

PORTION OF SOUTHEAST 1/4, SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM

LEGAL DESCRIPTION
 LOTS 97 THROUGH 104, INCLUSIVE, "PARKER BUSINESS CENTER", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 91 THROUGH 96, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON,
 TOGETHER WITH THOSE PORTIONS OF THE PRIVATE ROADS IN SAID PLAT (UP TO THE CENTERLINE THEREOF) ABUTTING UPON SAID TRACTS.
 SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

(LEGAL DESCRIPTION IS BASED ON TITLE REPORT FROM LAND TITLE COMPANY, DATED AUGUST 18, 2003 AND AMENDED DECEMBER 8, 2003, JANUARY 13, 2004, AUGUST 10, 2004 AND OCTOBER 7, 2004.)

FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "LEICA TORA 1105", AND TRIMBLE 5800 DUAL FREQUENCY GPS SURVEY RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON SURFACE INDICATORS, AS-BUILT DRAWINGS PROVIDED BY SKAGIT PUD NO. 1, CASCADE NATURAL GAS AND CALLING THE 1-800 LOCATE SERVICE.

SCHEDULE B. ITEMS, EASEMENTS

- A. APN'S 879820, 8101200041, 8501310044 AND 8808230079. COVENANTS, RESTRICTIONS AND EASEMENT, EASEMENT IS AS SHOWN, 7.5 FOOT UTILITY EASEMENT ON EACH SIDE OF THE COMMON BOUNDARY OF ANY TWO TRACTS AS SHOWN HEREON.
- B. APN 869706, PLAT RESTRICTIONS, AS SHOWN ON SAID PLAT OF "PARKER BUSINESS CENTER" TO INCLUDE BUT NOT LIMITED TO:
 1. ROAD MAINTENANCE AND SNOW REMOVAL.
 2. DRAINAGE WATER, AND WATER COURSES.
 3. PETITION TO THE CITY OF MOUNT VERNON FOR PUBLIC ROADS.
 SEE TITLE REPORT AND PLAT OF "PARKER BUSINESS CENTER" FOR MORE DETAIL.
- C. APN 869706, PLAT NOTES, WILLIAM WAY ADJOINING THE SUBJECT PROPERTY, LOTS 97 TO 104, IS A PRIVATE STREET AND SUBJECT TO UTILITY EASEMENTS TO PUGET SOUND POWER AND LIGHT COMPANY, CONTINENTAL TELEPHONE COMPANY OF THE NORTHWEST INC, CASCADE NATURAL GAS, SKAGIT COUNTY PUBLIC UTILITY DISTRICT NO. 1 AND NATIONWIDE CABLEVISION INC, UNDER, OVER AND ACROSS PRIVATE STREETS.
- D. APN 8011090033, EASEMENT TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WATERLINE EASEMENT OVER AND ACROSS LOT 97 TO 104, INCLUSIVE. INSUFFICIENT INFORMATION ON THE DOCUMENT TO MAP THE EASEMENT, NO WIDTH IS GIVEN IN SAID DOCUMENT. THE EXISTING WATERLINES AS SHOWN HEREON ARE BASED ON CALLING THE 1-800 LOCATE SERVICE AND MAPS PROVIDED BY THE PUBLIC UTILITY DISTRICT.
- E. APN 8012150028, EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY, SAID EASEMENT IS SHOWN HEREON BASED ON THE RECORDED DOCUMENT.
- F. APN 200110040006, EASEMENT TO TCI CABLEVISION, DOCUMENT HAS INSUFFICIENT INFORMATION FOR MAPPING THE SUBJECT EASEMENT. AFFECTS LOTS 99, 102 AND 104, THE EXISTING CABLE LINES AS SHOWN HEREON ARE BASED ON THE CALLING THE 1-800 LOCATE SERVICE.
- G. APN 869706, PLAT OF "PARKER BUSINESS CENTER" 20 FOOT GREEN BELT, BUFFER AND SERVICE ROAD ALONG THE SOUTH 20 FEET OF LOTS 97 THROUGH 104, INCLUSIVE, AND THE EAST 20 FEET OF LOT 104 AS SHOWN HEREON.
- H. APN 200409290022, EASEMENT TO COMCAST OF WASHINGTON, OVER AND ACROSS LOTS 99, 102 AND 104, INSUFFICIENT INFORMATION IN THE DOCUMENT TO MAP THE EASEMENT LOCATION, LINES AS SHOWN HEREON ARE BASED ON CALLING THE 1-800 LOCATE SERVICE.

VERTICAL DATUM

THE VERTICAL DATUM IS BASED ON NGS POINT 1455, PID NO. TR0090, NGVD29 ELEV. = 35.08
 MGD 1929 + 3.78' = NAVD 1988.

PROJECT BENCHMARK IS SET REBAR AND CAP 1.00 FEET SOUTH OF THE NORTHWEST PROPERTY CORNER,
 ELEVATION = 25.7' NGVD29.

BASIS OF BEARING

ASSUMED N 1° 29' 18" E (PLAT = N 0° 12' 02" W) BETWEEN THE FOUND SOUTHEAST CORNER AND THE EAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM

RESEARCH

PLAT OF PARKER BUSINESS CENTER, RECORDED UNDER AUDITORS FILE NO. 869706.

FLOOD PLAIN

A PORTION OF THIS SITE LIES WITHIN THE FLOOD PLAIN OF THE SKAGIT RIVER, FEMA MAP PANEL NUMBER 53078 001 B DATED JANUARY 3, 1985, WITH A LETTER DESIGNATION OF "A-21". THE CITY HAS ASSIGNED A BASE FLOOD ELEVATION OF 31.00 FEET TO THIS AREA. THIS WOULD AFFECT THE NORTHWESTERLY PORTION OF THE SUBJECT PROPERTY.

OCCUPATIONAL INDICATORS

THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130 THESE OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE SHELTER RESOURCES INC. IN DECEMBER, 2004.

DENNIS ALBRIGHT PLS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 17652



AUDITOR'S CERTIFICATE

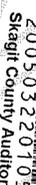
FILED FOR RECORD AT THE REQUEST OF DENNIS J. ALBRIGHT THIS _____ DAY OF _____, 2005, AT _____ MINUTES PAST _____ M., AND RECORDED IN VOL. _____ OF SURVEYS, PAGE _____, A.T.N. _____ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR: SNOHOMISH COUNTY
 BY: _____
 DEPUTY COUNTY AUDITOR

AUDITORS CERTIFICATE
 FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC

Nana Blumwell
 SKAGIT COUNTY AUDITOR
 DEPUTY

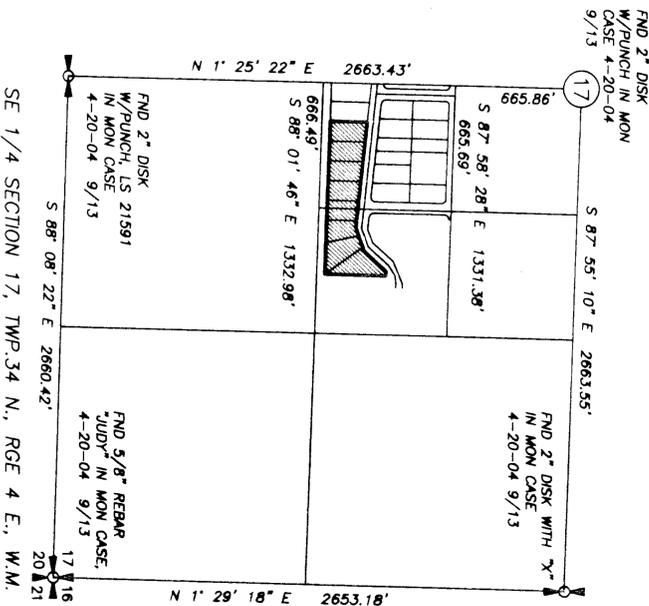
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SITE INFORMATION

1. TOTAL AREA = 159,489 SQ FT 3.66 ACRES
 WILLIAM WAY EASEMENT AREA 25,315 SQ FT 0.58 ACRES
 AREA EXCLUDING EASEMENT 134,174 SQ FT 3.08 ACRES
2. SETBACKS: FRONT = 25' (ARTERIAL)
 FRONT = 20' (NON-ARTERIAL)
 REAR YARD = 10'
 MAXIMUM HEIGHT = 35'
3. THE CITY ENGINEERING DEPARTMENT OF MOUNT VERNON HAS ADVISED US THAT THERE IS NO PLAN TO IMPROVE WILLIAMS WAY. AS A PRIVATE STREET CURRENTLY THERE ARE IMPROVEMENTS BEING DONE ALONG THE WEST RIGHT OF WAY OF PARKER WAY.
4. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING OR BUILDING CONSTRUCTION.
5. NO EVIDENCE WAS SEEN THAT THIS SITE WAS USED AS A SOLID WASTE DUMP, SWAMP OR SANITARY LANDFILL.
6. THE CITY OF MOUNT VERNON'S INVENTORY AND EVALUATION OF MOUNT VERNON STREAMS, DATED NOVEMBER 2003, DO NOT INDICATE THE POTENTIAL FOR ANY WETLANDS ON THIS SITE. THE LINE OF DEMARCATION HAS BEEN ADDED TO THE MAP BASED ON THE CITIES INVENTORY MAP. NO WETLAND BIOLOGIST HAS REVIEWED THIS SITE TO ASCERTAIN IF WETLANDS EXIST.
7. BUILDING "A" ENCRUMPLES 0.6' INTO THE GREENBELT AND SERVICE ROAD EASEMENT AS DISCLOSED IN THE PLAT OF "PARKER BUSINESS CENTER" APN 869706 AND AS SHOWN HEREON.

INDEX MAP



Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 1111 Cleveland Avenue, Suite 202
 Mount Vernon Wa. 98273
 Tel: 360-404-2010 Fax: 360-404-2013

A.L.T.A. SURVEY

FOR
SHELTER RESOURCES INC.
 PORTION SE 1/4 OF SECTION 17, TWP. 34 N., RGE. 4 E., W.M.
 SKAGIT COUNTY WASHINGTON

DATE: 3-22-05
 PROJECT NO. 272-506-04 272JMC
 BR. DMA
 SCALE: 1" = 30'
 SHEET 1 OF 3

PORTION OF SOUTHEAST 1/4, SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM

200503220105
Skagit County Auditor
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PROJECT BENCHMARK
SET REBAR AND CAP, 1 FOOT SOUTH OF
THE CALCULATED PROPERTY CORNER.
ELEVATION = 28.7', NGVD29.



PROJ456
SCOTT JAMES N ETAL
C/O CENTURY 21
VALLEY HOMES & INV,
1413 E COLLEGE WAY
MOUNT VERNON, WA 98273

KULSHAN BIKE TRAIL
1/16TH LINE
225.44'

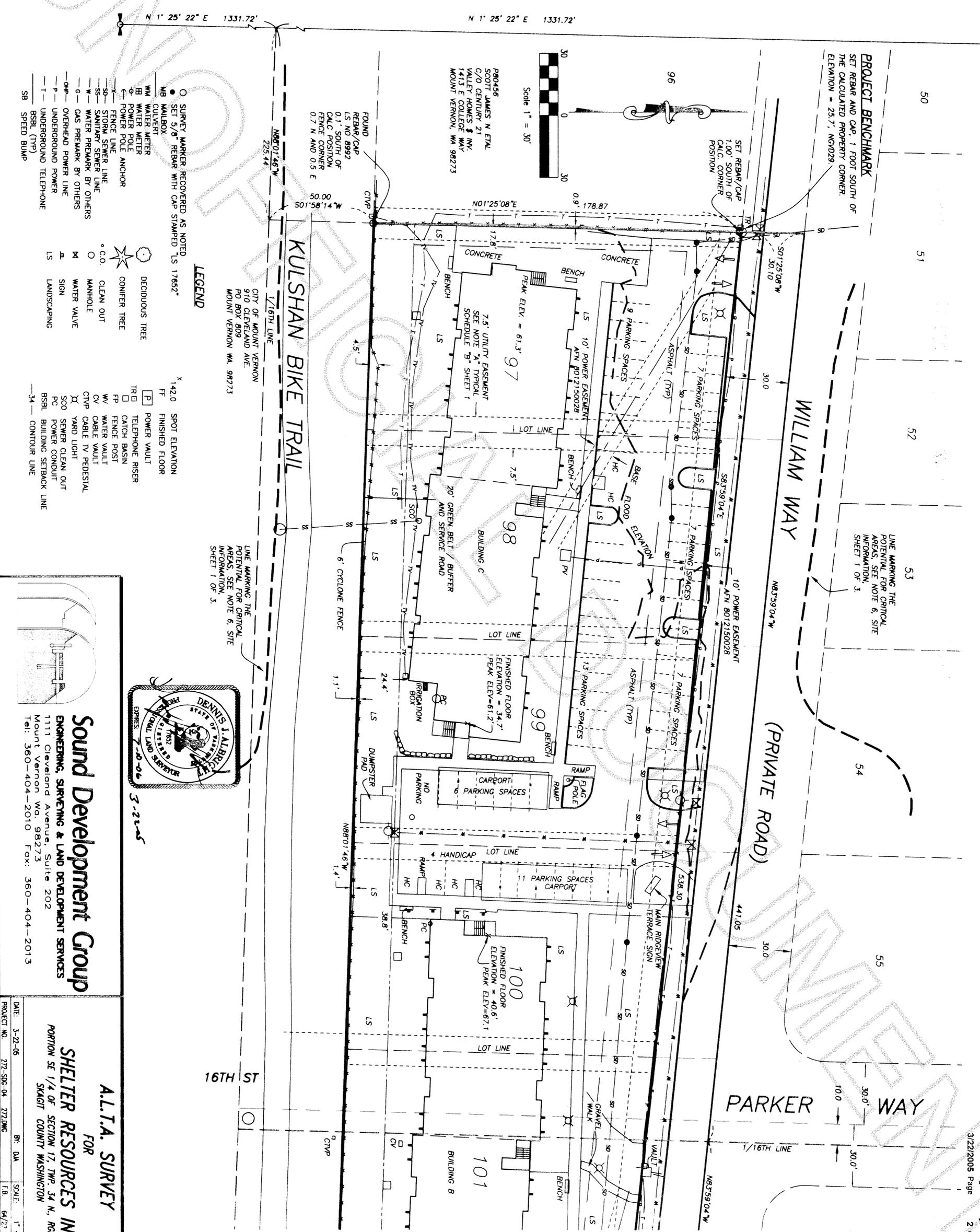
WILLIAM WAY

(PRIVATE ROAD)

PARKER WAY

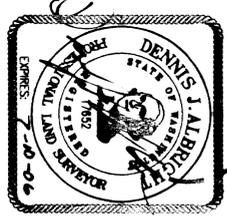
16TH ST

MATCH LINE SHHET 3 OF 3



LEGEND

- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
- MB MAILBOX
- WM WATER METER
- WB WATER METER
- W- POWER METER
- ⊖ POWER POLE ANCHOR
- ⊖ FENCE LINE
- ⊖ SANITARY SEWER LINE
- ⊖ WATER SEWER LINE
- ⊖ WATER PREMARK BY OTHERS
- ⊖ GAS PREMARK BY OTHERS
- ⊖ OVERHEAD POWER LINE
- ⊖ UNDERGROUND POWER
- ⊖ BSBL (TRP)
- ⊖ SB SPEED BUMPS
- DECIDUOUS TREE
- CONIFER TREE
- CLEAN OUT
- MANHOLE
- WATER VALVE
- SIGN
- LANDSCAPING
- SPOT ELEVATION
- FINISHED FLOOR
- POWER VAULT
- TELEPHONE RISER
- CATCH BASIN
- FENCE POST
- WATER VAULT
- CABLE VAULT
- CTRP CABLE TV PEDestal
- YARD LIGHT
- SEWER CLEAN OUT
- PC POWER CONDUIT
- BSBL BUILDING SETBACK LINE
- 34 CONTOUR LINE



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SHEET 2 OF 3

