

LEGAL DESCRIPTION

PARCEL "B": (Tract 3)
 The South 30 feet of the North 271.9 feet of the South 815.7 feet of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Eighteen (18), Township Thirty-Four (34) North, Range Four (4) East of the Willamette Meridian, lying Westerly of the Frontage Road condemned by the State of Washington in Skagit County Cause No. 34348.
 Situate in the County of Skagit, State of Washington.

PARCEL "A": (Tracts A, 1 and 2)
 The South 543.80 feet of that portion of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Eighteen (18), Township Thirty - Four (34) North, Range Four (4) East of the Willamette Meridian, lying Westerly of the most Westerly line of that certain frontage road, commonly known as Freeway Drive, condemned by the State of Washington for Highway purposes by decree entered in Skagit County Superior Court, Cause No. 34348;
 Situate in the County of Skagit, State of Washington.

SUBJECT TO further taxation and interest of said land as provided by Chapter 84.33 and 84.34 R.C.W. upon withdrawal from present classification or change in use, said land having been reclassified for tax purposes as Farm and Agricultural by that instrument recorded April 11, 1974 under Auditor's File No. 799164, records of Skagit County, Washington.

BOTH PARCEL "A" AND PARCEL "B" ARE:
 SUBJECT TO those terms and conditions of Local Improvement District No. 228 for sewer line assessment by that instrument filed October 22, 1977 as Account No. 228-35.

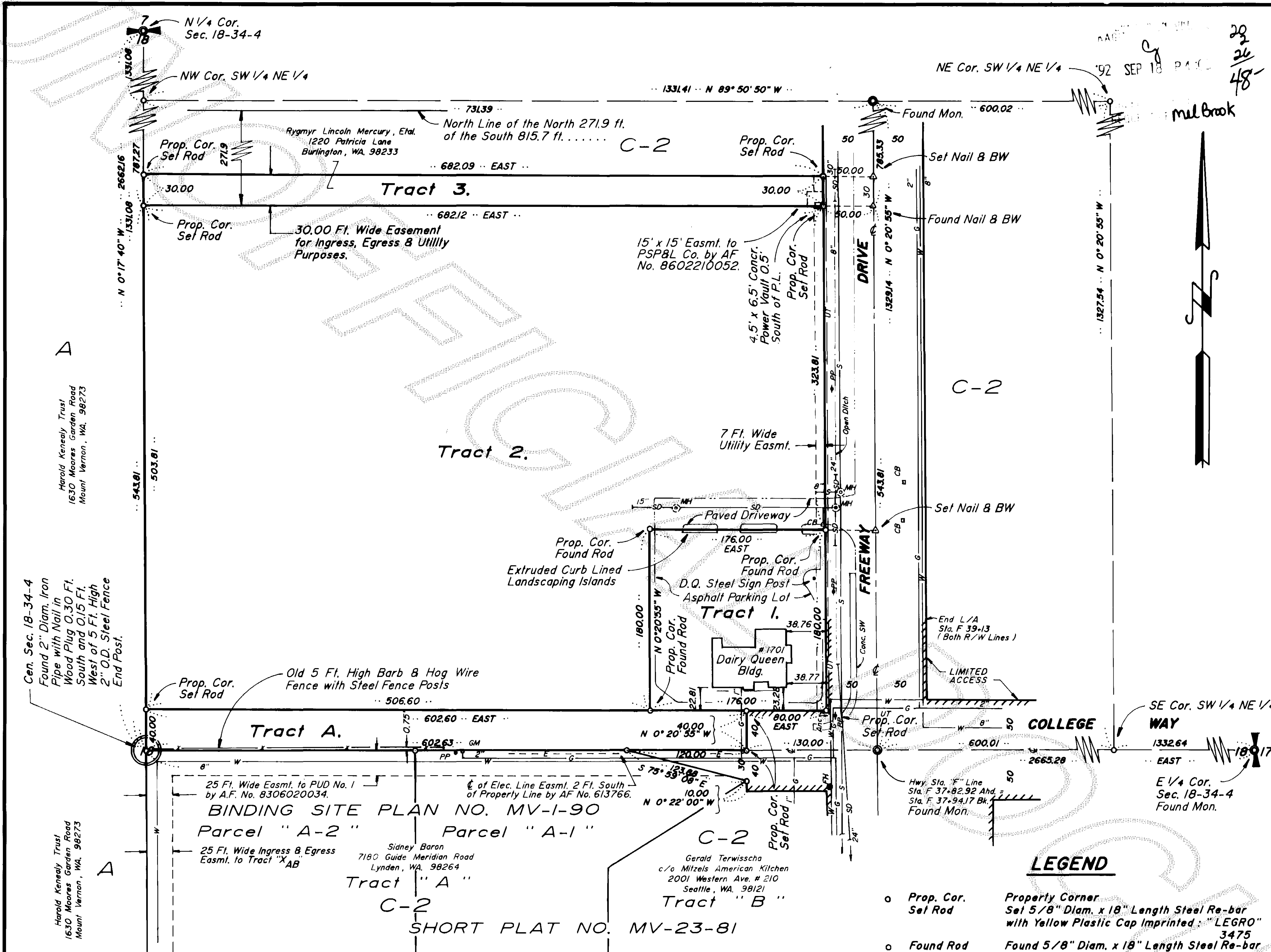
SUBJECT TO that condemnation by the State of Washington of rights of access to State Highway and of light, view, and air by decree entered in Skagit County Superior Court Cause No. 34348.

SUBJECT TO that relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington as recorded July 26, 1954 under Auditor's File No. 504385, records of Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO that memorandum of lease and the terms and conditions thereof between Harold R. Kenealy and Daphne I. Kenealy Trust, Lessor, and C. E. Loveless and Joan E. Loveless, husband and wife, Lessee, by that instrument dated December 20, 1978 and recorded December 26, 1978 under Auditor's File No. 893707, records of Skagit County, Washington.

AND TOGETHER WITH and SUBJECT TO that agreement and the terms and conditions thereof between the City of Mount Vernon, Washington, and C. E. Loveless and Joan E. Loveless, husband and wife, by that instrument recorded December 19, 1985 under Auditor's File No. 8512190029, records of Skagit County, Washington.

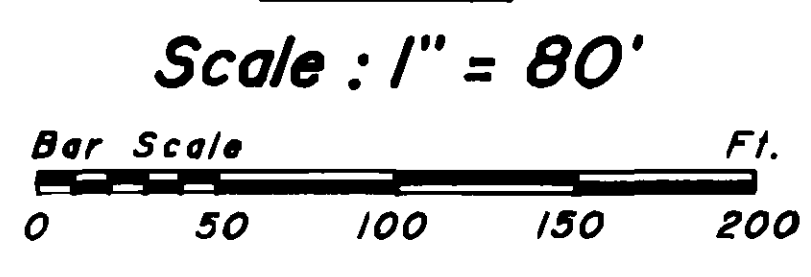
AND SUBJECT TO that easement for underground electric system to the PUGET SOUND POWER & LIGHT COMPANY by that instrument recorded under Auditor's File No. 8602210052, records of Skagit County, Washington.



LEGEND

- Prop. Cor. Sel Rod Property Corner
- Found Rod Found 5/8" Diam. x 18" Length Steel Re-bar with Yellow Plastic Cap Imprinted: "LEGR0" 3475
- △ Nail & BW Mon. Found Nail and Brass Washer Found Brass Disc in Concrete Monument Punched and Cased Manhole
- ⊙ MH Catch Basin
- CB Power Pole
- ⊕ PP Gas Meter
- ⊖ GM Utility Pole Anchor Cable
- Anc. Fire Hydrant
- FH 8" Sanitary Sewer Pipe
- S 24" Storm Drain Pipe
- SD 2" Gas Main Pipe
- G 8" Water Main
- W Electric Trans. Line
- E Underground Telephone Line
- U/T

PLAN



UTILITY NOTE

Utilities shown hereon have been reproduced from the records of Cascade Natural Gas Co., Skagit County Public Utility District No. 1, the City of Mount Vernon Engineering Dept., and from field observation.

LOT AREAS

- Tract A. = 24,104.28 Sq. Ft. = 0.5534 Ac.
- Tract 1. = 31,679.41 Sq. Ft. = 0.7273 Ac.
- Tract 2. = 312,092.97 Sq. Ft. = 7.1647 Ac.
- Tract 3. = 20,462.91 Sq. Ft. = 0.4698 Ac.

AUDITOR'S CERTIFICATE

Filed for the record this 18th day of Sept, 1992, at 3 minutes past 4 O'clock P. M., in volume 1D of Short Plats at pages 120, 121 and 122 and recorded under Auditor's File Number 9209180248, at the request of Denny D. LeGro.

Derry McInturff
 DERRY McINTURFF
 Auditor, Skagit County
 by: *Denny D. LeGro*



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 Subdivision Ordinance No. 2372 as passed and adopted February 28, 1990.

LEGRO & ASSOCIATES
 Engineer & Surveyor
 815 Cleveland Avenue
 Mount Vernon, WA 98273
 Phone: 336-3220

Gwynne D. LeGro
 GWYNNE D. LEGRO
 Registered Professional
 Engineer & Land Surveyor
 Date: 7-4-92

BINDING SITE PLAN NO. MV-1-92

KENEALY TRUST, ETAL.
ALTA / ACSM PROPERTY SURVEY
 PTN. SW 1/4 OF THE NE 1/4 OF
 SEC. 18, T. 34 N., R. 4 E.W.M.
 MOUNT VERNON, WASHINGTON

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. The Meridian for this Survey is based upon existing monumentation on the South line of the NE 1/4 of Section 18, T. 34 N., R. 4 E.W.M. as being EAST.
5. Legal Description furnished by Land Title Company of Skagit County, Certificate for Short Plat Order No. T-68517, dated June 17, 1992 at 8:00 A.M.
6. Instrumentation: TOPCON GTS - 2B (20) Theodolite: Min. Horiz. Circle Reading of 20" E. D. M. Accuracy ± (5 mm + 5 ppm)
7. "No Buildings" exist upon Tracts A, 2 and 3 as described hereinabove this 10th day of September, 1992.

SPECIAL PROVISIONS

1. Any development of the subject property shall be in conformance with this binding site plan.
2. 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.
3. Buyer should be aware that this binding site plan is located in the floodplain and significant elevation may be required for new building construction.

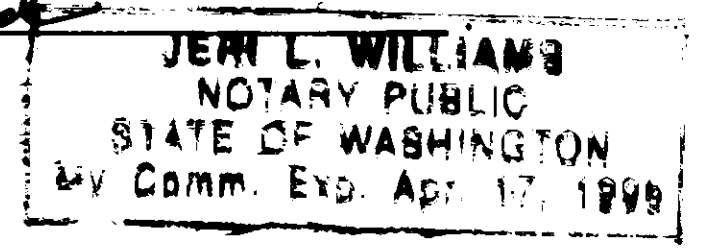
ACKNOWLEDGEMENT

State of Washington } S.S.
County of King

On this day personally appeared before me JOAN E. LOVELESS, tenant in common, to me known to be the individual who executed the within and foregoing instruments and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 15th day of July, 1992.

Jeri L. Williams
Notary Public in and for the State of Washington, residing at Birkland



COUNTY TREASURER'S APPROVAL

This is to certify that all taxes heretofore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1992

This 18th day of September 1992

Lynette Patterson for Judyann McEnish
Skagit County Treasurer

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 25th day of August, 1992.

C. E. LOVELESS x Joan E. Loveless
C. E. LOVELESS JOAN E. LOVELESS

HAROLD R. KENEALY and DAPHNE I. KENEALY TRUST:

Edward H. Sanders x Daphne J. Sanders
EDWARD H. SANDERS DAPHNE J. SANDERS

SEATTLE - FIRST NATIONAL BANK:

Michael N. Lazenby x ASST. V.P.
Signature _____ Signature _____
Print Name MICHAEL N. LAZENBY Print Name _____
Print Title ASST. V.P. Print Title _____

Allen T. Rygmyr x Mary A. Rygmyr
ALLEN T. RYGMYR MARY A. RYGMYR

RYGMYR LINCOLN-MERCURY, INC.:

Allen Rygmyr x Allen Rygmyr
Signature _____ Signature _____
Print Name ALLEN RYGMYR Print Name _____
Print Title President Print Title _____

MAL ASSOCIATES:
a Washington General Partnership

Margaret Mellow Loveless
MARGARET MELLOW LOVELESS

DDJ FAMILY LIMITED PARTNERSHIP:

Denice Loveless Sanders
by Joan E. Loveless
x Denice Loveless Sanders
DENICE LOVELESS SANDERS
General Partner

ALCON EQUIPMENT LEASING, INC.:

Robert L. Loventson x Robert L. Loventson
Signature _____ Signature _____
Print Name ROBERT L. LOVENTSON Print Name _____
Print Title President Print Title _____

ACKNOWLEDGEMENT

State of Washington } S.S.
County of King

This is to certify that on this 21 day of August, 1992, before me, the undersigned, a Notary Public, personally appeared Michael N. Lazenby and Joan E. Loveless, to me known to be the Asst. V.P. and Asst. V.P., respectively, of the SEATTLE - FIRST NATIONAL BANK, a national banking association, which corporation has executed the foregoing instrument 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.

Cheri K. Hochstrasser
Notary Public in and for the State of Washington, residing at Seattle, WA



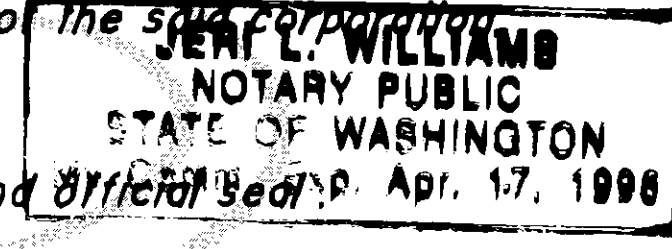
ACKNOWLEDGEMENT

State of Washington } S.S.
County of King

This is to certify that on this 6th day of July, 1992, before me, the undersigned, a Notary Public, personally appeared Allen T. Rygmyr and Mary A. Rygmyr, to me known to be the President and President, respectively, of RYGMYR LINCOLN-MERCURY, INC., a Washington Corporation, which corporation has executed the foregoing instrument 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.

Jeri L. Williams
Notary Public in and for the State of Washington, residing at Birkland



CITY TREASURER'S APPROVAL

This is to certify that all taxes here-to-fore levied and which have become a lien upon the lands herein described have been fully paid and discharged according to the records of my office, up to and including the year of 1992.

This 16 day of SEPTEMBER 1992.

Carolyn J. Rathvon
for Treasurer, City of Mount Vernon

Gwynne D. Le Gros
7-4-92



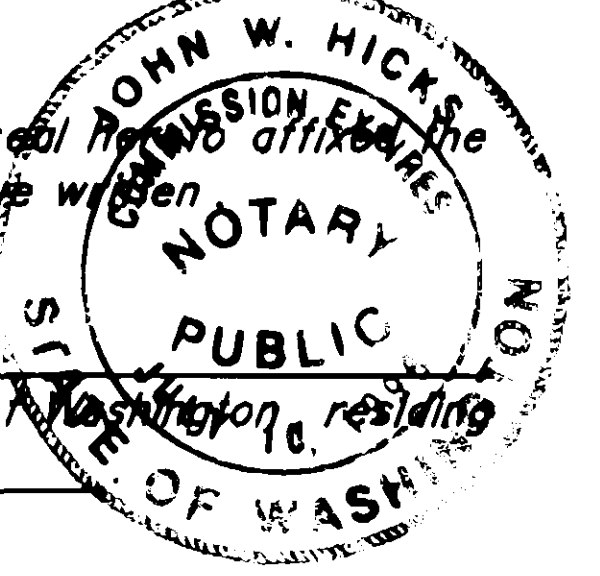
ACKNOWLEDGEMENT

State of Washington } S.S.
County of Skagit

On this 25th day of August, 1992, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared EDWARD H. SANDERS, also known as TED SANDERS, and DAPHNE J. SANDERS, to me known to be the successor co-trustees, with full power of sale and conveyance, of the HAROLD R. KENEALY and DAPHNE I. KENEALY TRUST under Trust Agreement dated December 27, 1974, and who executed the within and foregoing instrument and acknowledged the said instrument to be their free and voluntary act and deed, as Co-Trustees, for the uses and purposes therein mentioned.

Given under my hand and official seal this _____ day and year in this certificate above written.

John W. Hicks
Notary Public in and for the State of Washington, residing at MT. VERNON



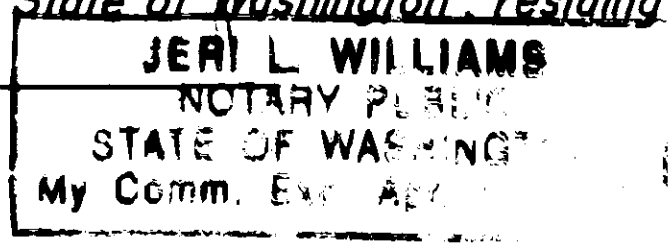
ACKNOWLEDGEMENT

State of Washington } S.S.
County of King

On this day personally appeared before me C. E. LOVELESS, tenant in common, 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 24th day of August, 1992.

Jeri L. Williams
Notary Public in and for the State of Washington, residing at Birkland



APPROVAL

Examined and approved this 16 day of September, 1992, by the city engineer of Mount Vernon, Washington.

John Wiseman x Raymond T. Reep
JOHN WISEMAN RAYMOND T. REEP
City Engineer Mayor

Carolyn J. Rathvon
for MARK S. KNOWLES
City Clerk

BINDING SITE PLAN NO. MV - 1 - 92

KENEALY TRUST, ETAL.
ALTA / ACSM PROPERTY SURVEY
PTN. SW 1/4 OF THE NE 1/4 OF
SEC. 18, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

EASEMENT PROVISIONS

An Easement is hereby reserved for and granted to Puget Sound Power and Light Company, the G.T.E. Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and T.C.I. Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior seven (7) ft. parallel and adjacent to the street frontage on Freeway Drive, as shown hereon in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated.

ALTA / ACSM LAND TITLE SURVEY CERTIFICATION

To KENEALY TRUST, C.E. LOVELESS, A.T. RYGMYR and FIRST AMERICAN TITLE COMPANY OF SKAGIT COUNTY:

This is to certify that this map or plat and survey on which it is based were made in accordance with "Minimum Standard Detail requirements for ALTA / ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1986; and meets the accuracy requirements of a Class A Survey, as defined therein.

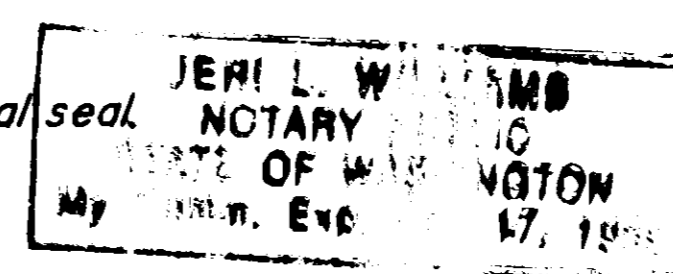
Gwynne D. Legro
GWYNNE D. LEGRO
Registered Professional
Land Surveyor
License No. 3475

ACKNOWLEDGEMENT

State of Washington } S.S.
County of King

This is to certify that on this 18th day of August, 1992, before me, the undersigned, a Notary Public, personally appeared Robert T. Johnson and the President and respectively, of ALCON EQUIPMENT LEASING, INC., which corporation has executed the foregoing instrument 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



Jeri L. Williams
Notary Public in and for the State of Washington, residing at Burkland

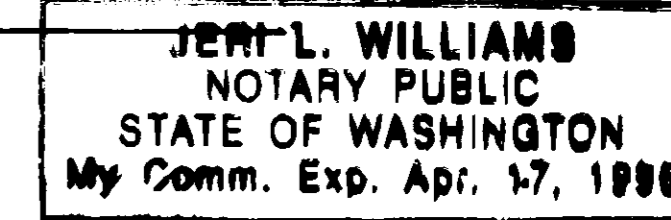
ACKNOWLEDGEMENT

State of Washington } S.S.
County of King

On this day personally appeared before me ALLEN T. RYGMYR and MARY A. RYGMYR, 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 6th day of July, 1992.

Jeri L. Williams
Notary Public in and for the State of Washington, residing at Burkland



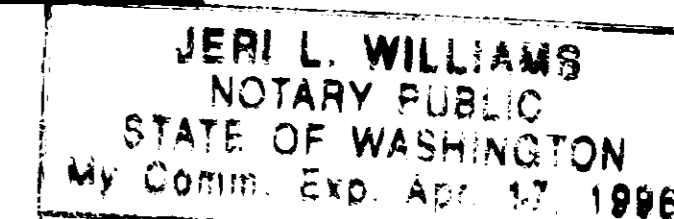
ACKNOWLEDGEMENT

State of Washington } S.S.
County of King

On this day personally appeared before me MARGARET MELLOW LOVELESS, to me known to be the individual who executed the within and foregoing instruments and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 6th day of July, 1992.

Jeri L. Williams
Notary Public in and for the State of Washington, residing at Burkland



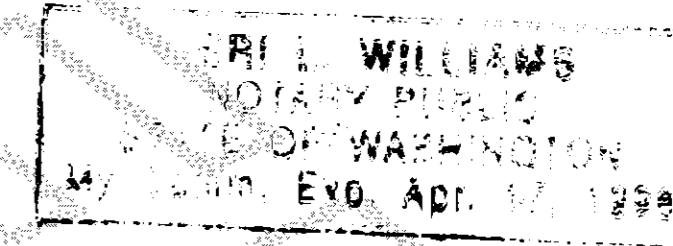
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County of King

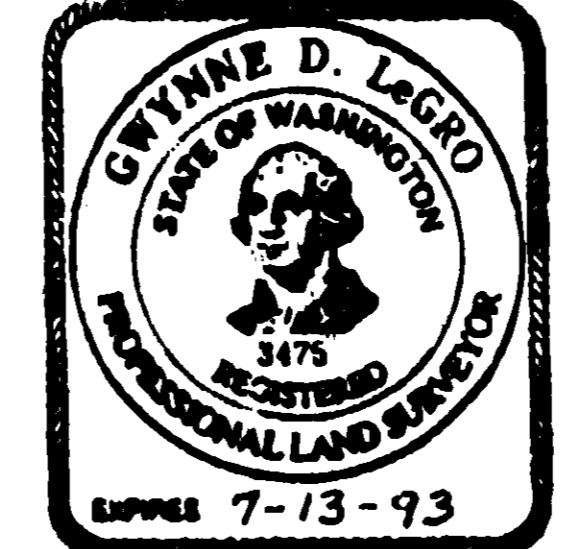
On this day personally appeared before me Joan E. Loveless ~~DENISE SANDERS~~, to me known to be the individual who executed the within and foregoing instruments and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned, and who signed as attorney-in-fact for Denise Sanders.

Given under my hand and official seal this 15th day of July, 1992.

Jeri L. Williams
Notary Public in and for the State of Washington, residing at Burkland



Gwynne D. Legro
7-4-92



BINDING SITE PLAN NO. MV - 1 - 92
KENEALY TRUST, ETAL.
ALTA / ACSM PROPERTY SURVEY
PTN. SW 1/4 OF THE NE 1/4 OF
SEC. 18, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON