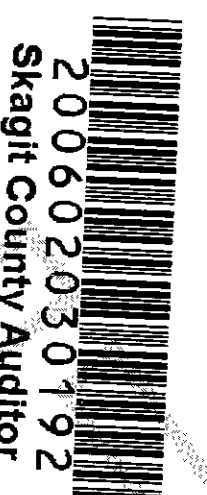


SOUTH MOUNT VERNON BUSINESS PARK BOUNDARY LINE ADJUSTMENT LU 06-012

IN A PORTION OF
NW 1/4 OF THE SW 1/4 OF SECTION 29, T.34 N., R.4 E. WM.

AUDITORS CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC



2/3/2006 Page 1 of 2 4:12PM
N. Brunmet
SKAGIT COUNTY AUDITOR
DEPUTY

LEGAL DESCRIPTIONS BEFORE BLA

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

PARCEL "A" BEFORE BOUNDARY LINE ADJUSTMENT

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF THE OLD STATE HIGHWAY 99 (OLD PACIFIC HIGHWAY) WHICH IS 750 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE TO A POINT 20 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST PARALLEL WITH AND A DISTANCE OF 20 FEET SOUTH OF SAID NORTH LINE TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE WEST TO THE WEST LINE OF THAT PARCEL CONVEYED TO DRAINAGE DISTRICT NO. 17 BY DEED RECORDED DECEMBER 21, 1978 UNDER AUDITOR FILE NUMBER 893555; THENCE NORTHWEST ALONG SAID WEST LINE TO A POINT 400 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST TO A POINT 871.2 FEET EAST OF THE POINT OF BEGINNING; EXCEPT THEREFROM ANY PORTION LYING EASTERLY OF THE WESTERLY LINE OF SAID PARCEL CONVEYED UNDER AUDITOR FILE NUMBER 893555; AND EXCEPT THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF THAT PARCEL CONVEYED FROM THE STATE OF WASHINGTON TO SKAGIT COUNTY BY DEED RECORDED JULY 2, 1978 UNDER AUDITOR FILE NUMBER 839826; AND ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEEDS RECORDED JULY 26, 1966 UNDER AUDITOR FILE NUMBER 685926; AND ALSO EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE EAST LINE OF THE RIGHT-OF-WAY OF OLD PACIFIC HIGHWAY 200 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG SAID HIGHWAY RIGHT-OF-WAY LINE 200 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION TO A POINT 230 FEET EAST OF THE CENTERLINE OF SAID OLD PACIFIC HIGHWAY; THENCE NORTH 50 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 871.2 FEET TO THE POINT OF BEGINNING; EXCEPT THEREFROM THAT PARCEL CONVEYED TO DRAINAGE DISTRICT NO. 17 BY DEED RECORDED DECEMBER 21, 1978 UNDER AUDITOR FILE NO. 893555.

(SAID PARCELS "A" AND "B" OF SURVEY RECORDED UNDER AUDITOR FILE NO. 9405310082, FILED IN VOLUME 15 OF SURVEYS, PAGES 184-185, RECORDS OF SKAGIT COUNTY.)

PARCEL "B" BEFORE BOUNDARY LINE ADJUSTMENT

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF THE OLD STATE HIGHWAY 99 (OLD PACIFIC HIGHWAY) WHICH IS 750 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE TO A POINT 20 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST PARALLEL WITH AND A DISTANCE OF 20 FEET SOUTH OF SAID NORTH LINE TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE WEST TO THE WEST LINE OF THAT PARCEL CONVEYED TO DRAINAGE DISTRICT NO. 17 BY DEED RECORDED DECEMBER 21, 1978 UNDER AUDITOR'S FILE NO. 893555; THENCE NORTHWEST ALONG SAID WEST LINE TO A POINT 400 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST TO A POINT 871.2 FEET EAST OF THE POINT OF BEGINNING; EXCEPT THEREFROM ANY PORTION LYING EASTERLY OF THE WESTERLY LINE OF SAID PARCEL CONVEYED FROM THE STATE OF WASHINGTON TO SKAGIT COUNTY BY DEED RECORDED JULY 29, 1978 UNDER AUDITOR'S FILE NO. 839826; AND ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEEDS RECORDED JULY 26, 1966 UNDER AUDITOR'S FILE NOS. 685926 AND 685926; AND ALSO EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE EAST LINE OF THE OLD STATE HIGHWAY 99 (OLD PACIFIC HIGHWAY) 200 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH ALONG SAID HIGHWAY RIGHT-OF-WAY LINE 200 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION TO A POINT 230 FEET EAST OF THE CENTERLINE OF SAID OLD PACIFIC HIGHWAY; THENCE NORTH 50 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION 871.2 FEET TO THE POINT OF BEGINNING; EXCEPT THEREFROM THAT PARCEL CONVEYED TO DRAINAGE DISTRICT NO. 17 BY DEED RECORDED DECEMBER 21, 1978 UNDER AUDITOR'S FILE NO. 893555.

PARCEL B BEFORE

90,700 SQ FT PARCEL B AFTER 467,213 SQ FT
2.08 ACRES 10.73 ACRES

CITY APPROVAL

THE ABOVE DESCRIBED PROPERTY WILL BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE; THIS BOUNDARY LINE ADJUSTMENT IS HEREBY APPROVED.

[Signature]
CITY ENGINEER

DATE: 2/3/2006

LEGAL DESCRIPTIONS AFTER BLA

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE OLD STATE HIGHWAY 99 (OLD PACIFIC HIGHWAY) WHICH IS 924.93 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTHEASTERLY ALONG A NON-RANGENT CURVE, CONVEX TO THE NORTHEAST WHOSE RADIUS POINT LES SOUTH 88° 56' 18" EAST A DISTANCE OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 89° 50' 06" AN ARC DISTANCE OF 39.20 FEET; THENCE SOUTH 88° 46' 24" EAST 573.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88° 46' 24" EAST 230.77 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 107° 38' 47" AN ARC DISTANCE OF 46.97 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY OF HENSON ROAD; THENCE FOLLOWING COURSE ALONG SAID RIGHT OF WAY, NORTH 16° 25' 10" WEST 103.30 FEET; THENCE NORTH 28° 24' 23" WEST 44.50 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET THROUGH A CENTRAL ANGLE OF 0° 45' 35" AN ARC DISTANCE OF 5.97 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 88° 46' 24" WEST 196.27 FEET, MORE OR LESS TO A POINT WHICH LES NORTH 2° 04' 03" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 2° 04' 03" WEST 175.02 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR UTILITIES IN FAVOR OF THE CITY OF MOUNT VERNON AND PUBLIC UTILITIES OVER, UNDER AND ACROSS THE SOUTHERLY AND EASTERLY 10.00 FEET THEREOF;
FURTHER SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE WEST 15.00 FEET AND THE SOUTH 35.00 FEET OF THE WEST 27.50 FEET THEREOF, IN FAVOR OF ADJOINING LOTS TO BE DEVELOPED AS PART OF CITY OF MOUNT VERNON BINDING SITE PLAN NO. LU 05-081 AS DELINEATED THEREON AND EXECUTED BY STATE STREET RETAIL CENTER, LLC.
FURTHER SUBJECT TO PRESENT OR FUTURE COVENANTS, CONDITIONS AND RESTRICTIONS THAT MAY BE DEVELOPED AS PART OF THE FINAL BINDING SITE PLAN IN THE PROCESS OF REVIEW WITH THE CITY OF MOUNT VERNON, WASHINGTON UNDER FILE NUMBER LU 05-06; SAID BINDING SITE PLAN AND COVENANTS, CONDITIONS AND RESTRICTIONS TO BE EXECUTED BY STATE STREET RETAIL CENTER, LLC.
CONTAINING 40,744 SQUARE FEET
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B" AFTER BOUNDARY LINE ADJUSTMENT
THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF THE OLD STATE HIGHWAY 99 (OLD PACIFIC HIGHWAY) WHICH IS 750 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH ALONG SAID EAST LINE TO A POINT 20 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST PARALLEL WITH AND A DISTANCE OF 20 FEET SOUTH OF SAID NORTH LINE TO THE EAST LINE OF SAID SUBDIVISION; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE WEST TO THE WEST LINE OF THAT PARCEL CONVEYED TO DRAINAGE DISTRICT NO. 17 BY DEED RECORDED DECEMBER 21, 1978 UNDER AUDITOR'S FILE NO. 893555; THENCE NORTHWEST ALONG SAID WEST LINE TO A POINT 400 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST TO A POINT 871.2 FEET EAST OF THE POINT OF BEGINNING; EXCEPT THEREFROM ANY PORTION LYING EASTERLY OF THE WESTERLY LINE OF SAID PARCEL CONVEYED FROM THE STATE OF WASHINGTON TO SKAGIT COUNTY BY DEED RECORDED JULY 29, 1978 UNDER AUDITOR'S FILE NO. 839826; AND ALSO EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEEDS RECORDED JULY 26, 1966 UNDER AUDITOR'S FILE NOS. 685926 AND 685926; AND ALSO EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL:

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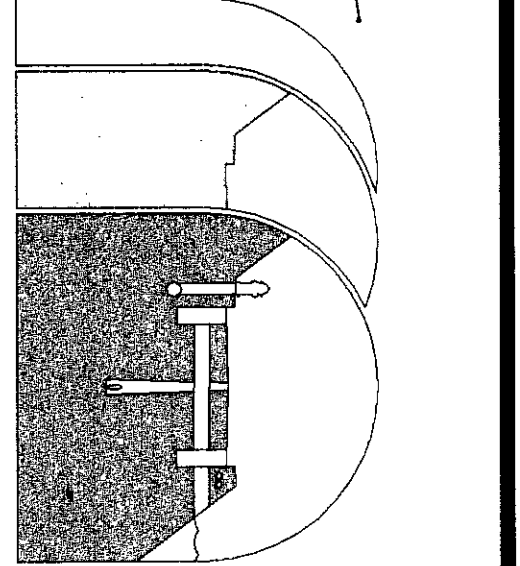
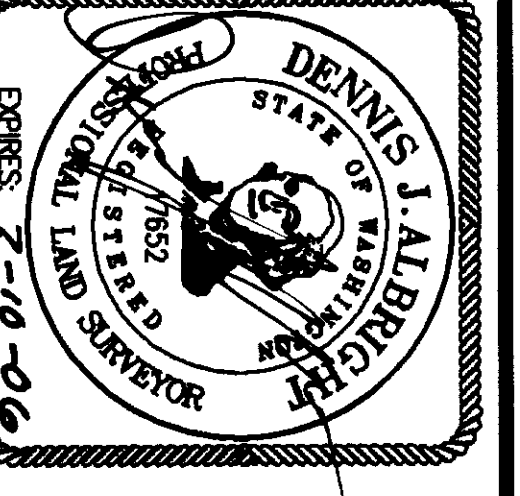
TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:
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SURVEYOR'S CERTIFICATE

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 DAN MITTEL, IN JANUARY, 2006.

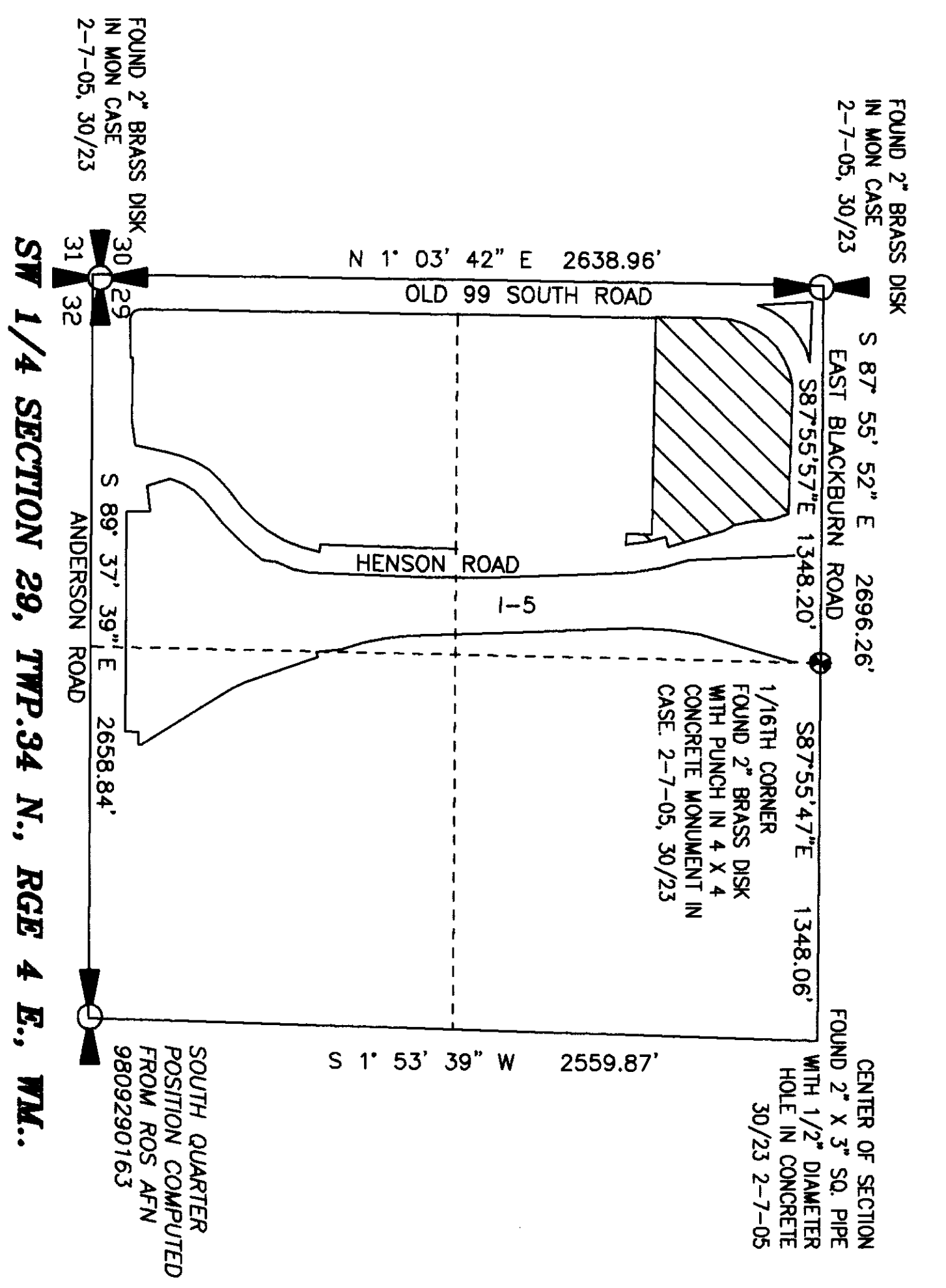
DATE: 2-3-06
DENNIS J. ALBRIGHT, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 17652



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
1111 Cleveland Avenue, Suite 202
Mount Vernon Wn. 98273
Tel: 360-404-2010 Fax: 360-404-2013

SOUTH MOUNT VERNON BUSINESS PARK

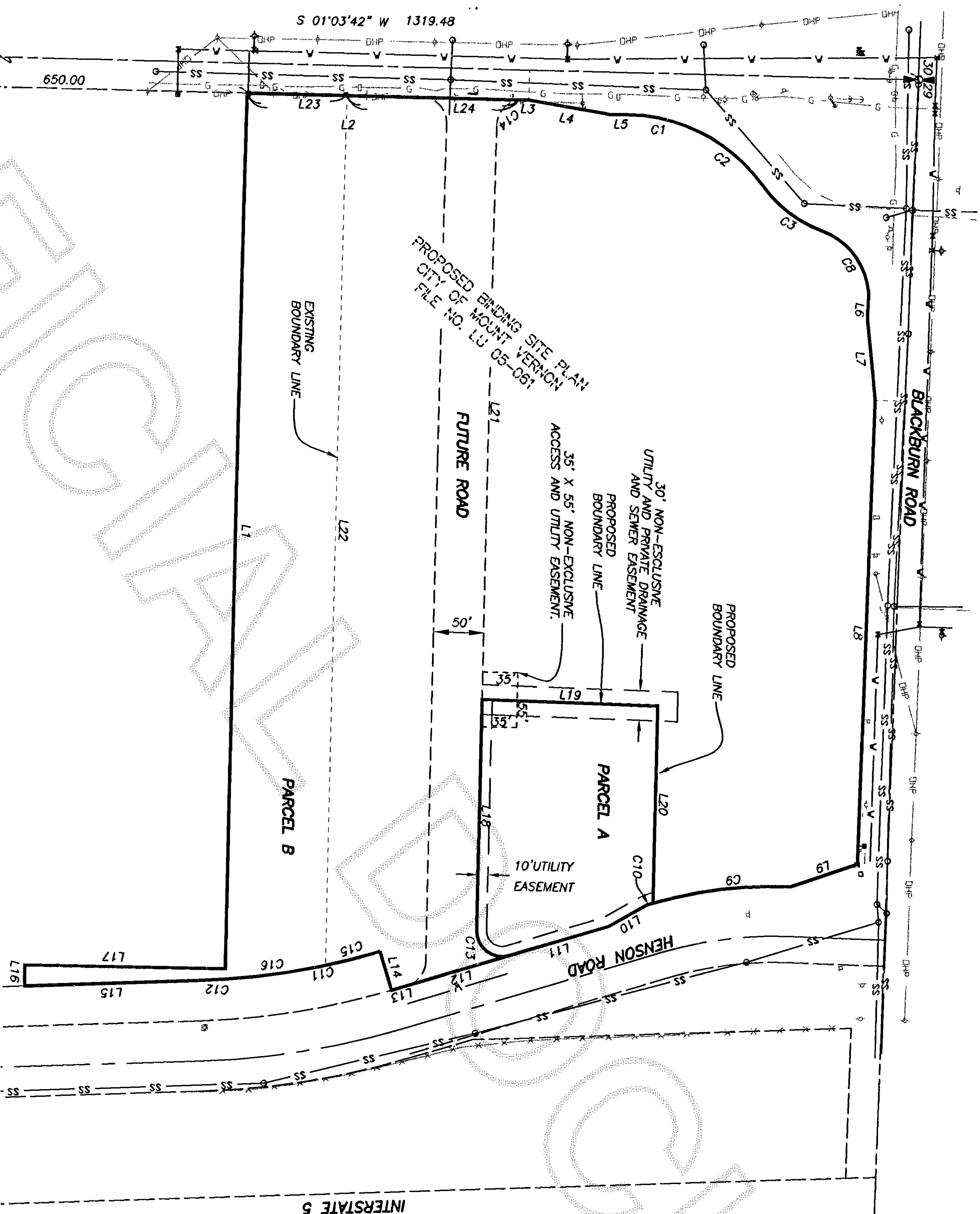
IN A PORTION OF THE NW 1/4 OF THE SW 1/4 SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, SKAGIT COUNTY, STATE OF WASHINGTON
CITY OF MOUNT VERNON OWNERS
STATE STREET RETAIL CENTER LLC.
1111 CLEVELAND AVE. SUITE 203, PO BOX 188, MT VERNON WA, 98273
DATE: 1-26-06 BY: MM SCALE: 1" = 330'
PROJECT NO. 289-SIG-03 289BLAWMG



SOUTH MOUNT VERNON BUSINESS PARK BOUNDARY LINE ADJUSTMENT LU 06-012

IN A PORTION OF
NW 1/4 OF THE SW 1/4 OF SECTION 29, T.34 N., R.4 E. WM.

2/3/2006 Page 2 of 2 4:12PM
200602030192
Skagit County Auditor



BASIS OF BEARING
N 01° 03' 42" E BETWEEN THE FOUND WEST QUARTER AND SOUTHWEST CORNER OF SECTION 29,
TOWNSHIP 34 NORTH RANGE 4 EAST AS SHOWN HEREON!

FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A LEICA TORA 1105*

RESEARCH

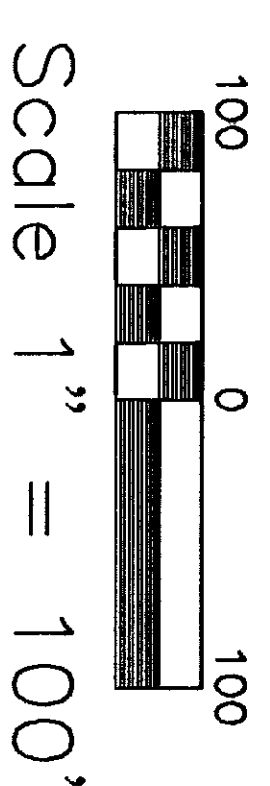
ROS ARN 9405310082
ROS ARN 9809290163
ROS ARN 20000810089
MSDOT HIGHWAY PLANS FOR I-5, JOHNSON TO BLACKBURN, DATED NOV. 19, 1970

LEGEND

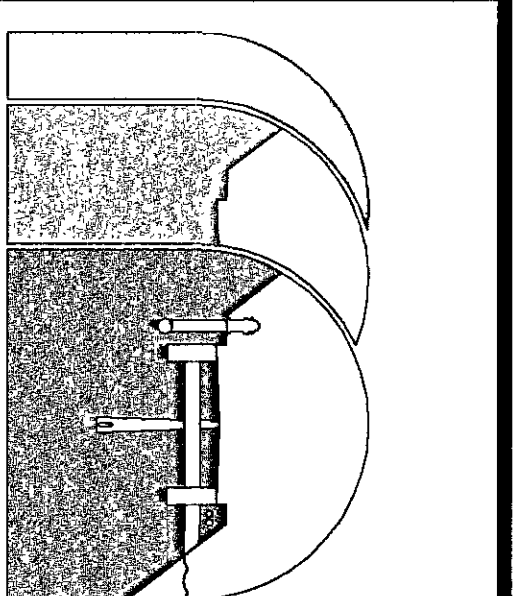
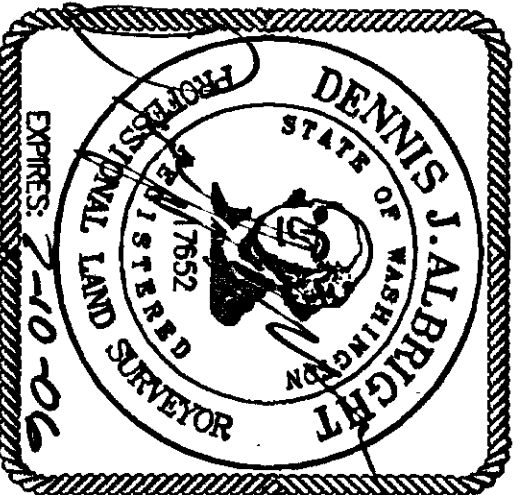
- OHP — OVERHEAD POWER
- SS — SANITARY SEWER
- W — WATER
- G — GAS
- △ — SIGN

LINE	BEARING	LENGTH
L1	S88°46'24"E	871.20
L2	N01°03'42"E	274.93
L3	S01°03'42"W	6.15
L4	S09°35'52"W	80.76
L5	S01°03'52"W	20.00
L6	N87°55'57"W	80.75
L7	S84°14'03"W	80.75
L8	N87°55'57"W	464.03
L9	N18°48'05"W	89.85
L10	N29°24'23"W	44.50
L11	N16°25'10"W	103.30
L12	S16°25'10"E	104.94
L13	N16°25'10"W	17.07
L14	N73°54'50"E	40.00
L15	N01°45'21"W	173.63
L16	S88°46'24"E	200.91
L17	S01°03'42"W	230.77
L18	S88°46'24"E	175.02
L19	S02°04'03"W	196.27
L20	S88°46'24"E	573.08
L21	N88°46'24"E	865.97
L22	N01°03'42"E	100.00
L23	N01°03'42"E	100.00
L24	S01°03'42"W	174.93

CURVE	LENGTH	RADIUS	DELTA
C1	44.52	170.00	157°00'15"
C2	111.76	170.00	57°39'58"
C3	76.62	130.00	53°46'14"
C4	46.97	23.00	107°38'47"
C5	44.52	170.00	157°00'15"
C6	5.97	450.00	0°45'35"
C7	26.67	720.00	2°07'22"
C8	88.09	70.00	72°06'12"
C9	139.24	450.00	17°43'44"
C10	5.97	450.00	0°45'35"
C11	157.59	720.00	12°32'27"
C12	26.67	720.00	2°07'22"
C13	46.97	23.00	107°38'47"
C14	39.20	23.00	89°50'06"
C15	56.23	720.00	4°28'27"
C16	101.37	720.00	8°04'00"



Scale 1" = 100'



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SOUTH MOUNT VERNON BUSINESS PARK

IN A PORTION OF THE NW 1/4 OF THE SW 1/4
SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM,
SKAGIT COUNTY, STATE OF WASHINGTON
CITY OF MOUNT VERNON
OWNERS
STATE STREET RETAIL CENTER LLC.

1111 CLEVELAND AVE, SUITE 203, PO BOX 188, MT VERNON, WA, 98273
DATE: 1-26-06 BR: MAM SCALE: 1" = 100'
PROJECT NO: 289-SIG-03 289BLAWNG FB: X/XX