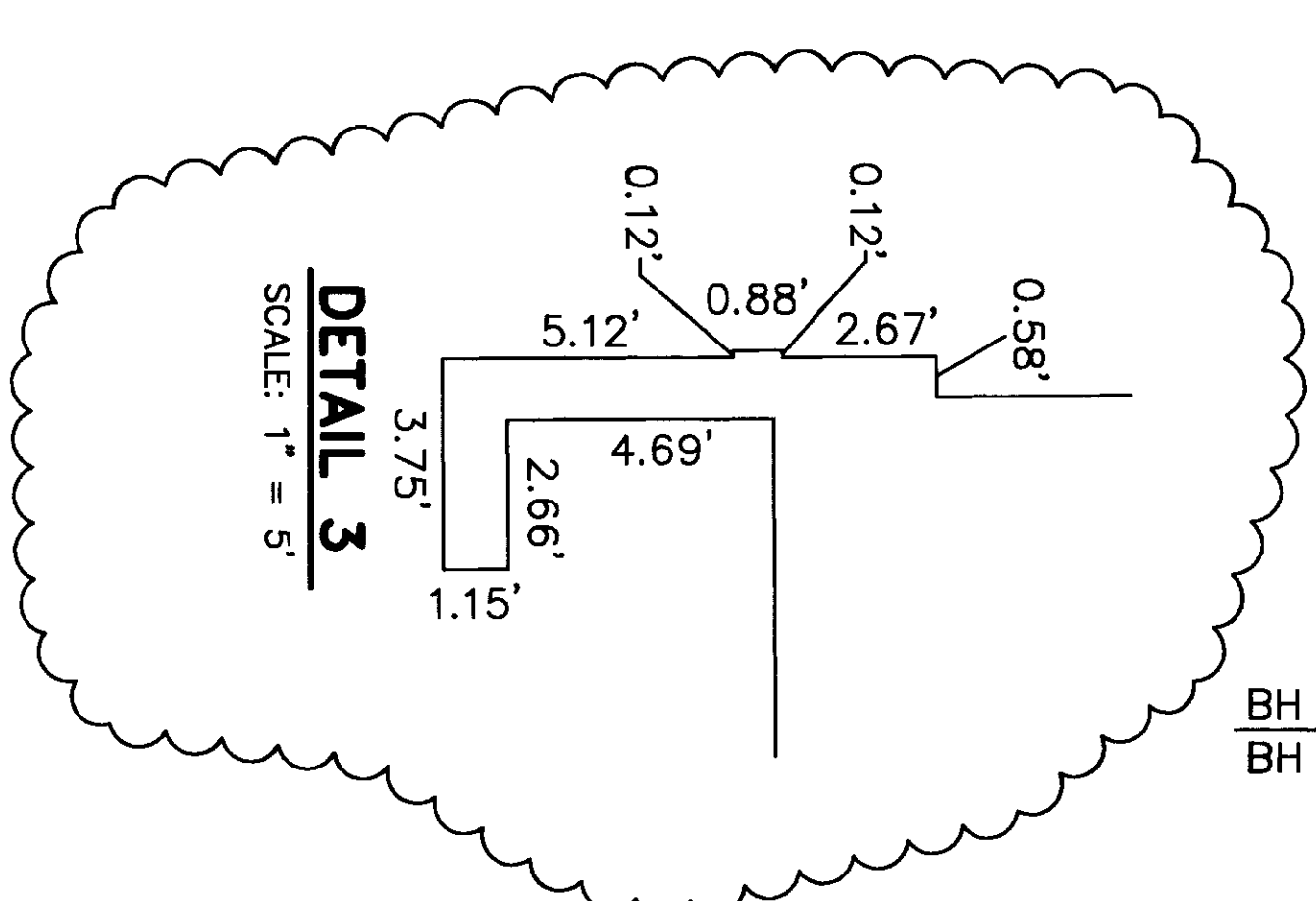
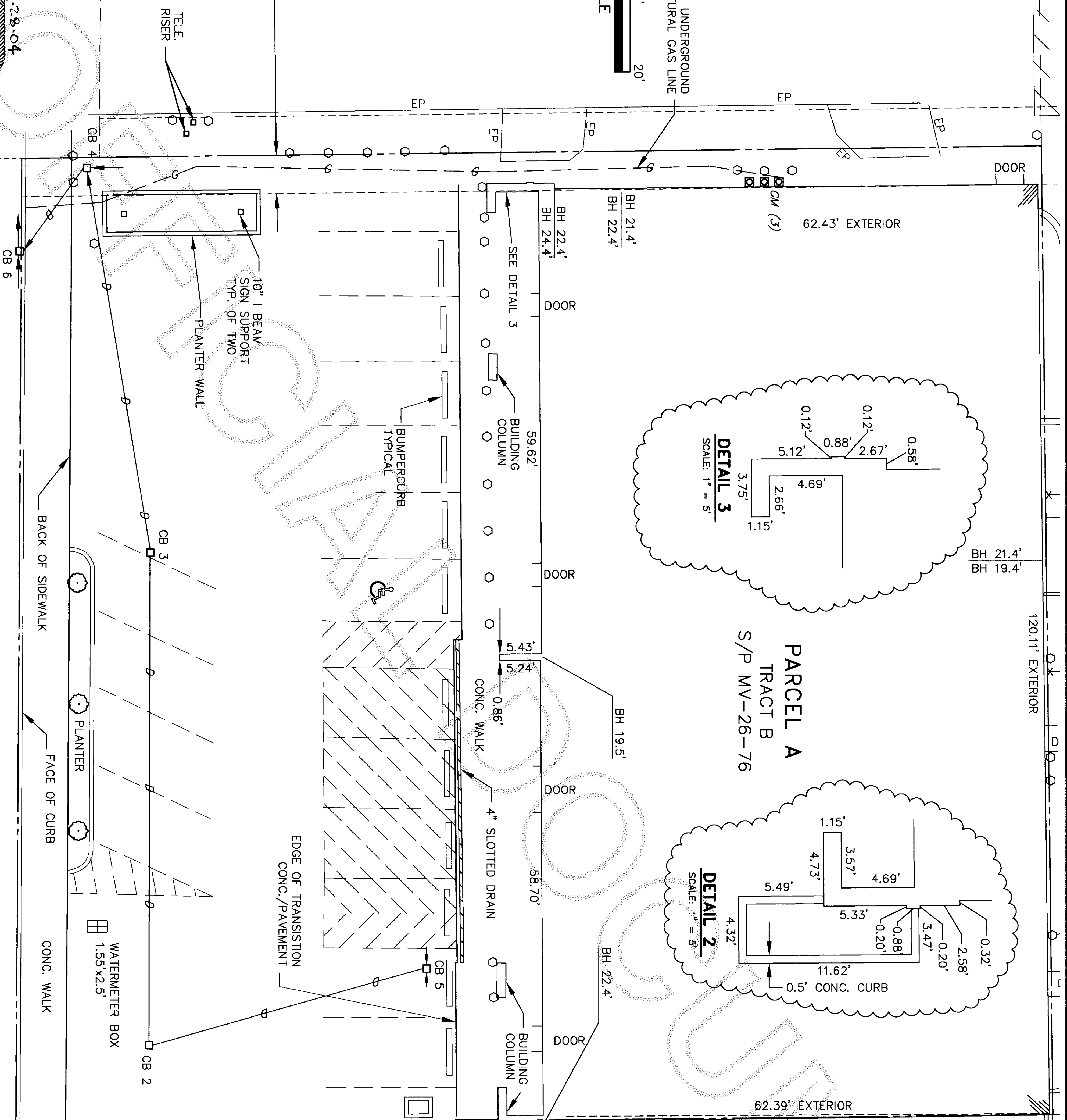
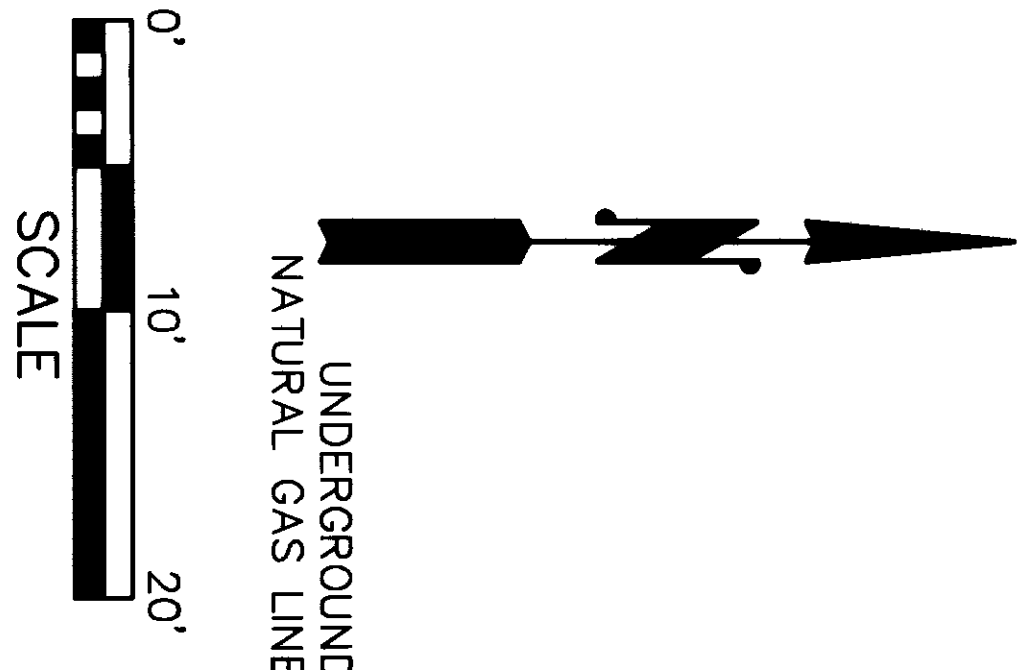
SCALE: 1" = 20'  
JOB NO. 4534

LOOSE LEAF ASSUMED

EXPIRES: 10-17-06



EAST 5' OF SANITARY SEWER EASEMENT TO THE CITY OF MOUNT VERNON, AUDITOR'S FILE NO. 576814. (12" CONC. STORM SEWER)



- KEY**
- ◻ EXISTING GAS METER
  - EXISTING UTILITY POLE
  - EXISTING 8" CHERRY TREE
  - EXISTING 3.5" METAL BOLLARD
  - ➔ PAINTED TRAFFIC DIRECTION ARROW
  - ▭ EXISTING CATCH BASIN AS NOTED
  - ▭ EXISTING 6.0' x 0.7' CONCRETE BUMPER CURB
  - ▭ EXISTING HANDICAP PARKING STALL
  - BH BUILDING HEIGHT

- CB 2  
TOP = 25.29  
IE 4" PVC W = 24.26  
IE 4" PVC N = 24.21
- CB 3  
TOP = 24.91  
IE 8" PVC W = 23.04  
IE 8" PVC E = 23.08
- CB 4  
TOP = 24.82  
IE 4" PVC N = 23.44  
IE 8" PVC E = 22.84  
IE 8" CMP SE = 22.86
- CB 5  
TOP = 24.73  
IE 4" PVC E = 23.99  
IE 4" PVC W = 23.21  
IE 4" S PVC/OIL SEPARATOR MEASURE DOWN NOT POSSIBLE
- CB 6  
TOP = 24.89  
IE 8" CMP NW = 21.19  
IE 18" CMP E = 20.14  
IE 18" CMP W = 20.14

EAST COLLEGE WAY (SR 538) (CLEAR LAKE ROAD)

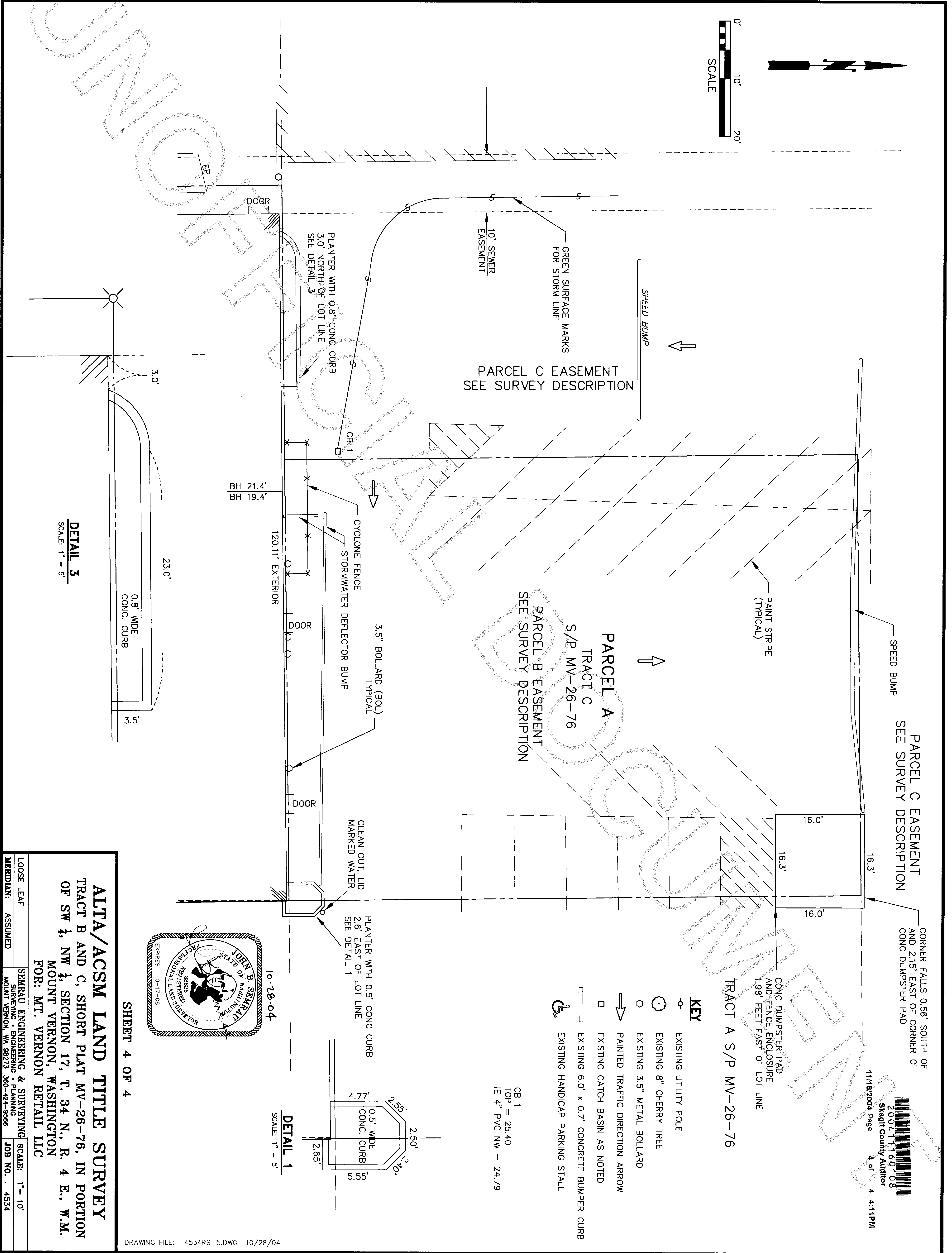
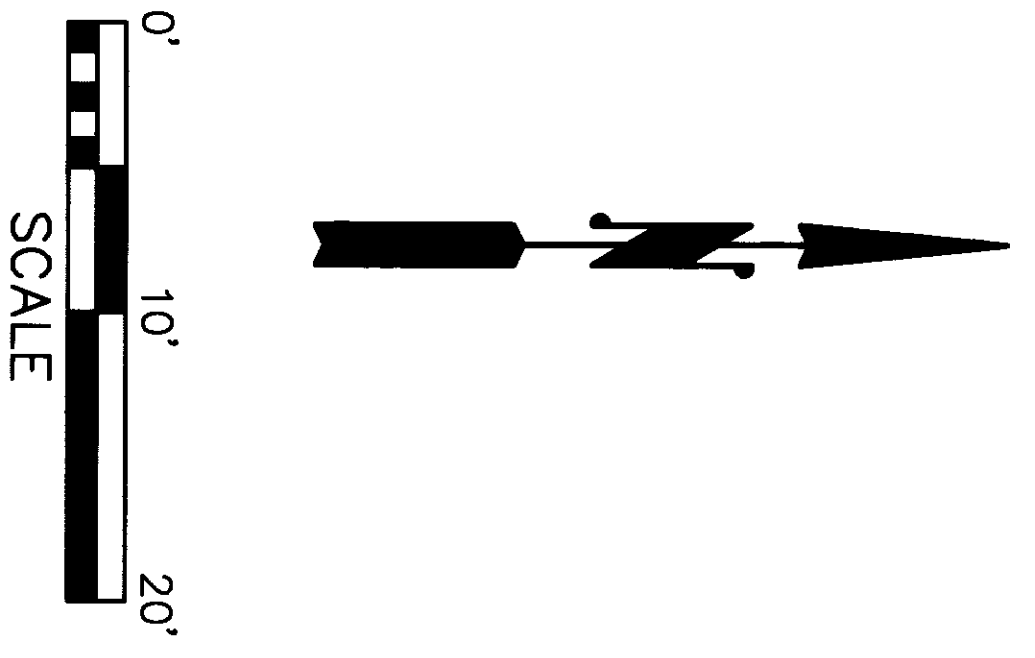
SHEET 3 OF 4

**ALTA/ACSM LAND TITLE SURVEY**  
TRACT B AND C, SHORT PLAT MV-26-76, IN PORTION OF SW 1/4, NW 1/4, SECTION 17, T. 34 N., R. 4 E., W.M. FOR: MT. VERNON RETAIL LLC

SEMPAU ENGINEERING & SURVEYING SCALE: 1" = 10'  
SURVEYING ENGINEERING PLANNING  
MOUNT VERNON, WA 98273 360-421-9566  
JOB NO. 4534

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Skagit County Auditor  
11/18/2004 Page 3 of 4 4:11PM



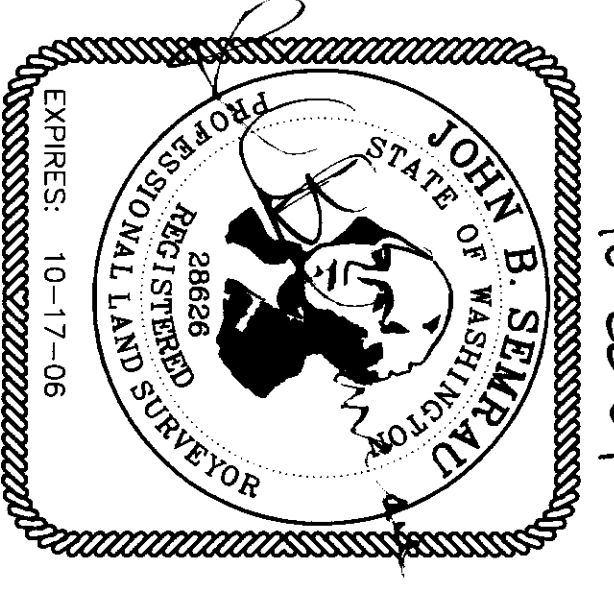


**KEY**

- EXISTING UTILITY POLE
- EXISTING 8" CHERRY TREE
- EXISTING 3.5" METAL BOLLARD
- ⇨ PAINTED TRAFFIC DIRECTION ARROW
- EXISTING CATCH BASIN AS NOTED
- ▭ EXISTING 6.0' x 0.7' CONCRETE BUMPER CURB
- ♿ EXISTING HANDICAP PARKING STALL

**DETAIL 3**  
SCALE: 1" = 5'

**DETAIL 1**  
SCALE: 1" = 5'



SHEET 4 OF 4

**ALTA/ACSM LAND TITLE SURVEY**

TRACT B AND C, SHORT PLAT MV-26-76, IN PORTION  
OF SW 1/4, NW 1/4, SECTION 17, T. 34 N., R. 4 E., W.M.  
MOUNT VERNON, WASHINGTON  
FOR: MT. VERNON RETAIL LLC

LOOSE LEAF	ASSUMED	SEBRAU ENGINEERING & SURVEYING	SCALE: 1" = 10'
MERIDIAN:		SURVEYING ENGINEERING PLANNING MOUNT VERNON, WA 98273	JOB NO. 4534

11/6/2004 Page 4 of 4 4:11PM

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Skagit County Auditor