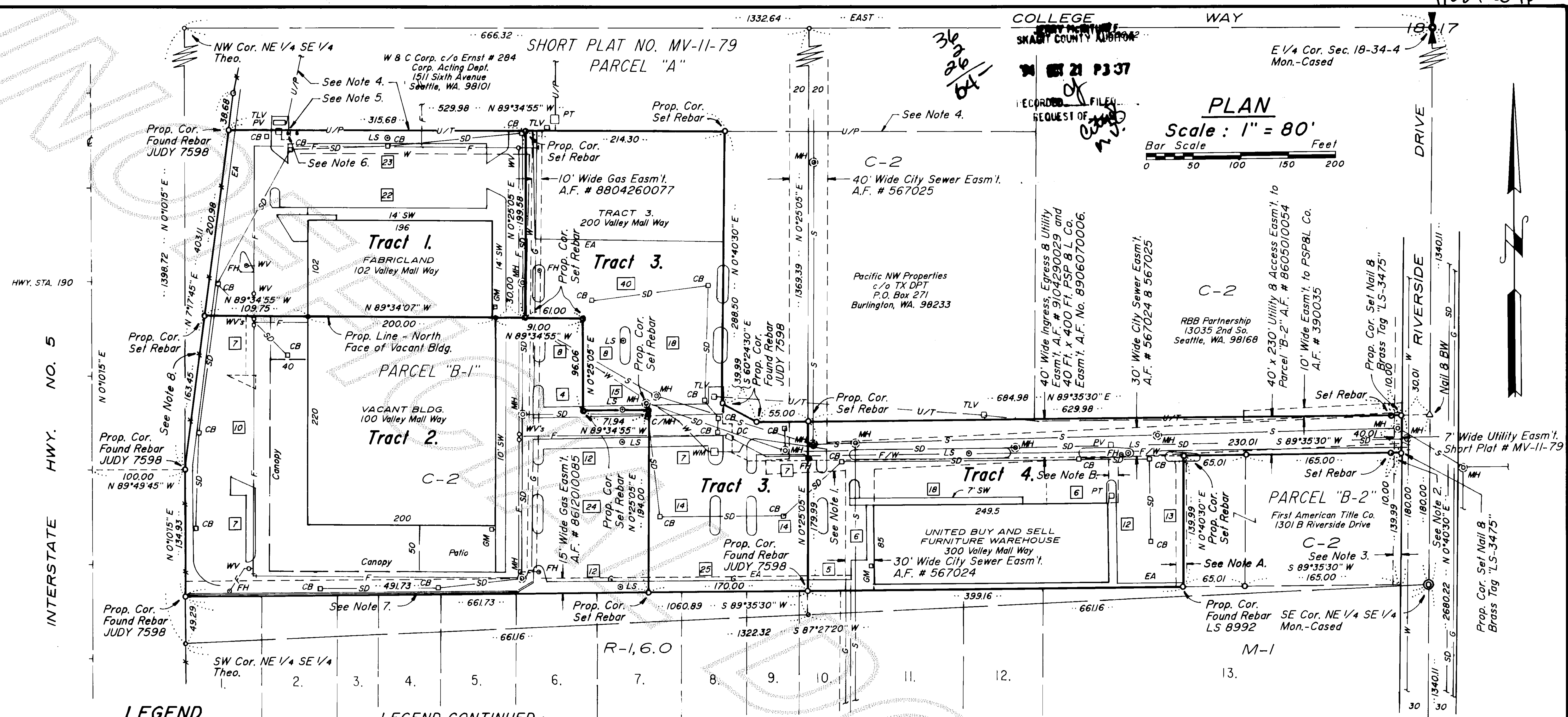


941021 0076



LEGEND

- Prop. Cor. Set BT
- Prop. Cor. Set Rebar
- Found Rebar JUDY 7598
- Found Rebar LS 8992
- Nail & BW Mon.
- MH
- CB
- DC
- FH
- WV
- WM
- GM
- PV
- PP
- LS
- PT
- TLV
- EA
- 10' SW

LEGEND CONTINUED:

- Note A. 10 Ft. x 140 Ft. PSP&L Co. Easmt. A.F. No. 8906070006 (Bad Descr.)
- Note B. 10 Ft. x 50 Ft. PSP&L Co. Easmt. A.F. No. 8906070006 (Bad Descr.)
- Note 1. 15 Ft. Wide City Sewer Easement A.F. No. 567023.
- Note 2. Sign Easement to Parcel "B-1" at NE Corner to Parcel "B-2" A.F. No. 8605010054.
- Note 3. 7 Ft. Wide Hwy. and Sidewalk Easement A.F. No's. 410370 and 418216.
- Note 4. 6' of Puget Sound Power & Light Company Easement. A.F. No. 791457.
- Note 5. 10 Ft. x 10 Ft. Puget Sound Power & Light Company Easement. A.F. No. 8608210078.
- Note 6. 2 - 24" Diam. Steel Sign Posts.
- Note 7. Concrete Retaining Wall with 6 Ft. High Board Fence 0.70 Ft. North of Prop. Line.
- Note 8. State Hwy. Fence 0.00 to 0.25 Ft. West of Property Line.

LEGAL DESCRIPTION

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:

Parcel "B-1" of City of Mount Vernon Short Plat No. MV-11-79, approved October 4, 1979 and recorded October 5, 1979 under Auditor's File No. 7910050029, in Volume 3 of Short Plats, pages 192, 193 and 194, records of Skagit County, Washington; EXCEPT the following described portion thereof:

That portion of Parcel "B-1" of the ABC Pacific Corporation Short Plat No. MV-11-79, approved October 4, 1979, and recorded October 5, 1979, as Auditor's File No. 7910050029, in Volume 3 of Short Plats, Pages 192, 193 and 194, described as follows:

Beginning at the Southwest corner of Parcel "B-2" of said Short Plat; thence South 89 degrees 35'30" West along the South line of Parcel "B-1", 65.01 feet; thence North 0 degrees 40'30" East, a distance of 139.99 feet; thence North 89 degrees 35'30" East, a distance of 65.01 feet to the Northwest corner of Parcel "B-2"; thence South 0 degrees 40'30" West along the West line of Parcel "B-2", a distance of 139.99 feet, more or less, to the point of beginning.

(Legal Description Continued on Sheet 2 of 3 Sheets)

LOT AREAS

Tract 1.	65,395.39 Sq. Ft.	= 1.501 Ac.
Tract 2.	136,006.63 Sq. Ft.	= 3.122 Ac.
Tract 3.	89,318.45 Sq. Ft.	= 2.050 Ac.
Tract 4.	81,109.97 Sq. Ft.	= 1.862 Ac.

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.

OWNER - DEVELOPER

M.G. "Mike" Hollander
323 Telegraph Road
Bellingham, WA. 98226
Phone: (206) 647-1916

AUDITOR'S CERTIFICATE

Filed for the record this 21 day of Oct, 1994 at 10 minutes past 3 o'clock P.M., in Volume 11 of Short Plats at pages 192, 193 and 194 and recorded under Auditor's File Number 941021 0076, at the request of Denny D. LeGro.

Denny D. LeGro
Denny D. LeGro
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 Short Plats and Subdivision Ordinance No. 2372 as passed and adopted Feb. 28, 1990

LEGRO & ASSOCIATES
Engineer & Surveyor
815 Cleveland Avenue
Mount Vernon, WA 98273
Phone: (206) 336-3220

Denny D. LeGro
Denny D. LeGro
Registered Professional Engineer & Land Surveyor
Date: 12-15-94 Lic. # 3475

BINDING SITE PLAN NO. MV - 3 - 94 - BSP

M.G. HOLLANDER, ETAL. PROPERTY SURVEY
PTN. PARCEL "B-1", SHORT PLAT NO. MV-11-79
PTN. NE 1/4 SE 1/4, SEC. 18, T. 34 N., R. 4 E.W.M.
MOUNT VERNON, WASHINGTON

LEGAL DESCRIPTION

(Legal Description Continued from Sheet 1 of 3 Sheets)

TOGETHER WITH AND SUBJECT TO that memorandum of lease and the terms and conditions thereof between Hollander/Mitzel Partnership, Lessor, and Fabric Wholesalers, Inc., an Oregon Corporation, Lessee, by that instrument dated July 15, 1991 and recorded August 7, 1991 under Auditor's File No. 9108070064, records of Skagit County, Washington.

SUBJECT TO an easement for electric transmission line, exact location undisclosed on the record, to the Puget Sound Power and Light Co. by that instrument recorded March 27, 1946 under Auditor's File No. 390035, records of Skagit County, Washington.

SUBJECT TO an easement for highway purposes being 7 feet in width, parallel with, adjacent to and adjoining the Westerly right-of-way line of Primary State Highway No. 1, to the State of Washington by that instrument recorded October 25, 1947 under Auditor's File No. 410370, records of Skagit County, Washington.

SUBJECT TO an easement for highway slopes and sidewalks being 7 feet in width, parallel with, adjacent to and adjoining the Westerly right-of-way line of Primary State Highway No. 1, to the State of Washington by that instrument recorded May 17, 1948 under Auditor's File No. 418216, records of Skagit County, Washington.

SUBJECT TO that relinquishment of right of access to State Highway and of light, view and air, under terms of Deed to the State of Washington as recorded September 16, 1954 under Auditor's File No. 506540, records of Skagit County, Washington.

SUBJECT TO those sewer easements, together with rights of ingress and egress, as granted to the City of Mount Vernon by those instruments recorded June 26, 1958 under Auditor's File No's. 567023, 567024 and 567025, records of Skagit County, Washington.

SUBJECT TO an easement to Puget Sound Power and Light Co. for underground electric system by that instrument recorded September 27, 1973 under Auditor's File No. 791457, records of Skagit County, Washington.

SUBJECT TO an easement to the Puget Sound Power and Light Co., the Continental Telephone Co. of the Northwest, the Cascade Natural Gas Corp., the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors and assigns, under and upon the exterior 7 feet abutting Riverside Drive and College Way as delineated upon said Short Plat No. MV-11-79.

SUBJECT TO those conditions as stipulated by note on the face of said Short Plat No. MV-11-79.

TOGETHER WITH AND SUBJECT TO that agreement, and the terms and conditions thereof, to provide reciprocal rights of ingress, egress, utility and parking, between ABC-Pacific Corporation and Mall Centers, Inc. and Del Guzzi Construction, Inc. by that instrument dated June 7, 1972 and recorded October 16, 1985 under Auditor's File No. 8510160030, records of Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress, landscaping, signing and utility purposes to Pacific Coast Development Co., Inc., Trustee, by that instrument recorded May 1, 1973 under Auditor's File No. 784369, records of Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO that 40 foot wide ingress, egress and utility easement as delineated upon Parcel "B-1" of said Short Plat No. MV-11-79.

TOGETHER WITH AND SUBJECT TO those reciprocal easements and covenants in favor of Sears, Roebuck and Co., as set forth in "Construction, Operation and Reciprocal Easement Agreement" as recorded under Auditor's File No. 776418, records of Skagit County, Washington.

(Legal Description Continued on Sheet 3 of 3 Sheets)

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 July, 1994.

Marlo G. Hollander Betty J. Hollander
MARLO G. HOLLANDER BETTY J. HOLLANDER

HORIZON BANK :

Signature <u>Judy E. Bock</u>	Signature <u>_____</u>
Print Name <u>AJP</u>	Print Name <u>_____</u>
Print Title <u>_____</u>	Print Title <u>_____</u>

ACKNOWLEDGEMENT

State of Washington } S.S.
County of SKAGIT

On this day personally appeared before me MARLO G. HOLLANDER and BETTY J. HOLLANDER, 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 25th day of July, 1994.

Donna D. Rebo
Notary Public in and for the State of Washington,
residing at Mount Vernon

ACKNOWLEDGEMENT

State of Washington } S.S.
County of Chittenden

This is to certify that on this 26th day of July, 1994, before me, the undersigned, a Notary Public, personally appeared Judy E. Bock and _____, to me known to be the AJP and _____ respectively, of HORIZON BANK, a savings bank, 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.

Marjorie LaValley
Notary Public in and for the State of Washington,
residing at Bellingham

APPROVAL

Examined and approved this 21 day of OCTOBER, 1994, by the city engineer of Mount Vernon, Washington.

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

Mark S. Knowles
MARK S. KNOWLES
City Clerk

Sheet 2 of 3 Sheets

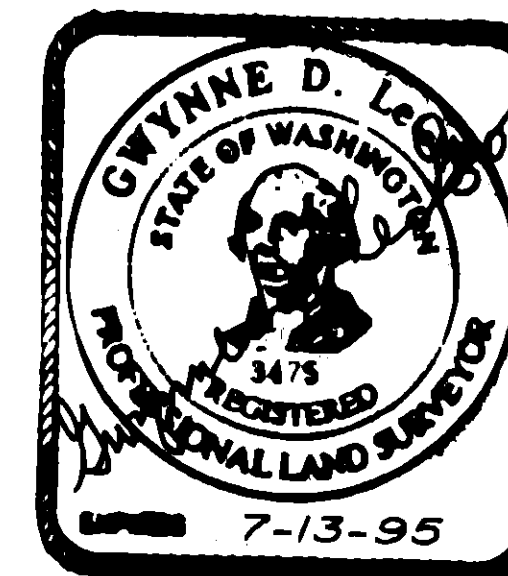
BINDING SITE PLAN NO. MV - 3 - 94 - BSP

M.G. HOLLANDER, ETAL. PROPERTY SURVEY

PTN. PARCEL "B-1", SHORT PLAT NO. MV-11-79

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

MOUNT VERNON, WASHINGTON



LEGAL DESCRIPTION

(Legal Description Continued from Sheet 2 of 3 Sheets)

TOGETHER WITH AND SUBJECT TO easements for utility, access, sign and reciprocal parking rights between the owners of Parcels "B-1" and "B-2" of said Short Plat No. MV-11-79 as described by those instruments as recorded May 1, 1986 under Auditor's File No. 8605010054; February 28, 1989 under Auditor's File No. 8902280049; and April 19, 1989 under Auditor's File No. 8904190056, all records of Skagit County, Washington.

SUBJECT TO an easement to Puget Sound Power and Light Co. for underground transmission and/or distribution system by that instrument recorded August 21, 1986 under Auditor's File No. 8608210078, records of Skagit County, Washington.

SUBJECT TO an easement to Cascade Natural Gas Corporation, its successors and assigns, for pipeline purposes, being 15 feet in width, by that instrument recorded December 1, 1986 under Auditor's File No. 8612010085, records of Skagit County, Washington.

Said Easement is a re-recording of that certain easement recorded September 26, 1986 under Auditor's File No. 8609260038.

An Easterly portion of said Easement affecting Parcel "D", a portion of Parcel "B" and other property was deleted by a Partial Relinquishment of Easement recorded February 24, 1989 under Auditor's File No. 8902240005, records of Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO that agreement, and the terms and conditions thereof, regarding deferral by the City upon requiring improvements in exchange for support on formation of future L.I.D.'s between Dan Mitzel and the City of Mount Vernon by that instrument dated November 4, 1986 and recorded December 17, 1986 under Auditor's File No. 8612170053, records of Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO that Declaration of Reciprocal Traffic, Parking and Utility Covenant, and terms and conditions thereof by that instrument dated April 8, 1988 and recorded December 13, 1988 under Auditor's File No. 8812130020, records of Skagit County, Washington.

SUBJECT TO an easement 10 feet in width, including the terms and conditions thereof, to the Cascade Natural Gas Corporation by that instrument dated April 14, 1988 and recorded April 26, 1988 under Auditor's File No. 8804260077, records of Skagit County, Washington.

SUBJECT TO that agreement, and the terms and conditions thereof, regarding off-site improvements, between the City of Mount Vernon and Hollander Investments, by that instrument dated February 22, 1989 and recorded March 15, 1989 under Auditor's File No. 8903150052, records of Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO that agreement, and the terms and conditions thereof, regarding letter of credit between the City of Mount Vernon and Hollander Investments, by that instrument dated March 8, 1989 and recorded March 15, 1989 under Auditor's File No. 8903150051, records of Skagit County, Washington.

SUBJECT TO an easement, and conditions contained therein, to Puget Sound Power and Light Co. for underground electric transmission and/or distribution system, by that instrument dated May 17, 1989 and recorded June 7, 1989 under Auditor's File No. 8906070006, records of Skagit County, Washington.

AND FURTHER SUBJECT TO an easement for ingress, egress and utilities and being 40 feet in width as described therein, between Marlo G. Hollander and Betty J. Hollander, husband and wife, and RBB Properties, a Washington General Partnership, by that instrument dated March 11, 1991 and recorded April 29, 1991 under Auditor's File No. 9104290029, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.

SPECIAL PROVISIONS

1. Any development of the subject property shall be in conformance with this Binding Site Plan.
2. The boundaries of the 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.

IMPACT FEE NOTICE

Any Lot within this subdivision will be subject to impact fees payable on issuance of a building permit as outlined in the City of Mount Vernon Ordinance No. 2552 and No. 2596.

STORM DRAINAGE NOTICE

The City of Mount Vernon is hereby granted the right to enter said tracts within this Binding Site Plan for emergency purposes at its own discretion to access all those proposed and/or existing storm drainage facilities not presently authorized by existing sewer easements.

The maintenance of private drainage facilities as presently established and depicted hereon shall be the responsibility of and the costs thereof shall be born equally by the present and future owners of tracts within this Binding Site Plan and their heirs, personal representatives and assigns.

SPECIAL PROVISIONS CONTINUED :

4. Prior to the issuance of any future building permit for Tract 3. of this Binding Site Plan, one of the following conditions must be met:
 1. A traffic signal at the intersection of Riverside Drive and Roosevelt Avenue, including all appurtenances, and as identified in the office of the City Engineer must be operational; or
 2. A Local Improvement District (LID), as approved by the City Council, must exist as a legal entity allowing for the construction of the traffic signal and appurtenances as outlined above; or
 3. The cost of the traffic signal and appurtenances must be completely bonded for, including engineering, right-of-way acquisition and construction, etc. and a developer extension contract must be executed with the City for said construction.
5. The City Engineer may also require that one of the above conditions be met prior to a change in occupancy or future building permit for any Tract in this Binding Site Plan if he determines the change to result in a significant increase in traffic volumes.
6. The Building Department or Fire Department may require that the partition wall, in the existing building separating Tracts 1. and 2., be modified or enhanced prior to occupancy or change in occupancy of the buildings located on Tract 2. and Tract 1. of this Binding Site Plan.

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 1994.

I, Judynn Menish, Treasurer of Skagit County, Washington, hereby certify that a deposit has been paid to cover anticipated taxes up to and including the year 1995.

This 21 day of October, 1994.

Judynn Menish
Skagit County Treasurer

CITY 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 1994.

This 21 day of October, 1994.

Paul Skovlan
Treasurer, City of Mount Vernon

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. Instrumentation: TOPCON GTS - 2B (20)
Theodolite: Min. Horiz. Circle Reading of 20"
E.D.M. Accuracy ± (5 mm + 5 ppm)
5. Legal Description furnished by First American Title Company of Skagit County, Certificate for Long Plat Order No. 43305, dated August 9, 1994, at 8:00 A.M.
6. "No Buildings" exist on Tract 3 as described hereinabove this 24th day of June, 1994.
7. The Meridian for this survey is based upon existing monumentation on the East line of the SE 1/4 of Section 18, T. 34 N., R. 4 E. W.M. as being N 0°40'30" E.

ADJACENT PROPERTY OWNER/ADDRESS

See Plan Sheet 1 of 3 Sheets

- | | |
|--|--|
| 1. Rolf W. Rude
99 Willow Lane
Mount Vernon, WA 98273 | 2. Henry L. Lanala
93 Willow Lane
Mount Vernon, WA 98273 |
| 3. Valentina O. Valera
87 Willow Lane
Mount Vernon, WA 98273 | 4. Jon K. Turnbull
83 Willow Lane
Mount Vernon, WA 98273 |
| 5. Morses Salgado
79 Willow Lane
Mount Vernon, WA 98273 | 6. Vennor Gwin
75 Willow Lane
Mount Vernon, WA 98273 |
| 7. Pearl B. Townsend
760 Hilynn Drive
Burlington, WA 98233 | 8. Cheryl Duffy
% Continental Savings
2000 2 Union Square
601 Union Street
Seattle, WA 98101 |
| 9. Mrs. Carl E. Olson
53 Willow Lane
Mount Vernon, WA 98273 | 10. Mike Jensen
5118 Bosworth Drive
Snohomish, WA 98290 |
| 11. W. VanderMeulen
43 Willow Lane
Mount Vernon, WA 98273 | 12. K. M. Leamer
35 Willow Lane
Mount Vernon, WA 98273 |
| 13. Wayne Colglazier
PO Box 1817
Mount Vernon, WA 98273 | |



BINDING SITE PLAN NO. MV - 3 - 94 - BSP

M.G. HOLLANDER, ETAL. PROPERTY SURVEY

PTN. PARCEL "B-1", SHORT PLAT NO. MV-11-79

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

MOUNT VERNON, WASHINGTON