

LEGAL DESCRIPTION

TRACT B, CITY OF MOUNT VERNON SHORT PLAT NO. MV-4-75, APPROVED FEBRUARY 27, 1975, AND RECORDED MARCH 14, 1975, IN VOLUME 1 OF SHORT PLATS, PAGE 23, UNDER AUDITOR'S FILE NO. 814649, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M.

EXCEPT THAT PORTION, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT B, SHORT PLAT NO. MV-4-75, THENCE NORTH 00°08'23" EAST 65.00 FEET ALONG THE EAST LINE OF SAID TRACT B TO THE NORTHWEST CORNER OF TRACT A, SHORT PLAT NO. MV-3-41, APPROVED MARCH 14, 1991, AND RECORDED MARCH 14, 1991, IN VOLUME 4 OF SHORT PLATS, PAGES 329 AND 330, UNDER AUDITOR'S FILE NO. 4103140017, RECORDS OF SKAGIT COUNTY, WASHINGTON, THENCE NORTH 84°37'00" WEST 8.00 FEET ON A WESTERLY PROJECTION OF THE NORTH LINE OF SAID TRACT A, SHORT PLAT NO. MV-3-41; THENCE SOUTH 00°08'23" WEST 58.00 FEET PARALLEL WITH THE EAST LINE OF SAID TRACT B, SHORT PLAT NO. MV-4-75; THENCE NORTH 84°37'00" WEST 11.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID TRACT B, SHORT PLAT NO. MV-4-75; THENCE SOUTH 00°08'23" WEST 7.00 FEET TO THE SOUTH LINE OF SAID TRACT B, SHORT PLAT NO. MV-4-75; THENCE SOUTH 84°37'00" EAST 14.00 FEET ALONG SAID SOUTH LINE OF TRACT B, SHORT PLAT NO. MV-4-75 TO THE POINT OF BEGINNING.

BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT OLSEN COLLEGE MAY PROPERTY, LLC, OWNERS IN THE FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER, OF THE LAND HEREBY PLATTED, DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE HEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

DATED THIS 12 DAY OF December 2000.

OLSEN COLLEGE MAY PROPERTY LLC

BY: [Signature]

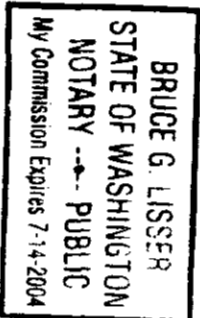
STEPHEN A. OLSEN, MANAGER

ACKNOWLEDGEMENT

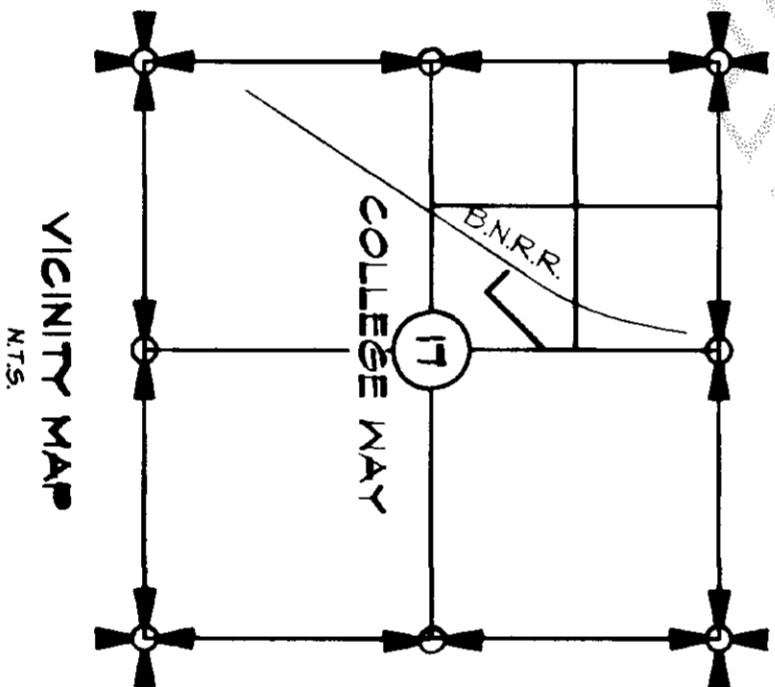
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT STEPHEN A. OLSEN IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON OATH AND STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE MANAGER OF OLSEN COLLEGE MAY PROPERTY LLC, A LIMITED LIABILITY COMPANY IN THE STATE OF WASHINGTON, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 12-11-00

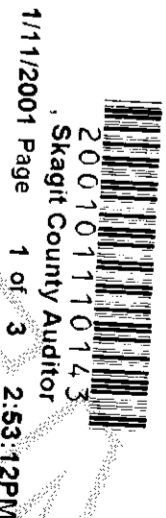


[Signature]  
SIGNED AS  
NOTARY PUBLIC  
MY APPOINTMENT EXPIRES 21st



AUDITOR'S CERTIFICATE

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



Nanna Brunnett  
SKAGIT COUNTY AUDITOR

TREASURER'S CERTIFICATE

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 2001.

[Signature] TREASURER OF SKAGIT  
COUNTY, WASHINGTON, HEREBY CERTIFY THAT A DEPOSIT HAS BEEN PAID TO COVER ANTICIPATED TAXES UP TO AND INCLUDING THE YEAR 2001.  
THIS 18th DAY OF December 2000

[Signature]  
SKAGIT COUNTY TREASURER

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS, OR OF OTHER PUBLIC USE, ARE PAID IN FULL.

THIS 8th DAY OF January, 2001.

[Signature]  
CITY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS 8th DAY OF January 2001.

[Signature]  
CITY ENGINEER

[Signature]  
CITY CLERK

[Signature]  
CITY CLERK

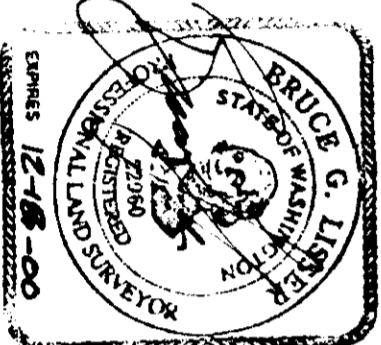
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M; THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY, AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE MOUNT VERNON BINDING SITE PLAN ORDINANCE.

BRUCE G. LISSER, P.L.S. CERTIFICATE NO. 22960

DATE: Nov 28, 2000

LISSER & ASSOCIATES, PLLC  
320 MILWAUKEE STREET, PO BOX 11094  
MOUNT VERNON, WA 98273  
PHONE (360) 419-7442  
FAX (360) 419-0581  
E-MAIL BRUCE@LISSER.COM



BINDING SITE PLAN NO. MV-3-00

SHEET 1 OF 3

DATE: 11/28/00

SURVEY IN A PORTION OF THE  
SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, 1/4M.  
MOUNT VERNON, WASHINGTON  
FOR OLSEN COLLEGE MAY PROPERTY, LLC

FB 14 Pg 60  
LISSER & ASSOCIATES, PLLC  
SURVEYING & LAND-USE CONSULTATION  
MOUNT VERNON, WA 98273 360-419-7442  
MERIDIAN: ASSAIED SCALE: 1"=50'  
DRAWING: 00-014TP-2D

NOTES

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS. EACH OWNER WILL BEAR EQUAL RESPONSIBILITY.
2. ZONING: C-2 GENERAL COMMERCIAL DISTRICT
- CITY OF MOUNT VERNON DEVELOPMENT STANDARDS. (CHAPTER 11.48)
- A. MINIMUM LOT AREA: NO LIMITATIONS
- B. MINIMUM LOT WIDTH: NO LIMITATIONS
- C. MINIMUM LOT DEPTH: NO LIMITATIONS
- D. MAXIMUM LOT COVERAGE: NO LIMITATIONS
- E. MAXIMUM BUILDING HEIGHT: FOUR STORIES NOT TO EXCEED 50 FEET.
- F. MINIMUM YARD SETBACKS:
  1. FRONT: 25 FEET
  2. SIDE, INTERIOR: NONE REQUIRED
  3. REAR: NONE REQUIRED
- G. PARKING SHALL BE PROVIDED PURSUANT TO THE TERMS OF CHAPTER 17.84 MMC (ORD. 2352, 1984).
3. SEWAGE DISPOSAL: CITY OF MOUNT VERNON PUBLIC SEWER
4. STORM SEWER: NO STORM SEWER IS PROVIDED TO THE CITY STORM SEWER. AT SUCH TIME AS LOT 1 OF THIS BINDING SITE PLAN IS DEVELOPED A STORM DRAINAGE PLAN WILL BE REQUIRED MEETING THE CITY OF MOUNT VERNON DESIGN REQUIREMENTS.
5. WATER: PUD, NO. 1
6. ● - INDICATES IRON ROD SET WITH YELLOW CAP SURVEY NUMBER L1858R 22960
7. MERIDIAN: ASSUMED
8. BASIS OF BEARING: MONUMENTED SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M. BEARING = SOUTH 84°31'00" EAST (PER SHORT PLAT NV-4-75)
9. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE CITY OF MOUNT VERNON SHORT PLATS NO. NV-4-75 RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 23. NO. NV-12-75 RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 68. NO. NV-12-81 RECORDED IN VOLUME 5 OF SHORT PLATS, PAGE 114. NO. NV-3-91 RECORDED IN VOLUME 9 OF SHORT PLATS, PAGES 324-330. ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
10. SURVEY DESCRIPTION IS FROM LAND TITLE COMPANY, SUBDIVISION GUARANTEE ORDER NO.5-94644, DATED SEPTEMBER 15, 2000.
11. THE PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD AS DISCLOSED IN THE ABOVE REFERENCED TITLE REPORT INCLUDING THOSE INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS: 784742, 834478 AND 814644
12. INSTRUMENTATION: LIETZ SET 4A THEODOLITE DISTANCE METER
13. SURVEY PROCEDURE: FIELD TRAVERSE
14. OWNER/DEVELOPER: OLSEN COLLEGE WAY PROPERTY, LLC  
PO BOX 366  
MOUNT VERNON WA 98273  
PHONE (360) 428-5636
15. MET/LAND BOUNDARY LINE SHOWN HEREON IS BASED UPON FIELD DELINEATION BY WASHINGTON MET/LANDS AND MITIGATION COMPANY, INCORPORATED IN SEPTEMBER 2000.

15. LOT 1 OF THIS BINDING SITE PLAN WILL BE SUBJECT TO IMPACT FEES PAYABLE PRIOR TO ISSUANCE OF A BUILDING PERMIT.
16. BUYERS SHOULD BE AWARE THAT THIS BINDING SITE PLAN IS LOCATED IN THE FLOOD PLAIN OF THE SKAGIT RIVER AND SIGNIFICANT ELEVATION MAY BE REQUIRED FOR THE FIRST FLOOR OF CONSTRUCTION. CONTACT THE CITY OF MOUNT VERNON DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT FOR FURTHER INFORMATION.
17. FLOOD ZONE DESIGNATION: A-21 PER NATIONAL FLOOD INSURANCE FIRM MAP NO. 580158-0001-B DATED JANUARY 3, 1985
- THE CITY OF MOUNT VERNON REQUIRES AN ADDITIONAL 10 FOOT OF ELEVATION ABOVE THE MINIMUM FEMA REQUIREMENTS. MINIMUM ELEVATION IS DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION. THE FEMA MAP SHOWS A MINIMUM OF 30.0, THEREFORE CITY REQUIREMENTS WILL BE 31.0.
18. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN OBTAINED FROM THE LAND OWNER AND/OR AVAILABLE RECORDS AND ARE SHOWN FOR CONVENIENCE. THE UTILITY COMPANIES DO NOT LOCATE THEIR UTILITIES OUTSIDE OF PUBLIC RIGHTS-OF-WAY. UNDERGROUND ON SITE UTILITIES AND THE UTILITY LOCATIONS ARE NOT KNOWN OR WERE NOT AVAILABLE TO US AT THIS TIME EXCEPT AS SHOWN. UNDERGROUND UTILITY INFORMATION MAY BE REQUESTED FROM THE FOLLOWING SOURCES:

- GAS (6-9) CASCADE NATURAL GAS CO.  
1520 S. SECOND ST. MOUNT VERNON WA 98273  
(360) 336-6155  
(-N-) PUBLIC UTILITY DISTRICT NO. 1  
1415 FREEMAN DRIVE, MOUNT VERNON WA 98273  
(360) 424-7104
- SANITARY SEWER (-S-) CITY OF MOUNT VERNON  
ENGINEERING DEPARTMENT  
(360) 336-6204  
(-D-) CITY OF MOUNT VERNON  
ENGINEERING DEPARTMENT  
(360) 336-6204  
BURIED TELEPHONE (-BURIED TEL-) SITE.  
PEASE RD. BURLINGTON WA 98233  
(360) 757-1620  
(-P-) PUGET SOUND ENERGY  
1700 E COLLEGE WAY, MOUNT VERNON WA 98273  
(360) 336-4604  
(-CABLE-) AT&T CABLE  
717 BENNETT RD, BURLINGTON WA 98233  
(360) 757-2877
- ELECTRICAL  
1700 E COLLEGE WAY, MOUNT VERNON WA 98273  
(360) 336-4604  
(-CABLE-) AT&T CABLE  
717 BENNETT RD, BURLINGTON WA 98233  
(360) 757-2877
- TELEVISION  
(360) 757-2877

19. AT SUCH TIME AS DEVELOPMENT OCCURS ON LOT 1 AN EMERGENCY TURN-AROUND MUST BE CONSTRUCTED WITHIN THE EASEMENT AREA SHOWN (OR AS OTHERWISE APPROVED) TO THE SATISFACTION OF THE CITY OF MOUNT VERNON FIRE DEPARTMENT.
20. A FIRE LINE IS TO BE CONSTRUCTED WITHIN THE 20-FOOT WIDE EASEMENT TO PUD SHOWN ACROSS THE SOUTH 20-FEET OF LOT 1 AT THE TIME OF DEVELOPMENT OF LOT 1 OR AT SUCH TIME AS ANY ADDITIONAL DEVELOPMENT TAKES PLACE ON LOT 2. A FIRE HYDRANT WILL BE REQUIRED AT THE WEST END OF THE LINE AND THE LOCATION WILL BE APPROVED BY THE CITY OF MOUNT VERNON FIRE DEPARTMENT.

EASEMENTS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, G.T.E., CASCADE NATURAL GAS CORP., AND TCI CABLEVISION OF WASHINGTON INC. AND THEIR RESPECTIVE SUCCESSORS, AND ASSIGNS UNDER AND UPON THE EXTERIOR THIRTY (30) FEET OF FRONT BOUNDARY LINES, AS SHOWN OF ALL LOTS AND TRACTS AND OTHER UTILITY EASEMENTS AS SHOWN ON THE FACE OF THE BINDING SITE PLAN, 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 SUBDIVISION AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND 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 OWNED IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

WATER PIPELINE EASEMENT

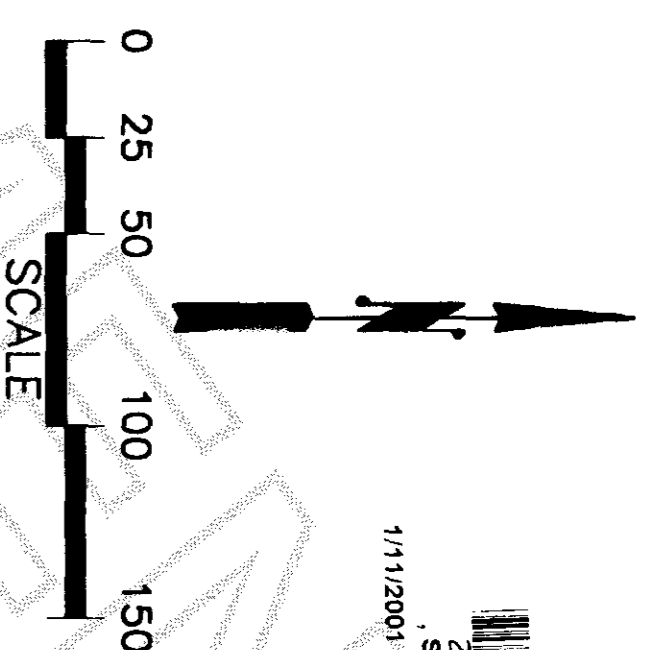
AN EASEMENT IS GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT PRIVILEGE AND AUTHORITY ENABLING THE PUD TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER OVER, ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR, ALSO THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, TIMBER, TREES OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE. THE GRANTOR AGREES THAT TITLE TO ALL TIMBER, BRUSH, TREES, OTHER VEGETATION OR DEBRIS, TRIMMED, CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

BINDING SITE PLAN NO. MV-3-00			
SURVEY IN A PORTION OF THE			
SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF			
SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.			
FOR: OLSEN COLLEGE WAY PROPERTY, LLC			
FB 14	Pg 60	L1858R & ASSOCIATES, PLLC	SCALE: 1" = 50'
MERIDIAN: ASSUMED		DRAWING: 00-074TP-2D	

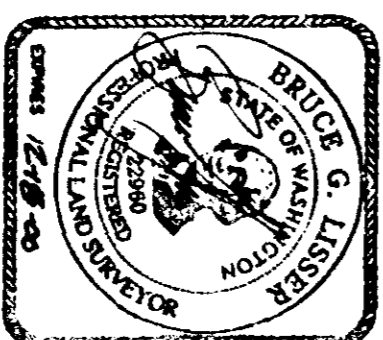
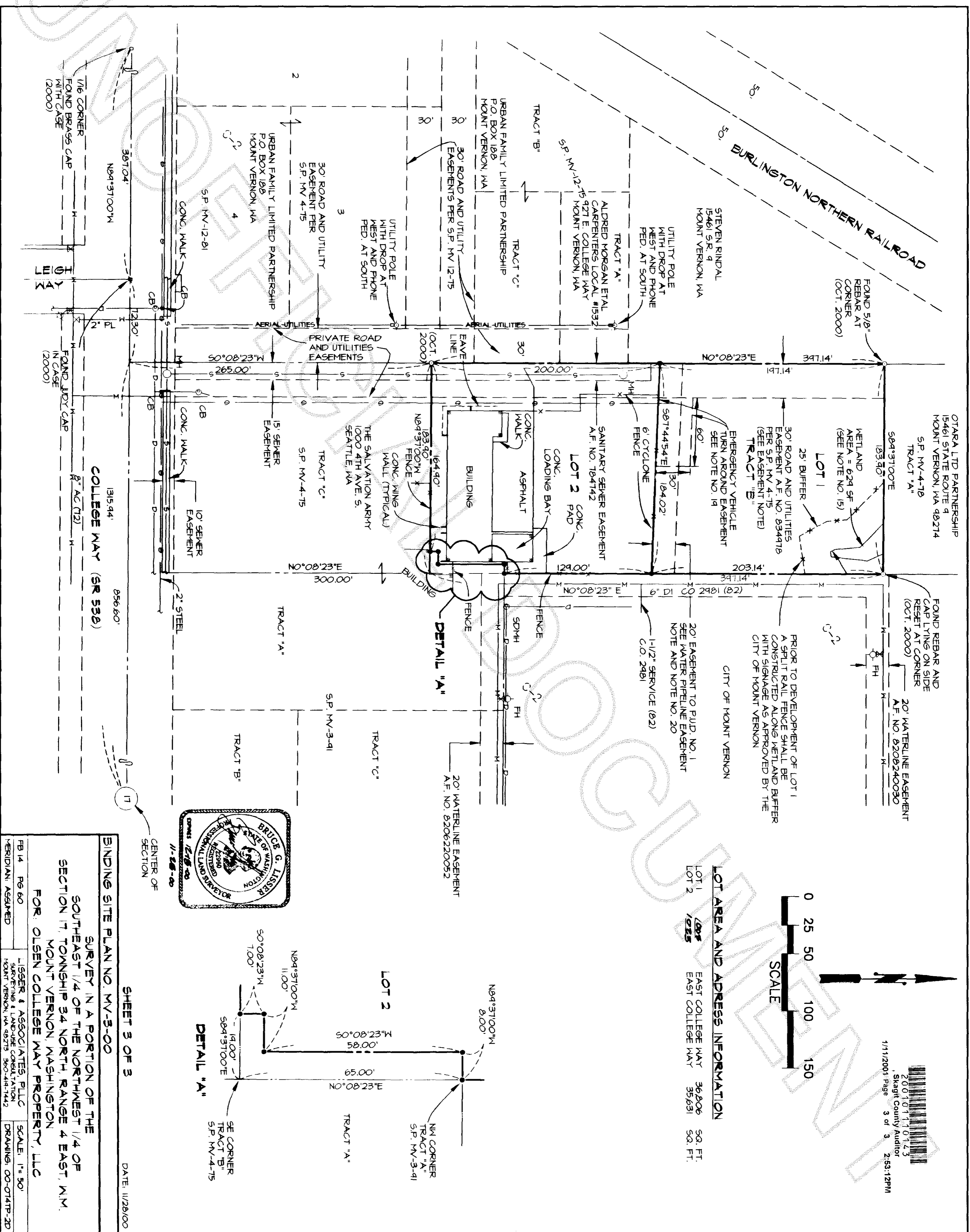


1/11/2001 Page 3 of 3 2:53:12PM  
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Skaft County Auditor



**LOT AREA AND ADDRESS INFORMATION**

LOT 1	1.00±	EAST COLLEGE WAY	36,806	SQ. FT.
LOT 2	1.02±	EAST COLLEGE WAY	35,631	SQ. FT.



SHEET 3 OF 3

DATE: 11/28/00

BINDING SITE PLAN NO. MV-3-00

SURVEY IN A PORTION OF THE  
SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.  
MOUNT VERNON, WASHINGTON  
FOR: OLSEN COLLEGE WAY PROPERTY, LLC

FB 14	PG 60	LISSE & ASSOCIATES, PLLC	SCALE: 1" = 30'
TERMINAL: ASSIGNED		SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98275 360-448-1442	DRAWING: 00-074TP-2D