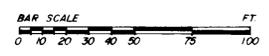


PLAN
Scale: 1" = 50'



E CURVE DATA

Δ	43° 27' 00"
R	250.00
T	98.61
L	189.59

LEGAL DESCRIPTION

That portion of the North Half (N 1/2) of the Northwest Quarter (NW 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:

Tract "A" and Tract "B" of Short Plat No. MV-23-81, approved December 24, 1981 and recorded December 28, 1981 in Volume 5 of Short Plats, pages 155 and 156, under Auditor's File No. 8112280016, records of Skagit County, Washington.

TOGETHER WITH and SUBJECT TO a non-exclusive easement for ingress, egress, parking and pedestrian traffic, as established and set forth by that certain document recorded under Auditor's File No. 8207290020, records of Skagit County, Washington.

TOGETHER WITH and SUBJECT TO that agreement and the terms and conditions thereof between Don R. Mitzel and the City of Mount Vernon, Washington, by that instrument recorded April 10, 1984 under Auditor's File No. 8404100023, records of Skagit County, Washington.

SUBJECT TO those conditions as stipulated in said Short Plat No. MV-23-81.

TOGETHER WITH and SUBJECT TO that modified relinquishment of right of access to state highway and of light, view and air under terms of deed to the State of Washington recorded

continued on Sheet 2 of 3

LEGEND

- Prop. Cor. Property Corner
- Found Rod Found Rod
- MH Manhole
- CB Catch Basin
- FH Fire Hydrant
- PP Power Pole
- EA Edge Asphalt
- S— Sanitary Sewer
- FM— Force Main
- G— Gas Pipeline
- SD— Storm Drain
- T— Underground Telephone
- W— Water Main
- Prop. Cor. Property Corner
- Set Rod Set Rod
- GM Gas Meter

DATE
March 7, 1990

NOTES

1. Binding Site Plan 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.
4. To be determined at a later date.

LOT AREAS

Tract "A" Less	170,124.25 Sq. Ft.
Tract "X" AB	31,362.73 Sq. Ft.
Tract "AB"	11,671.00 Sq. Ft.
Parcel "A-1"	76,345.46 Sq. Ft.
Parcel "A-2"	93,778.79 Sq. Ft.

ZONING CLASSIFICATION

C-2

OWNER - DEVELOPER

EXCEL GROUP
c/o M.G. "Mike" Hollander
323 Telegraph Road
Bellingham, WA. 98226
Phone (206) 647-1916

AUDITOR'S CERTIFICATE

Filed for the record this 5th day of Sept. 1990, at 8 minutes past 11 o'clock A.M. in Volume 9 of Short Plats of Pages 262, 263 and 264 and recorded under Auditor's File Number 9009250037, at the request of Denny LeGro.

Jerry McINTURFF
Auditor, Skagit County

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 Binding Site Plan Ordinance No. 2372 as passed and adopted February 28, 1990.

LEGR0 & ASSOCIATES
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, WA. 98273

Gwynne D. Legro
Registered Professional
Engineer & Land Surveyor
License No. 3475

BINDING SITE PLAN NO. MV-1-90

TRIDEX PROPERTY SURVEY
PTN. TRACTS A & B, SHORT PLAT NO. MV-23-81
PTN. N 1/2 NW 1/4 SE 1/4
SEC. 18, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

LEGAL DESCRIPTION

continued from Sheet 1 of 3

September 16, 1954 under Auditor's File No. 506543, records of Skagit County, Washington.

SUBJECT TO that condemnation by the State of Washington of right of access to state highway and of light, view and air by decree entered April 21, 1975 under Skagit County Superior Court Cause No. 34431.

SUBJECT TO an easement to Skagit County Public Utility District No. 1 to construct and maintain water lines by that instrument recorded June 2, 1983 under Auditor's File No. 8306020034, records of Skagit County, Washington.

TOGETHER WITH and SUBJECT TO an easement to Washington Telephone Company, a Washington corporation, its successors and assigns, to construct and maintain underground telephone line or lines by that instrument recorded April 18, 1968 under Auditor's File No. 712608, records of Skagit County, Washington.

AND TOGETHER WITH and SUBJECT TO an easement to Skagit County Public Utility District No. 1 to construct and maintain water lines by that instrument recorded September 25, 1961, under Auditor's File No. 612603, records of Skagit County, Washington. Exact location undisclosed on the record.

continued on Sheet 3 of 3

SPECIAL PROVISIONS

- Any development of the subject property shall be in conformance with this binding site plan.
- The boundaries of lots and roads in this binding site plan have been surveyed and monumented and all distances and bearings on the parcel map are accurate.
- That in accordance with that Easement Agreement dated January 5, 1982 and recorded under Auditor's File No. 8207290020 by and between the respective owners of Tracts "A" and "B" of Short Plat No. MV-23-81 and those portions of the Gerhard H. Hoffman and Jane Hoffman, husband and wife, restaurant tract commonly known as "Pizza Plus" and now known as "Peking Restaurant" whereby each party granted to each other party a nonexclusive easement for the purpose of ingress, egress, parking and pedestrian traffic over, on and across each property on such driveways, sidewalks and other quasi-public ways and parking spaces as may be now or hereafter constructed or designated on such properties.

ACKNOWLEDGEMENT

State of Washington }
County of SKAGIT } s.s.

On this day personally appeared before me DANIEL R. MITZEL, to me known to be the individual who executed the within and foregoing instruments and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 22 day of August, 1990.

Gwynne D. Le Gros
Notary Public in and for the State of Washington, residing at MOUNT VERNON.

ACKNOWLEDGEMENT

State of Washington }
County of Whatcom } s.s.

On this day personally appeared before me GERALD TERWISSCHA and FRANCES TERWISSCHA, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 5th day of September, 1990.

Diane Cochran
Notary Public in and for the State of Washington, residing at Sydney.

APPROVAL

Examined and approved this 25 day of SEPTEMBER, 1990, by the City Engineer of Mount Vernon, Washington.

John Wiseman Raymond T. Reep Jr.
JOHN WISEMAN RAYMOND T. REEP JR.
City Engineer Mayor
Mark S. Knowles
MARK S. KNOWLES
City Clerk

The CHARGE IN LIEU OF ASSESSMENT for each lot in this binding site plan shall be \$-0- (SEE NOTE 4.) (This charge includes a credit of \$-0- for installed sewer lines.) If the charge is greater than zero a STANDARD PARTICIPATION CONTRACT must be executed and the said amount paid prior to the issuance of a Sewer Permit.

John Wiseman
City Engineer

OWNERSHIP CERTIFICATE

Know all men by these presents, that we, the undersigned, owners of the land included within this BINDING SITE PLAN do hereby CERTIFY that the decision to make this BINDING SITE PLAN was our free act and deed, and in witness whereof we have caused our names to be hereunto subscribed this 7th day of SEPTEMBER, 1990.

**EXXEL GROUP,
A WASHINGTON GENERAL PARTNERSHIP**

Sidney Baron M.G. Hollander
SIDNEY BARON M.G. HOLLANDER

**TRIDEX GROUP,
A WASHINGTON GENERAL PARTNERSHIP**

Sidney Baron M.G. Hollander
SIDNEY BARON M.G. HOLLANDER

Daniel R. Mitzel
DANIEL R. MITZEL

SECURITY PACIFIC BANK WASHINGTON

Paul C. Eickmeyer Wynne M. Carter
Paul C. Eickmeyer Wynne M. Carter
Assistant Vice President Vice President

Gerald Terwisscha Frances Terwisscha
GERALD TERWISSCHA FRANCES TERWISSCHA

Sidney Baron Margaret Baron
SIDNEY BARON MARGARET BARON

HORIZON BANK

V. Lawrence Evans Karla C. Lewis
V. Lawrence Evans Karla C. Lewis
President Vice President

ACKNOWLEDGEMENT

State of Washington }
County of Whatcom } s.s.

On this day personally appeared before me SIDNEY BARON and MARGARET BARON, husband and wife, to me known to be the individuals who executed the within and foregoing instruments and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of September, 1990.

Diane Cochran
Notary Public in and for the State of Washington, residing at Sydney.

ACKNOWLEDGEMENT

State of Washington }
County of Whatcom } s.s.

On this day personally appeared before me M.G. HOLLANDER, to me known to be the individual who executed the within and foregoing instruments and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 30th day of April, 1990.

Diane Cochran
Notary Public in and for the State of Washington, residing at Sydney.

ACKNOWLEDGEMENT

State of Washington }
County of Whatcom } s.s.

This is to certify that on this 3rd day of September, 1990, before me, the undersigned, a Notary Public, personally appeared Paul C. Eickmeyer and Wynne M. Carter to me known to be the Asst. Vice Pres. and Vice Presidents, respectively, of the SECURITY PACIFIC BANK WASHINGTON, formerly Rainier National Bank, a National Banking Association, which corporation has executed the foregoing instruments and each of 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, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.
Arvid M. Brunet
Notary Public in and for the State of Washington, residing at Bellingham.

BINDING SITE PLAN NO. MV-1-90
TRIDEX PROPERTY SURVEY
PTN. TRACTS "A" & "B", SHORT PLAT NO. MV-23-81
PTN. N 1/2 NW 1/4 SE 1/4
SEC. 18, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

LEGAL DESCRIPTION

continued from Sheet 2 of 3

AND SUBJECT TO an easement for an underground electric system to the Puget Sound Power and Light Company by that instrument recorded May 26, 1983 under Auditor's File Number 8305260021 TOGETHER WITH that previous easement for an electric line by that instrument recorded October 26, 1961 under Auditor's File No. 613766, records of Skagit County, Washington.

AND SUBJECT TO AND TOGETHER WITH those terms, conditions and obligations cited in that agreement between Sidney Baron, Etal. and Denny's, Inc., by that instrument recorded January 22, 1982 under Auditor's File No. 8201220029, records of Skagit County, Washington.

ACKNOWLEDGEMENT

State of Washington }
County of WHATCOM } s.s.

This is to certify that on this 7th day of SEPTEMBER, 1990, before me, the undersigned, a Notary Public, personally appeared V. LAWRENCE EVANS and KARLA C. LEWIS, to me known to be the PRESIDENT and VICE PRESIDENT respectively, of the HORIZON BANK, a Savings Bank, which corporation has executed the foregoing instruments and each of 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, and on oath stated that he was authorized to execute the said instrument, and that the seal affixed is the corporate seal of the said corporation.

Witness my hand and official seal.

Wilma J. Keutink

Notary Public in and for the State of Washington, residing at FERNDALE.

BINDING SITE PLAN NO. MV-1-90

TRIDEX PROPERTY SURVEY
PTN. TRACTS "A" & "B", SHORT PLAT NO. MV-23-81
PTN. N 1/2 NW 1/4 SE 1/4
SEC. 18, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON