

OWNER'S CONSENT AND DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DO HEREBY MAKE A BOUNDARY LINE ADJUSTMENT HEREOF PURSUANT TO TITLE 16.36 BOUNDARY LINE ADJUSTMENT OF THE MOUNT VERNON MUNICIPAL CODE, AND DECLARE THIS DOCUMENT TO BE THE GRAPHIC REPRESENTATIVE OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS.

THE UNDERSIGNED FURTHER ACKNOWLEDGE THAT THE APPROVAL AND RECORDING OF THIS DOCUMENT DOES NOT ESTABLISH NEW TITLE LINES. FURTHER WE HAVE ALSO BEEN NOTIFIED TO EXECUTE AND RECORD DEEDS WITH THE COUNTY AUDITOR TO CONVEY ALL TITLE INTEREST CONSISTENT WITH THIS BOUNDARY LINE ADJUSTMENT.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

PBWA PROPERTIES, LLC A WASHINGTON LIMITED LIABILITY COMPANY

BY: *Lisa Holloman*

PRINT NAME: Lisa Holloman

TITLE EVP & CFO

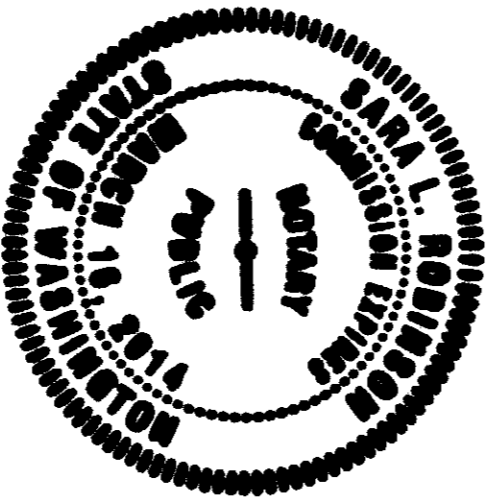
ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Lisa Holloman SIGNED THIS INSTRUMENT ON OATH STATED THAT HE/SHE/IT WAS/ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE EVP & CFO OF PBWA PROPERTIES, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: March 29, 2013

Shane J. Robinson
SIGNATURE
NOTARY PUBLIC
MY APPOINTMENT EXPIRES March 16, 2014

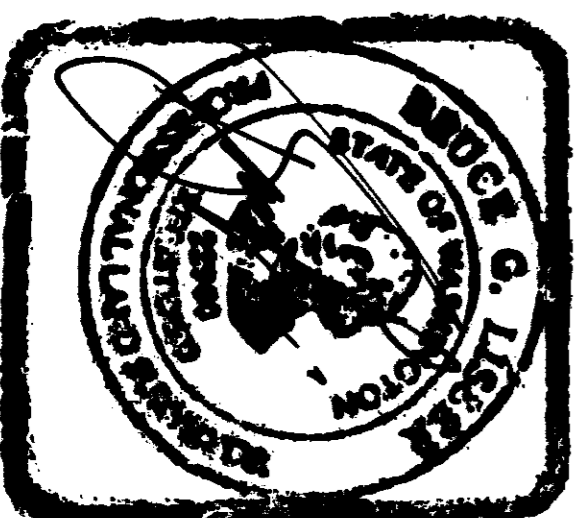


SURVEYOR'S CERTIFICATE

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 PBWA PROPERTIES, LLC, IN MARCH 2013.

DATE: Mar. 29, 2013

Bruce G. Lissger
BRUCE G. LISSGER, PLS. CERTIFICATE NO. 22460
LISSGER & ASSOCIATES, PLLC
320 MILWAUKEE STREET
P.O. BOX 1104
MOUNT VERNON, WA 98273
PHONE (360) 419-7442
FAX (360) 419-0561
E-MAIL BRUCE@LISSGER.COM



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSGER & ASSOCIATES, PLLC.

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Skagit County Auditor
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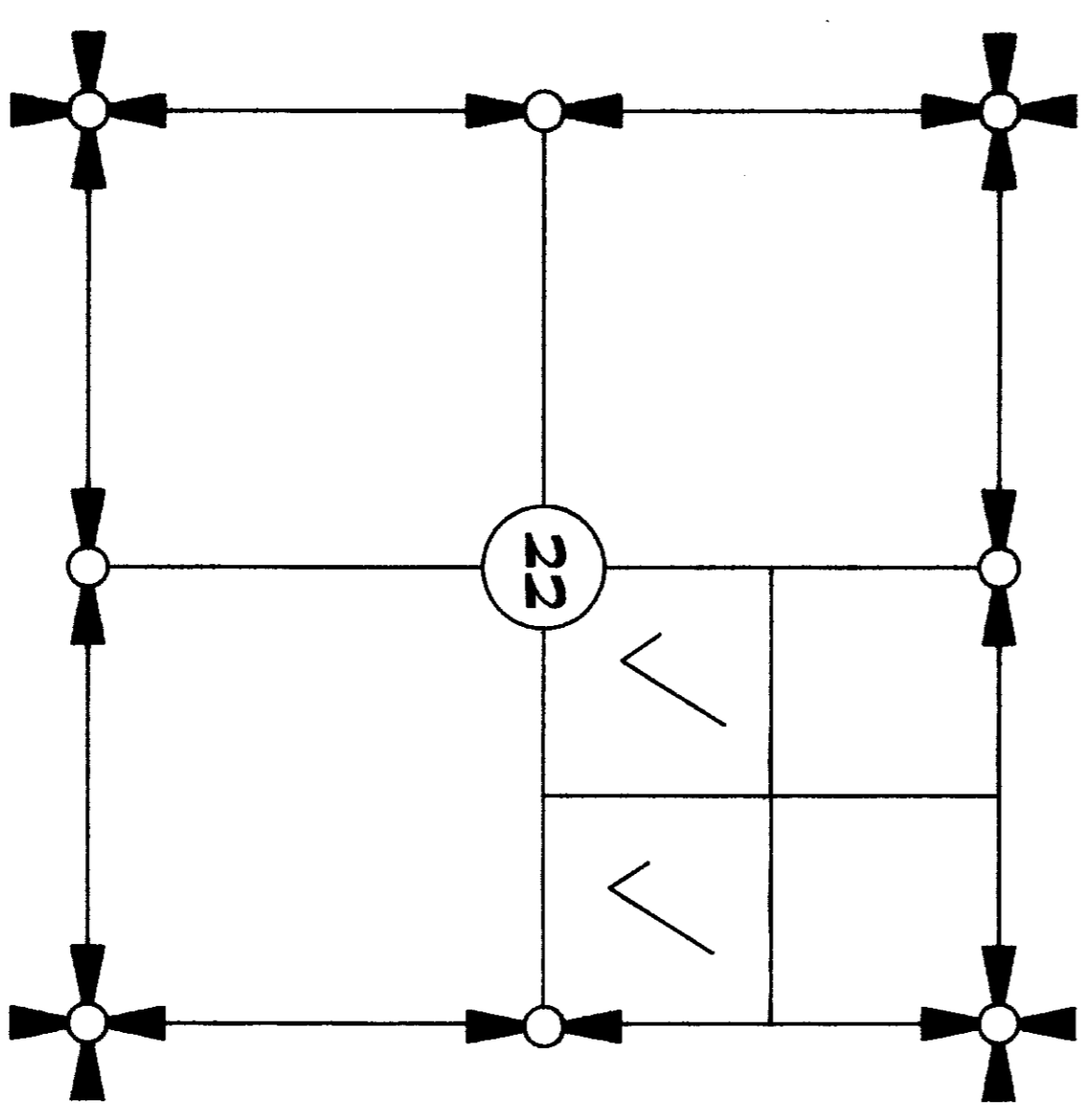
J. Vanover
SKAGIT COUNTY AUDITOR

Matthew M. ...
DEPUTY

CITY OF MOUNT VERNON PUBLIC WORKS DIRECTOR

THIS BOUNDARY LINE ADJUSTMENT MAP HAS BEEN REVIEWED AND IS HEREBY APPROVED THIS 12 DAY OF APRIL 2013

[Signature]
PUBLIC WORKS DIRECTOR



SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4, N.T.S.

SHEET 1 OF 4

DATE: 03/14/13

BOUNDARY LINE ADJUSTMENT LU-12-071

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF
SECTION 22, T. 34 N., R. 4 E., 1/4, N.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON
FOR: PBWA PROPERTIES LLC

FB:	Pg:	LISSGER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	04-036 ROS BLA
		MOUNT VERNON, WA 98273	
		360-419-7442	

**LOT 1 PRIOR TO ADJUSTMENT
SURVEY DESCRIPTION EXHIBIT "A"**

PARCEL PER LAND TITLE SUBDIVISION GUARANTEE NO. 56M-08000040
PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-27515)
THE WEST 639.12 FEET (AS MEASURED PERPENDICULAR TO THE WEST
LINE) OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST
1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4 M.M.;
EXCEPT THE MOUNT VERNON-BIG LAKE COUNTY ROAD RUNNING ALONG
THE SOUTH LINE THEREOF.
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS,
RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER
INSTRUMENTS OF RECORD.
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF
WASHINGTON.

**LOT 2 PRIOR TO ADJUSTMENT
SURVEY DESCRIPTION EXHIBIT "B"**

PARCEL PER LAND TITLE SUBDIVISION GUARANTEE NO. 56M-08000041
PRIOR TO BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-27504, P-27512 AND P-
27513)
THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION
22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4 M.M.;
TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF
THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST,
1/4 M.M., LYING NORTH OF THE MOUNT VERNON-BIG LAKE ROAD (DIVISION
STREET);
EXCEPT THE SOUTH 210 FEET OF THE EAST 150 FEET OF THE WEST
340 FEET THEREOF;
AND EXCEPT THE NORTH 700.00 FEET OF THE SOUTH 1180.00 FEET
OF THE WEST 622.34 FEET (AS MEASURED PERPENDICULAR TO THE
SOUTH AND WEST LINES THEREOF) OF THE EAST 1/2 OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP
34 NORTH, RANGE 4 EAST, 1/4 M.M.;
AND ALSO EXCEPT ROAD.
AND ALSO SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS,
RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER
INSTRUMENTS OF RECORD.
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF
WASHINGTON.
(ALSO KNOWN AS REVISED PARCEL 2 OF BOUNDARY LINE ADJUSTMENT DEED
RECORDED MARCH 29, 2007, UNDER AUDITOR'S FILE NO. 20070329010).

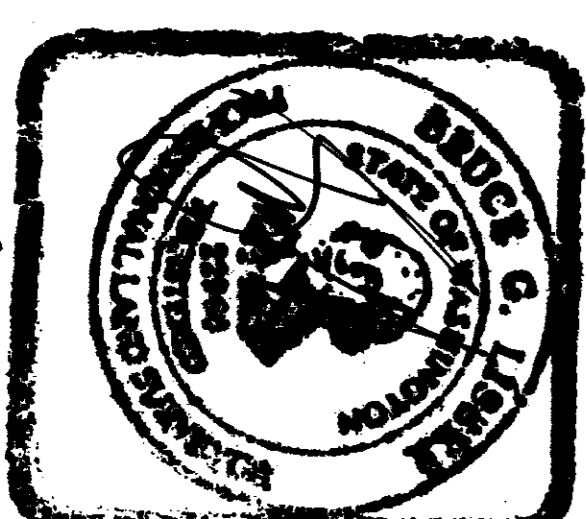
**LOT 1 AFTER ADJUSTMENT
SURVEY DESCRIPTION EXHIBIT "C"**

SKAGIT COUNTY ASSESSOR'S PARCEL NO. P-27513
AFTER BOUNDARY LINE ADJUSTMENT
THE EAST 343.43 FEET (AS MEASURED PERPENDICULAR TO AND PARALLEL
WITH THE EAST LINE) OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4 M.M.
SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS,
RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER
INSTRUMENTS OF RECORD.
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF
WASHINGTON.
CONTAINING 6.0 ACRES

**LOT 2 AFTER ADJUSTMENT
SURVEY DESCRIPTION EXHIBIT "D"**

AFTER BOUNDARY LINE ADJUSTMENT
(SKAGIT COUNTY ASSESSOR'S PARCEL NOS. P-27504, P-27512 AND P-
27513)
THE WEST 639.12 FEET (AS MEASURED PERPENDICULAR TO THE WEST
LINE) OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST
1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4 M.M.;
TOGETHER WITH THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST
1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4 M.M.;
EXCEPT THE EAST 343.43 FEET (AS MEASURED PERPENDICULAR TO AND
PARALLEL WITH THE EAST LINE) THEREOF;
ALSO TOGETHER WITH THAT PORTION OF THE EAST 1/2 OF THE SOUTHWEST
1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 4
EAST, 1/4 M.M., LYING NORTH OF THE MOUNT VERNON-BIG LAKE ROAD
(DIVISION STREET);
EXCEPT THE SOUTH 210 FEET OF THE EAST 150 FEET OF THE WEST
340 FEET THEREOF;
AND EXCEPT THE NORTH 700.00 FEET OF THE SOUTH 1180.00 FEET
OF THE WEST 622.34 FEET (AS MEASURED PERPENDICULAR TO THE
SOUTH AND WEST LINES THEREOF) OF THE EAST 1/2 OF THE
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP
34 NORTH, RANGE 4 EAST, 1/4 M.M.;
EXCEPT FROM ALL OF THE ABOVE THE RIGHT-OF-WAY FOR THE MOUNT
VERNON-BIG LAKE COUNTY ROAD (EAST DIVISION STREET)
ALL BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS,
RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER
INSTRUMENTS OF RECORD.
SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF
WASHINGTON.
CONTAINING 33.05 ACRES

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SHEET 2 OF 4		DATE: 03/27/13	
BOUNDARY LINE ADJUSTMENT LU-12-071			
SURVEY IN A PORTION OF THE			
NORTHEAST 1/4 OF			
SECTION 22, T. 34 N., R. 4 E., 1/4 M.M.			
FOR: PBWA PROPERTIES LLC			
FB:	Pg:	LISGER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	04-036 ROS BLA
		360-418-1442	

3-28-13

NOTES

1. INDICATES REBAR SET WITH YELLOW CAP INSCRIBED LISSER 229460
 0 INDICATES EXISTING IRON PIPE OR CAPPED REBAR FOUND.
2. DESCRIPTION IS FROM QUIT CLAIM DEED FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NO. 201304080064
3. THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD PER LAND TITLE COMPANY TITLE REPORTS NUMBERS 56M-0800040 AND 56M-0800041 ALL DATED JUNE 18, 2012, WHICH LISTS THE FOLLOWING DOCUMENTS 8911270003, 200707120092 AND 2007032940170.
4. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF SKAGIT HIGHLANDS DIV. 4, AUDITORS FILE NO. 200608230062, PLAT OF SKAGIT HIGHLANDS DIV. V (PHASE I), AUDITORS FILE NO. 200612210067 AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITORS FILE NUMBERS 8911270003 AND 200506080122 AND ALSO QUIT CLAIM DEED RECORDED UNDER AUDITORS FILE NO. 2007032940170, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
5. MERIDIAN: ASSUMED
6. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, BEARING = SOUTH 89°14'06" EAST
7. INSTRUMENTATION: LEICA TORTOSA THEODOLITE DISTANCE METER
8. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
9. THIS SURVEY WAS PREPARED AT THE REQUEST OF PBWA PROPERTIES, LLC, TO MODIFY THE PROPERTY LINES AS SHOWN HEREON.
10. THIS SURVEY HAS SHOWN OCCUPATIONAL INDICATORS PER W.A.C. CHAPTER 332.130 (FENCES, UTILITIES), LINES OF OCCUPATIONS MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS 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.

16. OWNER : PBWA ASSOCIATE, LLC
 1300 WOBURN ST
 BELLINGHAM, WA 98226

11. LOCATIONS OF EXISTING UTILITIES ARE BASED ON FIELD LOCATION OF OBSERVABLE UTILITY LINES. UNDERGROUND ON SITE UTILITIES AND THE UTILITY LOCATIONS ARE NOT ALL KNOWN OR WERE NOT AVAILABLE TO US AT THIS TIME EXCEPT AS SHOWN. SITE SPECIFIC UNDERGROUND UTILITY INFORMATION MAY BE REQUESTED FROM THE FOLLOWING SOURCES:

- GA5 (-G-) CASCADE NATURAL GAS CO.
360-336-6155
- WATER (-W-) SKAGIT COUNTY P.U.D. NO. 1
360-424-7104
- SANITARY SEWER (-SS-) CITY OF MOUNT VERNON
360-336-6214
- STORM SEWER (-D-) CITY OF MOUNT VERNON
360-336-6214
- TELEPHONE (-T-) FRONTIER COMMUNICATION
360-57-6140
- ELECTRICAL (-P-) PUGET SOUND ENERGY
360-336-4604
- TELEVISION (-T-) COMCAST
360-527-8243

ALL OF THE UNDERGROUND UTILITY COMPANIES SHOWN HEREON WILL PROVIDE UTILITY INFORMATION IF AVAILABLE. NONE OF THESE COMPANIES GUARANTEE THEIR RECORDS FREE OF ERRORS AND/OR OMISSIONS. THEREFORE WE MUST RESERVE THE SAME LIMITATIONS. IT IS THEREFORE NECESSARY FOR ANY CONTRACTOR OR DESIGNER TO ASCERTAIN THE LOCATION, SIZE AND DEPTH OF INTERESTED UTILITIES BEFORE PROCEEDING WITH CONSTRUCTION OR DESIGN. UTILITY LINES SHOWN HEREON ARE BASED UPON READILY VISIBLE LOCATIONS AND/OR UTILITY COMPANY RECORDS. NO PRE-MARKS WERE REQUESTED

12. SITE ADDRESS: NO ADDRESSES HAVE BEEN ASSIGNED FOR THE PROPERTIES WITH THE EXCEPTION OF THE EXISTING HOUSE WITHIN P-27505 AT 4473 EAST DIVISION STREET
13. ZONING: R-1, 4.0
14. SEE CITY OF MOUNT VERNON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR SPECIFIC INFORMATION IN REGARDS TO SETBACK AND LOT SIZES PRIOR TO COMMENCEMENT OF ANY DEVELOPMENT DESIGN TO INSURE NO CONFLICTS WILL BE ENCOUNTERED.
15. WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY JAY GROUP IN JULY 2004.

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SHEET 3 OF 4 DATE: 03/27/13

BOUNDARY LINE ADJUSTMENT LU-12-071

SURVEY IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 22, T. 34 N., R. 4 E., WM. FOR: PBWA PROPERTIES LLC

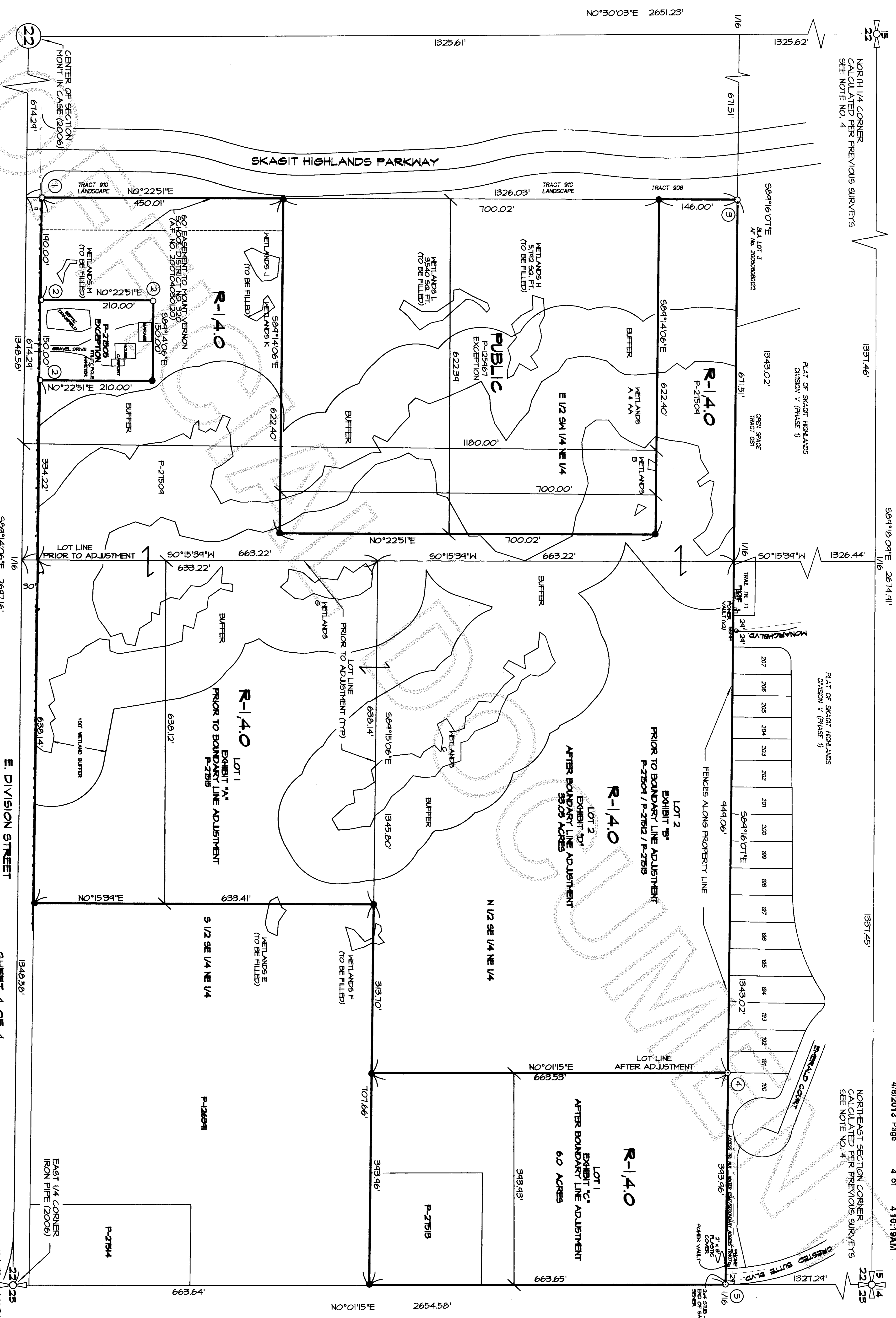
FB:	Pg:	LISSER & ASSOCIATES, PLLC	SCALE:
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275	04-036 ROS BLA
		360-448-1442	

NORTH 1/4 CORNER
CALCULATED PER PREVIOUS SURVEYS
SEE NOTE NO. 4

NORTHEAST SECTION CORNER
CALCULATED PER PREVIOUS SURVEYS
SEE NOTE NO. 4

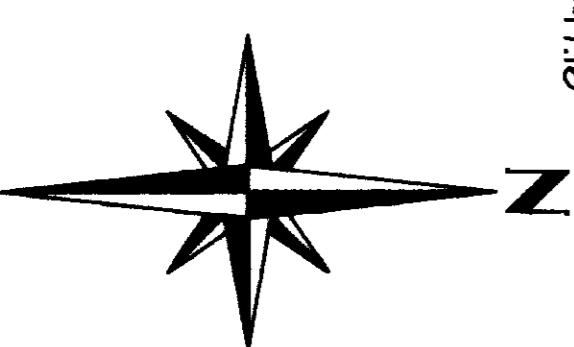
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Skagit County Auditor
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NO°30'03"E 2651.23'



FOUND REBAR KEY

1. FOUND TRIAD REBAR AT CORNER
2. FOUND LEGRO REBAR AT CORNER
3. FOUND TRIAD REBAR 0.1' IN AND 0.1' E OF CORNER
4. FOUND MHP REBAR 0.1' W OF CORNER
5. FOUND MHP REBAR AT CORNER



E. DIVISION STREET

SHEET 4 OF 4

BOUNDARY LINE ADJUSTMENT LU-12-071

SURVEY IN A PORTION OF THE
NORTHEAST 1/4 OF
SECTION 22, T. 34 N., R. 4 E., 4th M.,
FOR: FBMA PROPERTIES LLC

FB: P6: LISSE & ASSOCIATES, PLLC SCALE: 1" = 120'
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 360-419-7442 04-036 ROS BLA
MERIDIAN: ASSUMED

DATE: 04/03/13