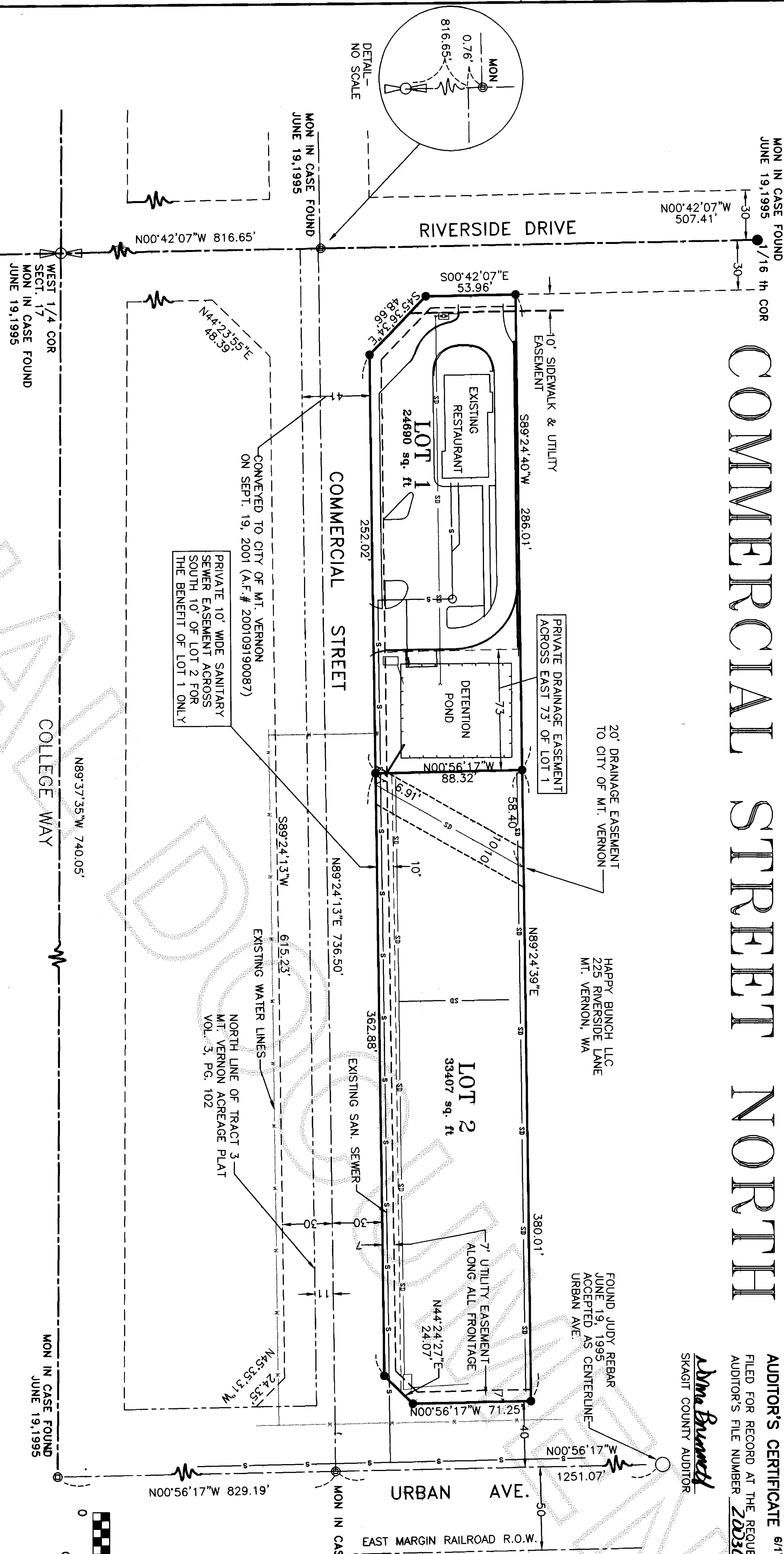
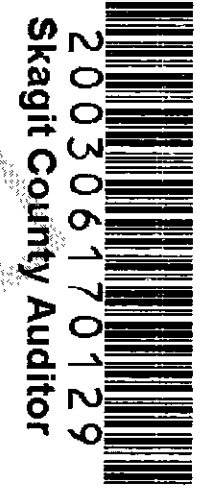


COMMERCIAL STREET NORTH

AUDITOR'S CERTIFICATE 6/17/2003 Page 1 of 2 2:50PM
FILED FOR RECORD AT THE REQUEST OF AZIMUTH NORTHWEST, INC.
AUDITOR'S FILE NUMBER 20030670129

Anna Brunetti
SKAGIT COUNTY AUDITOR

Clayton Adams
DEPUTY



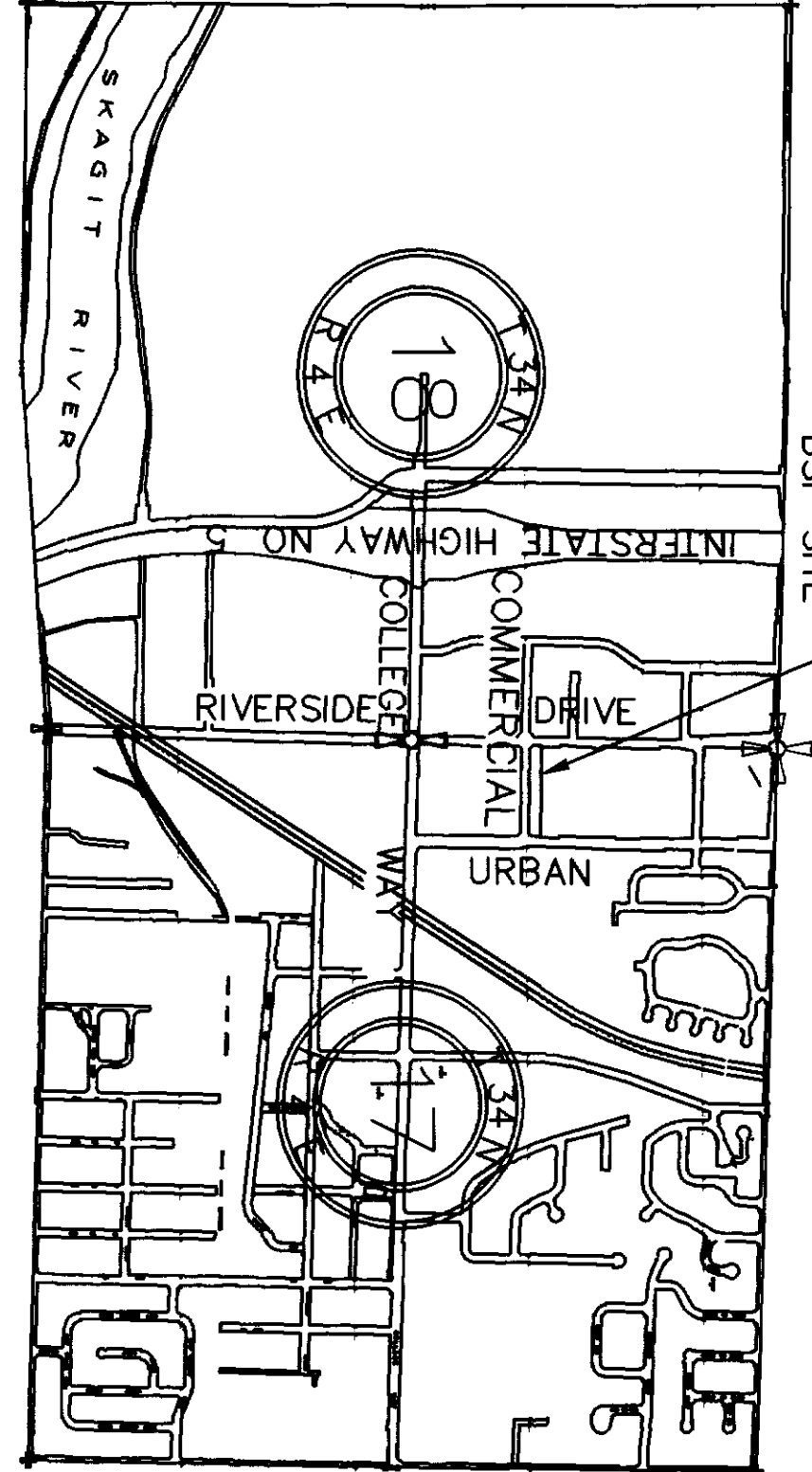
NOTES:

- LEGAL DESCRIPTION FROM LAND TITLE COMPANY SUBDIVISION GUARANTEE NO.
- SURVEY PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE
- BINDING SITE PLAN NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
- INDICATES 5/8" REBAR WITH CAP MARKED LS #21591 SET THIS SURVEY
- ⊙ INDICATES MONUMENT IN CASE SET OR FOUND AS NOTED
- WATER: P.U.D. #1 OF SKAGIT COUNTY.
- STORM SEWER: CITY OF MOUNT VERNON
- SANITARY SEWER: CITY OF MOUNT VERNON
- BASIS OF BEARING: NORTH 0 DEGREES 42'07" WEST ALONG THE MONUMENTED WEST LINE OF THE NORTHWEST QUARTER, SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
- ZONING: C-2
- POWER: PUGET SOUND ENERGY.
- GAS: CASCADE NATURAL GAS CORPORATION.
- CABLE TV: AT&T BROADBAND
- TELEPHONE: VERIZON
- IMPACT FEE NOTICE: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.
- DEVELOPER: GRANDVIEW NORTH, LLC
P.O. BOX 159, ARLINGTON, WA.
360-435-7171

- ANY DEVELOPMENT OF LOTS MUST BE IN CONFORMANCE WITH THIS BINDING SITE PLAN.

SETBACK REQUIREMENTS
FRONT YARD: 25 FEET
SIDE YARD: NONE, EXCEPT BUILDINGS ON CORNER LOTS AND THROUGH LOTS SHALL OBSERVE A MINIMUM SETBACK FOR THE SIDE STREET OF 25 FEET ON AN ARTERIAL AND 20 FEET ON ALL OTHER STREETS. ALSO, EXCEPT ALONG ANY PROPERTY LINE ADJOINING A RESIDENTIALLY ZONED DISTRICT, WITH NO INTERVENING STREET OR ALLEY, THERE SHALL BE A SETBACK OF AT LEAST 5 FEET.
REAR YARD: NONE, EXCEPT ALONG ANY PROPERTY LINE ADJOINING A RESIDENTIALLY ZONED DISTRICT, WITH NO INTERVENING STREET OR ALLEY, THERE SHALL BE A SETBACK OF AT LEAST 5 FEET.

LOT AREA AND ADDRESS INFORMATION
LOT 1 - 24690 sq. ft. - 2000 RIVERSIDE DRIVE
LOT 2 - 33407 sq. ft. - 425 COMMERCIAL ST.



AZIMUTH NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA, 98232
[609] 468-7000

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE COMMERCIAL STREET NORTH BINDING SITE PLAN IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON; THAT ANY REQUIRED MONUMENTS HAVE BEEN SET AND THE LOT CORNERS ARE STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND PLATING REGULATIONS.

Stuart B. Van Buren, Jr.
STUART B. VAN BUREN, JR., P.L.S.
CERTIFICATE NO. 21591

DATE: 5/16/03



BINDING SITE PLAN - # MV-01-03BSP			
SW1/4 NW1/4 SECTION 17, T.34N., R.4E., W.M., MT. VERNON, WASHINGTON			
FOR SCOTT WAMMACK			
DRWG: 0658-bsp-1.dwg	DATE: FEB., 2003	SHEET 1 OF 2	
CHECKED: SVB	SCALE: 1"=50'	JOB NO. 02.0658	

COMMERCIAL STREET NORTH

LEGAL DESCRIPTION

PARCEL "A":

LOT 4, "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THE NORTH 129.50 FEET OF THE WESTERLY 10 FEET OF THAT PORTION OF THE ABANDONED RAILWAY RIGHT OF WAY, 100 FEET IN WIDTH, CONVEYED TO BELLINGHAM AND SKAGIT RAILWAY COMPANY, A CORPORATION, BY DEED DATED OCTOBER 21, 1911, AND RECORDED OCTOBER 23, 1911, IN VOLUME 87 OF DEEDS, PAGE 298, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING BETWEEN THE NORTH LINE OF LOT 4, PRODUCED EAST, AND THE SOUTH LINE OF LOT 4, PRODUCED EAST, AS SHOWN ON THE "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH., AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 102, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXCEPTING FROM SAID PARCELS "A" AND "B" ABOVE DESCRIBED, THAT PORTION CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED SEPTEMBER 19, 2001, UNDER AUDITOR'S FILE NO. 200109190087 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID DESCRIBED PROPERTY; THENCE NORTHERLY A DISTANCE OF 75.40 FEET ALONG THE WEST PROPERTY LINE; THENCE SOUTHEASTERLY A DISTANCE OF 48.66 FEET TO A POINT WHICH IS 41 FEET NORTHERLY OF THE SOUTH PROPERTY LINE AS MEASURED ALONG A LINE WHICH IS PERPENDICULAR TO SAID SOUTH PROPERTY LINE, THENCE EASTERLY PARALLEL TO THE SOUTH PROPERTY LINE TO A POINT WHICH IS 41 FEET NORTHERLY OF THE SOUTH PROPERTY LINE AS MEASURED ALONG A LINE WHICH IS PERPENDICULAR TO SAID SOUTH PROPERTY LINE, FROM SAID POINT THENCE NORTHEASTERLY A DISTANCE OF 24.07 FEET TO A POINT ON THE EAST PROPERTY LINE WHICH IS 58.02 FEET NORTHERLY OF THE SOUTHEAST PROPERTY CORNER AS MEASURED ALONG SAID EAST PROPERTY LINE; THENCE SOUTHERLY ALONG THE EAST PROPERTY LINE TO THE SOUTHEAST PROPERTY CORNER; THENCE WESTERLY ALONG THE SOUTH PROPERTY LINE TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXCEPTIONS:

A. EASEMENT DISCLOSED BY DEED TO PHIL ANDERSON ET AL, DATED MAY 17, 1945 AND RECORDED UNDER AUDITOR'S FILE NO. 380641, AS FOLLOWS:

"PERPETUAL RIGHT AND EASEMENT TO PUGET SOUND POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS TO CONSTRUCT, RECONSTRUCT, MAINTAIN AND OPERATE TRANSMISSION LINE UPON SAID PREMISES.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: CITY OF MOUNT VERNON, WASHINGTON, A MUNICIPAL CORPORATION.
PURPOSE: STREET AND SIDEWALK FACILITIES.
AREA AFFECTED: WEST 10 FEET OF LOT 4
DATED: MAY 30, 1985
RECORDED: JULY 1, 1985
AUDITOR'S NO.: 8507010013

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: THE CITY OF MOUNT VERNON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON.
AREA AFFECTED: IN THE CITY RIGHT OF WAY ADJACENT DATED: AUGUST 23, 2001
RECORDED: SEPTEMBER 19, 2001
AUDITOR'S NO.: 200109190086
PURPOSE:


TO CONSTRUCT, OR CAUSE TO CONSTRUCT, MAINTAIN, REPLACE, RECONSTRUCT, AND REMOVE ALL CUT AND FILL SLOPES, WITH ALL APPURTENANCES INCIDENT THERETO OR NECESSARY THEREWITH, IN AND ACROSS THE SAID PREMISES, FOR THE PURPOSE OF CONSTRUCTING OR CAUSE TO CONSTRUCT, AND REMOVAL OF ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO, STREET AND SIDEWALK FACILITIES, SANITARY SEWAGE FACILITIES, STORM DRAINAGE FACILITIES, POWER TRANSMISSION FACILITIES, TELEPHONE COMMUNICATION FACILITIES, CABLE TELEVISION FACILITIES, AND ANY OTHER UTILITIES WITHOUT LIMITATION, WITH ALL APPURTENANCES INCIDENT THEROF AND NECESSARY THEREWITH, IN THE CITY RIGHT OF WAY ADJACENT TO THE SAID PREMISES, AND TO CUT AND REMOVE FROM THE SAID PREMISES ANY TREES AND OTHER OBSTRUCTIONS THAT MAY ENDANGER THE SAFETY OF OR INTERFERE WITH THE USE OF SUCH FACILITIES OR APPURTENANCES IN THE CITY RIGHT OF WAY; AND THE RIGHT OF INGRESS AND EGRESS TO AND OVER SAID PREMISES AT ANY AND ALL TIMES FOR THE PURPOSE OF DOING ANYTHING NECESSARY OR USEFUL OR CONVENIENT FOR THE ENJOYMENT OF THE EASEMENT HEREBY GRANTED; AND THE RIGHT OF CONVEYANCE OF SAID EASEMENT AND PRIVILEGES.

CONSENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SCOTT T. WAMMACK, MANAGING MEMBER OF GRANDVIEW NORTH, LLC AND COASTAL COMMUNITY BANK, OWNERS IN FEE SIMPLE OR CONTRACT PURCHASER AND/OR MORTGAGE HOLDER OR LIEN HOLDER, OF THE LAND HEREBY PLATED, DECLARE THIS BINDING SITE PLAN AND DEDICATE 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 THEREOF FOR PUBLIC HIGHWAY PURPOSES TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

GRANDVIEW NORTH, LLC

COASTAL COMMUNITY BANK

BY: 
SCOTT T. WAMMACK,
MANAGING MEMBER

BY: 
LISA
LISA PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 2nd DAY OF June, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED SCOTT T. WAMMACK, MANAGING MEMBER OF GRANDVIEW NORTH, LLC, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING MEMBER, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THIS SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND, ON OATH, STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

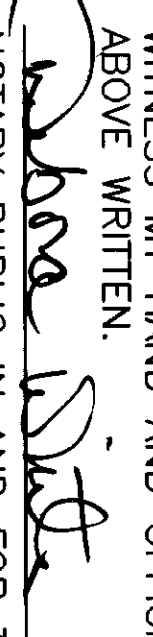

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Skagit County
MY COMMISSION EXPIRES May 29, 2004

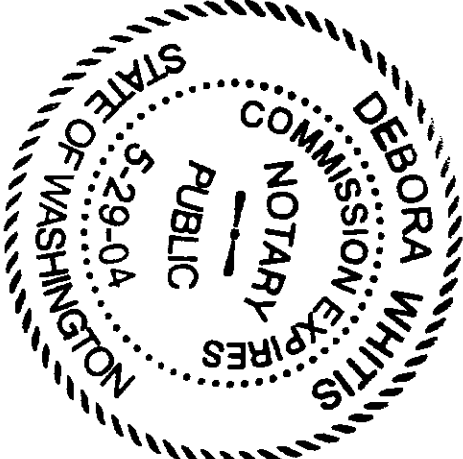
ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

THIS IS TO CERTIFY THAT ON THIS 3rd DAY OF June, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED Steve Starnes OF COASTAL COMMUNITY BANK, TO ME KNOWN TO BE THE Owner OF SAID BANK, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE SIGNED AND SEALED THIS SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE/SHE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.


NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Skagit County
MY COMMISSION EXPIRES May 29, 2004



EASEMENT DEDICATION

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY, VERIZON, CASCADE NATURAL GAS CORP., AND A1&1 BROADBAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE EXTERIOR SEVEN (7) FEET OF THE FRONT BOUNDARY LINES, AS SHOWN OF ALL LOTS 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 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 PLAT BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

PRIVATE DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING LOCAL STORM WATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF PRIVATE DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF, AND THE COSTS THEREOF SHALL BE BORNE EQUALLY BY, THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF MOUNT VERNON IS HEREBY GRANTED THE RIGHT TO ENTER SAID EASEMENTS FOR EMERGENCY PURPOSES AT ITS OWN DISCRETION.

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 FOR OTHER PUBLIC USE ARE PAID IN FULL THIS 12th DAY OF June, 2003.





CITY FINANCY DIRECTOR

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 2003. I, Katie Quigley, Treasurer of Skagit County, Washington, hereby certify that the Treasurer of Skagit County has paid up the taxes on the 1st DAY OF June, 2003. Skagit County
DATED THIS 1st DAY OF June, 2003. the year 2003
Katie Quigley Treasurer
SKAGIT COUNTY TREASURER

APPROVALS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2003.


ENGINEER

MAYOR

ATTEST CLERK



AZIMUTH
NORTHWEST, INC.
17963 WOOD ROAD
BOW, WA, 98232
[0000] 783-7000

BINDING SITE PLAN- # MV-01-03BSP			
SW1/4 NW1/4 SECTION 17, T.34N., R.4E., W.M.			
MT. VERNON, WASHINGTON			
FOR			
SCOTT WAMMACK			
DRWG:0658-bsp-1.dwg	DATE: FEB., 2003	SHEET 2	OF 2
CHECKED: SVB	SCALE: 1"= 50'	JOB NO. 02.0658	