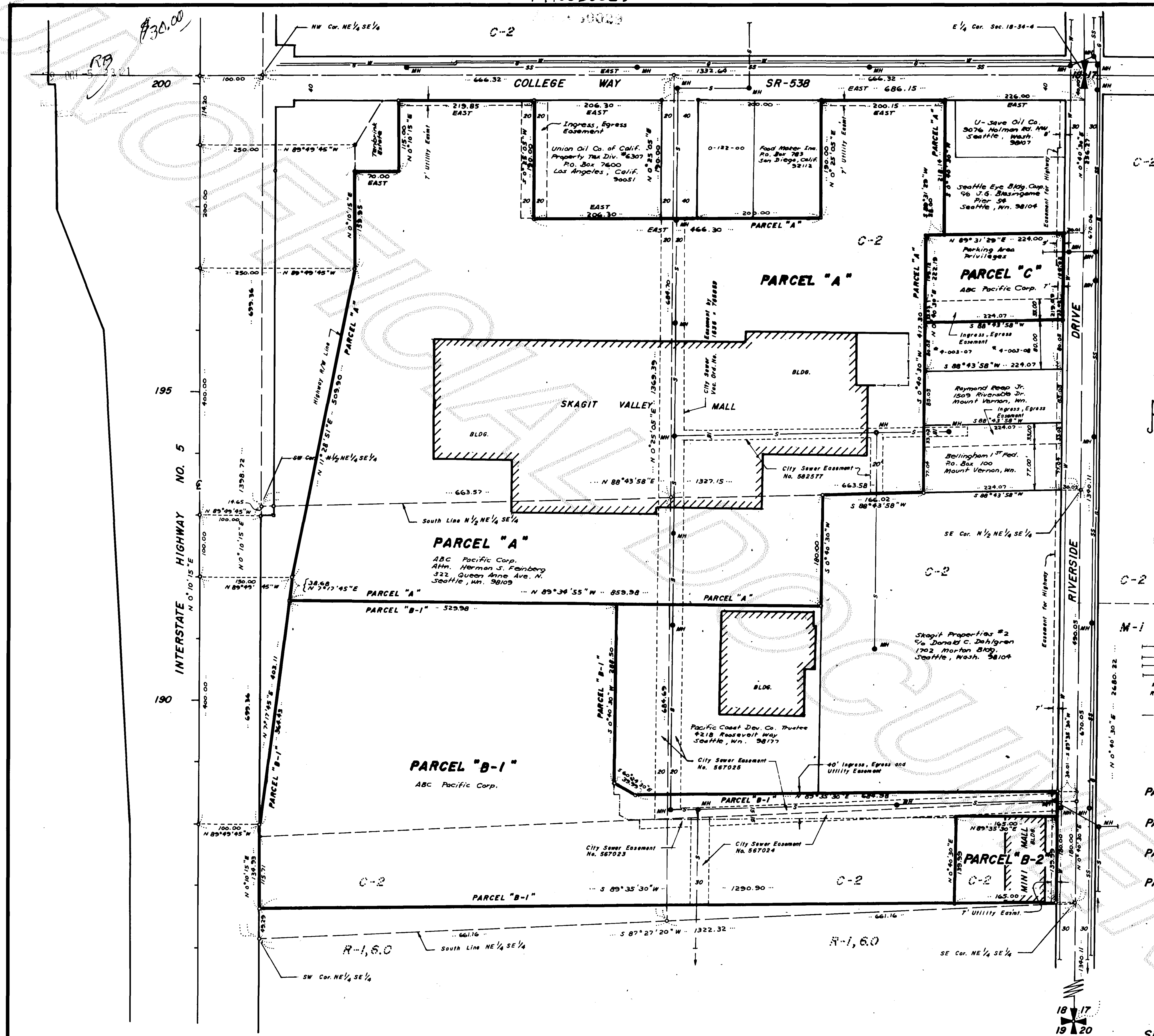


7910050029



SHORT PLAT NO. MV-11-79

**ABC - PACIFIC CORPORATION
PROPERTY SURVEY**

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

Scale: 1" = 100'

LEGEND

- G — Gas Line
- W — Water Line
- S — Sanitary Sewer
- SS — Storm Sewer
- MH — Manhole
- PC — Property Corner
- 18" — 18" Steel Rebar with Yellow Plastic Cap
- F — Fence

LOT AREAS

- PARCEL "A" = 663,778.449 sq. ft.
= 15.238 acres
- PARCEL "B-1" = 380,942.257 sq. ft.
= 8.745 acres
- PARCEL "B-2" = 23,094.201 sq. ft.
= 0.530 acres
- PARCEL "C" = 31,486.685 sq. ft.
= 0.723 acres

PROPERTY OWNERSHIPS:

- 4-003-07 : Skagit State Bank
901 S. Cleveland Ave.
Mount Vernon, Wn.
- 4-003-08 : Island Savings & Loan
P.O. Box 8
Oak Harbor, Wn. 98277
- 0-122-00 : Paul Anderson
5435 Guide Meridian Rd.
Bellingham, Wn.

Sheet 1 of 3 Sheets

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LEGAL DESCRIPTION

PARCEL "A"

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said subdivision; thence S 0°40'30"W along the East line of said subdivision, a distance of 40.00 feet; thence West along the South line of College Way and the projection thereof on a line which is parallel to and 40 feet South of the North line of said subdivision, a distance of 226.00 feet to the true point of beginning of this description; thence S 0°40'30"W along a line which is parallel to the East line of said subdivision, a distance of 218.14 feet; thence S 89°31'29"W, a distance of 28.00 feet; thence S 0°40'30"W, a distance of 417.30 feet to a point on the South line of the North Half of said subdivision; thence S 88°43'58"W along said South line of the North Half of said subdivision, a distance of 166.02 feet; thence S 0°40'30"W, a distance of 180.00 feet; thence N 89°38'55"W, a distance of 859.98 feet to a point on the proposed East right-of-way line of Interstate Highway No. 5, as detailed on existing State Highway plans; thence along said proposed East right-of-way line on the following courses: N 7°17'45"E, a distance of 38.68 feet; N 11°28'51"E, a distance of 509.90 feet and N 0°10'15"E, a distance of 159.95 feet; thence East, a distance of 70.00 feet; thence N 0°10'15"E, a distance of 115.00 feet to a point on the South line of College Way, said point being 40 feet South of the North line of said subdivision; thence East along the South line of College Way on a line which is parallel to and 40 feet South of the North line of said subdivision, a distance of 219.85 feet; thence S 0°25'05"W, a distance of 190.00 feet; thence East, a distance of 466.30 feet; thence N 0°25'05"E, a distance of 190.00 feet to a point on the South line of College Way, said point being 40 feet South of the North line of said subdivision; thence East along the South line of College Way on a line which is parallel to and 40 feet South of the North line of said subdivision, a distance of 200.15 feet to the true point of beginning.

TOGETHER WITH an easement for ingress and egress over, across and through the West 20 feet of the following described tract of land:

Beginning at the Northeast corner of said subdivision; thence S 0°40'30"W along the East line of said subdivision, a distance of 40.00 feet; thence West along the South line of College Way on a line which is parallel to and 40 feet South of the North line of said subdivision, a distance of 686.15 feet to the true point of beginning of this description; thence West, a distance of 206.30 feet; thence S 0°25'05"W, a distance of 190.00 feet; thence East, a distance of 206.30 feet; thence N 0°25'05"E, a distance of 190.00 feet to the true point of beginning of this description.

ALSO, TOGETHER WITH an easement for ingress and egress over, across and through the North 33.00 feet of the South 113.00 feet of the following described tract of land: Beginning at the Northeast corner of said subdivision; thence S 0°40'30"W along the East line of said subdivision, a distance of 256.27 feet; thence S 89°31'29"W, a distance of 30.01 feet to the true point of beginning of this description; thence S 0°40'30"W, a distance of 219.09 feet; thence S 88°43'58"W, a distance of 224.07 feet; thence N 0°40'30"E, a distance of 222.19 feet; thence N 89°31'29"E, a distance of 224.00 feet to the true point of beginning of this description.

ALSO TOGETHER WITH the rights to parking area privileges on all of the following described tract of land, EXCEPT the South 113.00 feet thereof:

Parcel "A" Continued:

Beginning at the Northeast corner of said subdivision; thence S 0°40'30"W, along the East line of said subdivision, a distance of 256.27 feet; thence S 89°31'29"W, a distance of 30.01 feet to the true point of beginning of this description; thence S 0°40'30"W, a distance of 219.09 feet; thence S 88°43'58"W, a distance of 224.07 feet; thence N 0°40'30"E, a distance of 222.19 feet; thence N 89°31'29"E, a distance of 224.00 feet to the true point of beginning of this description.

ALSO, TOGETHER WITH an easement for ingress and egress over, across and through the North 33.00 feet of the South 110.00 feet of the East 254.00 feet of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter, less the East 30 feet thereof as City Street.

PARCEL "B"

That portion of the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said subdivision which point bears S 0°40'30"W a distance of 430.05 feet from the Northeast corner of said subdivision and from which point the Southeast corner of said subdivision bears S 0°40'30"W a distance of 180.00 feet; thence S 89°35'30"W a distance of 30.01 feet to the true point of beginning; thence S 0°40'30"W, a distance of 180 feet; thence S 89°35'30"W, a distance of 1290.90 feet, more or less, to the West line of said subdivision; thence North along the West line of said subdivision a distance of 134.93 feet (said West line also being the East right-of-way line of Interstate Highway No. 5); thence N 7°17'45"E along the East right-of-way line of Interstate No. 5, as conveyed to the State of Washington by deed recorded July 11, 1973 under Auditor's File No. 787803, records of Skagit County, a distance of 364.43 feet, more or less, to the South line of Parcel "A" hereinabove; thence S 89°34'55"E along the South line of Parcel "A", a distance of 529.98 feet, more or less, to the West line of that certain tract of land conveyed to Pacific Coast Development Co., Inc., as Trustee for Skagit Investment Co., a partnership, by Deed recorded May 1, 1973, under Auditor's File No. 784369, records of Skagit County; thence S 0°40'30"W along said West line a distance of 288.50 feet; thence S 60°24'30"E, a distance of 39.99 feet; thence N 89°35'30"E, a distance of 684.98 feet, more or less, to the true point of beginning.

PARCEL "C"

That portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows: Beginning at the Northeast corner of said subdivision; thence S 0°40'30"W along the East line of said subdivision, a distance of 256.27 feet; thence S 89°31'29"W, a distance of 30.01 feet to the true point of beginning of this description; thence S 0°40'30"W, a distance of 219.09 feet; thence S 88°43'58"W, a distance of 224.07 feet; thence N 0°40'30"E, a distance of 222.19 feet; thence N 89°31'29"E, a distance of 224.00 feet to the true point of beginning of this description, EXCEPT the South 80.00 feet thereof.

Situate in the County of Skagit, State of Washington.

ACKNOWLEDGEMENT

State of Washington } s.s.
County of Chelan

This is to certify that on this 11th day of July, 1979, before me, the undersigned, a Notary Public, personally appeared Harry M. Buzzi and

President and and, known to me to be the respectively of the DEL BUZZI CONSTRUCTION, INC., which corporation has executed the foregoing instrument and each of the 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 for the uses and purposes therein mentioned and an oath stated that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of the said corporation.

IN WITNESS WHEREOF I have set my hand and affixed my official seal the day and year first above written.

Barbara Moody
Notary Public in and for the State of Washington, residing at Port Angeles.

ACKNOWLEDGEMENT

State of Washington } s.s.
County of King

This is to certify that on this 20th day of August, 1979, before me, the undersigned, a Notary Public, personally appeared Michael Deane and

President and and, known to me to be the respectively of the ROEBLING MANAGEMENT COMPANY, a Washington Corporation, which corporation has executed the foregoing instrument and each of the 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 for the uses and purposes therein mentioned and an oath stated that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of the said corporation.

IN WITNESS WHEREOF I have set my hand and affixed my official seal the day and year first above written.

ACKNOWLEDGEMENT

State of Washington } s.s.
County of King

On this 29th day of August, 1979, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ERRY C. CARSTENS, Vice-President of PACIFIC INVESTORS CORPORATION, to me known to be the General Partner of McNEIL REAL ESTATE FUND IX, LTD., a California limited partnership, who executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said limited partnership, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Karen L. Sutter
Notary Public in and for the State of Washington, residing at Seattle.

ACKNOWLEDGEMENT

State of Washington } s.s.
County of King

This is to certify that on this 25th day of May, 1979, before me, the undersigned, a Notary Public, personally appeared Ike Alhadaf and

Herman Feinberg, known to me to be the President and and, known to me to be the respectively of the ABC PACIFIC CORPORATION, a Washington Corporation, which corporation has executed the foregoing instrument and each of the 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 for the uses and purposes therein mentioned and an oath stated that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of the said corporation.

IN WITNESS WHEREOF I have set my hand and affixed my official seal the day and year first above written.

Paul C. Smith
Notary Public in and for the State of Washington, residing at Seattle.

ACKNOWLEDGEMENT

State of OHIO } s.s.
County of FRANKLIN

This is to certify that on this 1st day of JUNE, 1979, before me, the undersigned, a Notary Public, personally appeared JAMES R. CARTON and JAMES M. BLANK, JR., known to me to be the

Vice President and Assistant Secretary respectively of the COLUMBUS MUTUAL LIFE INSURANCE COMPANY, which corporation has executed the foregoing instrument and each of the 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 for the uses and purposes therein mentioned and an oath stated that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of the said corporation.

IN WITNESS WHEREOF I have set my hand and affixed my official seal the day and year first above written.

Anna M. Schubert
Notary Public in and for the State of OHIO, residing at COLUMBUS.

ACKNOWLEDGEMENT

State of OHIO } s.s.
County of FRANKLIN

This is to certify that on this 4th day of JUNE, 1979, before me, the undersigned, a Notary Public, personally appeared Robert J. Woodward, Jr. and W. Sidney Drown, known to me to be the

Vice President and Asst. Secretary respectively of the NATIONWIDE LIFE INSURANCE COMPANY, which corporation has executed the foregoing instrument and each of the 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 for the uses and purposes therein mentioned and an oath stated that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of the said corporation.

IN WITNESS WHEREOF I have set my hand and affixed my official seal the day and year first above written.

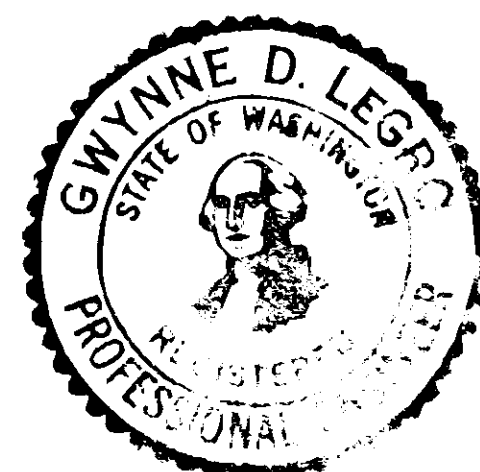
Joely C. Smith
Notary Public in and for the State of OHIO, residing at Columbus.

Sheet 2 of 3 Sheets

AUDITOR'S CERTIFICATE

Filed for the record this 5 day of Oct, 1979, at 2 minutes past 3 o'clock P.M., in Volume 2 of Short Plats at pages 192, 193, and 194, and recorded under Auditor's File No. 791065-0029, at the request of Herman Feinberg.

Lueila Henry
Auditor, Skagit County
by Robert B. Schabert
Deputy



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 Subdivisions Ordinance No. 1912 as passed and adopted March 22, 1978.

LEGRO & JUDY
Engineers & Surveyors
815 Cleveland Ave.
Mount Vernon, Wash.

Gwynne D. Legro
Gwynne D. Legro
Registered Professional
Engineer & Land Surveyor

SHORT PLAT NO. MV-11-79

ABC - PACIFIC CORPORATION PROPERTY SURVEY

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

3 SP 193

ACKNOWLEDGEMENT

State of Washington } S.S.
County of King
On this 20 day of July, 1979, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared J. DIMMITT SMITH, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Catherine Richardson
Notary Public in and for the State of Washington, residing at Edmonds.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of King
On this 20 day of July, 1979, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared BETTY JEAN SMITH, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Betty Jean Smith
Notary Public in and for the State of Washington, residing at Seattle.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of King
On this 10 day of August, 1979, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GARY L. POWLESLAND, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Gary L. Powlesland
Notary Public in and for the State of Washington, residing at Seattle.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of King
On this 20 day of August, 1979, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared MICHAEL WEINER, to me known to be the individual described in and who executed the foregoing instrument and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Michael Weiner
Notary Public in and for the State of Washington, residing at Seattle.

OWNER - DEVELOPER

ABC - PACIFIC CORPORATION
Attn: Herman S. Feinberg
Vice President
322 Queen Anne Ave. N.
Seattle, Washington 98109
Phone: 284-2990 (206)

EASEMENT

An Easement is hereby reserved for and granted to the Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cable-Vision, Inc., and their respective successors and assigns, under and upon the exterior seven (7) feet of the front boundary lines of Parcels "A", "B-1", "B-2" and "C" abutting both College Way and Riverside Drive and 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 utility services to the Short Plat and other property, together with the right to enter upon the tracts 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 Short Plat by the exercise of rights and privileges herein granted.

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Clallam
On this 17th day of July, 1979, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared GARY DEL GUZZI to me known to be the Administrator of the ESTATE OF JACK DEL GUZZI, who executed the foregoing instrument and acknowledged to me that he signed and sealed the said instrument as his free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Senita Moody
Notary Public in and for the State of Washington, residing at Port Angeles.

APPROVAL

Examined and approved this 4th day of OCTOBER, 1979, by the City Engineer of Mount Vernon, Washington.

Jack H. Pitts
JACK PITTIS
CITY CLERK
MAYOR

The CHARGE IN LIEU OF ASSESSMENT for each lot in this subdivision shall be \$ 0.00.
(This charge includes a credit of \$ 0.00 for installed sewer lines.) A STANDARD PARTICIPATION CONTRACT must be executed and the said amount paid prior to the issuance of a sewer permit.

Jack H. Pitts
CITY ENGINEER

NOTES

- (1.) Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.
- (2.) Sewage Disposal by Mount Vernon City Sewer.
- (3.) Water by Skagit County Public Utility District No. 1.

OWNER'S CERTIFICATE

know all men by these presents, that we, the undersigned, owners of the land included within this Short Plat do hereby CERTIFY that the decision to make this SHORT PLAT was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 25 day of May, 1979.

ABC PACIFIC CORPORATION

John H. Feinberg
Vice President

THE COLUMBUS MUTUAL LIFE INSURANCE COMPANY

James R. Butler
VICE PRESIDENT

NATIONWIDE LIFE INSURANCE COMPANY

Robert Woodward
VICE PRESIDENT

MCNEIL REAL ESTATE FUND IX, LTD.

Jerry C. Corstens
Vice President, Pacific Investors Corporation,
a General Partner of McNeil Real Estate Fund IX, Ltd.

NORTHMOUNT ASSOCIATES - A JOINT VENTURE

ROEBLING MANAGEMENT CO. ESTATE OF JACK DEL GUZZI
Michael Weiner
Michael Weiner
President Administrator

J. Dimmitt Smith
J. Dimmitt Smith
President

Gary Del Guzzi
Gary Del Guzzi
President

Gary L. Powlesland
Gary L. Powlesland
President

Sheet 3 of 3 Sheets

SHORT PLAT NO. MV-11-79

ABC-PACIFIC CORPORATION
PROPERTY SURVEY
PTN. NE 1/4 SE 1/4, SEC. 18, T. 34 N., R. 4 E. W.M.
MOUNT VERNON, WASHINGTON

3 SP 194