

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

N. Baumgart
 Skagit County Auditor
 M. Lundquist
 Deputy

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATE IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT AND IS DESCRIBED AS FOLLOWS:
 THE NORTH 100 FEET OF THE EAST 16 RODS OF THE SOUTH 50 RODS OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
 TOGETHER WITH THAT PORTION, IF ANY, OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LYING NORTHERLY OF SAID SOUTH 50 RODS BETWEEN THE NORTHERLY EXTENSIONS OF THE EAST AND WEST LINES OF SAID EAST 16 RODS AND LYING SOUTHERLY OF THE SOUTH LINE OF THE ALLEY SHOWN ON THE PLAT OF BROADWAY ADDITION TO MOUNT VERNON, ACCORDING TO THE RECORDED PLAT THEREOF IN VOLUME 6 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON
 EXCEPT THE EAST 30 FEET AS CONVEYED TO THE CITY OF MOUNT VERNON UNDER AUDITORS FILE NO. 519579.

(LEGAL DESCRIPTION FROM THIRD SUBDIVISION GUARANTEE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY ON JULY 27, 2005.)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BRIAN ZYLSTRA AND WASHINGTON FEDERAL BANK OWNERS IN FEE SIMPLE OR CONJOINT PIPESSETERS AND MORTGAGE OR LIEN HOLDERS OF THE LAND HEREBY SHORT PLATTED DO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS SHORT PLAT WAS THEIR FREE AND VOLUNTARY ACT AND DEED AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND AVENUES IF ANY, 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.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THEIR SIGNATURES TO BE HEREUNTO SUBSCRIBED AND AFFIXED THIS 12th DAY OF MAY, 2006.

Brian Zylstra
 BRIAN ZYLSTRA
 WASHINGTON FEDERAL BANK

APPROVALS

EXAMINED AND APPROVED THIS 9th DAY OF MAY, 2006

[Signature]
 CITY ENGINEER

EXAMINED AND APPROVED THIS 11th DAY OF MAY, 2006

[Signature]
 CITY MAYOR

CITY FINANCE DIRECTOR

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 11th DAY OF MAY, 2006

[Signature]
 CITY TREASURER

UTILITY EASEMENT

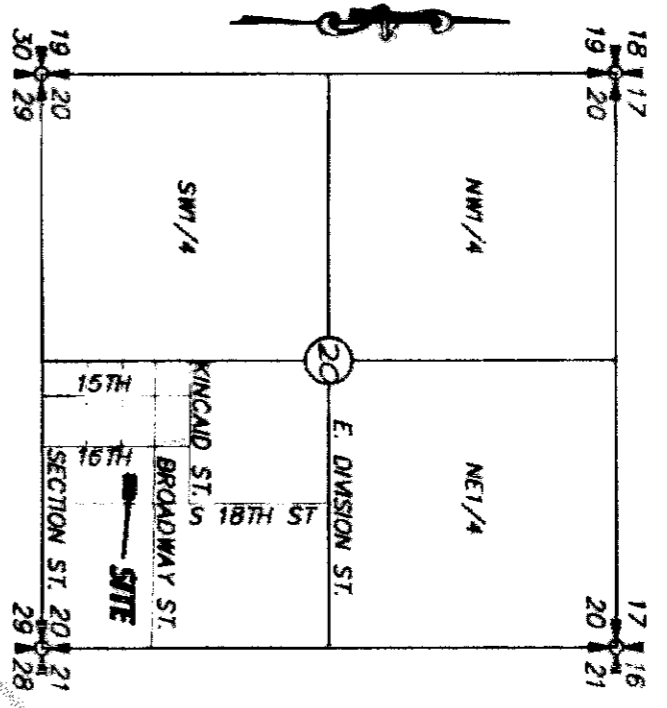
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED AND CONVEYED TO THE CITY OF MOUNT VERNON, PUBLIC UTILITY DISTRICT NO. 1, PUGET SOUND ENERGY VERNON NORTHWEST, CASCADE NATURAL GAS CORPORATION AND AIRT BROAD BAND AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER THE UPON THE EXTENSION TO FEET OF ALL LOTS AND TRACTS ABUTTING ALL PUBLIC ROADS AND RIGHTS OF WAY, AS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, FIXTURES AND APPURTENANCES ATTACHED THERETO, FOR THE PURPOSE OF PROVIDING UTILITY SERVICES TO THE SUBDIVISION, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR ALL NECESSARY STAFF WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL UNNECESSARY DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY THE EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SHORT PLAT LU 05-101 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AND THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY AND THAT I HAVE COMPLIED WITH THE PROVISIONS OF THE STATUTES AND REGULATIONS OF THE CITY OF MOUNT VERNON.

[Signature]
 DENNIS J. ALBRIGHT PLS
 PLS 17652

5-8-06
 DATE



SE 1/4 SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
 NOT TO SCALE
 VICINITY MAP

NOTES

1. DATE OF SURVEY: AUGUST, 2005
2. EXISTING ZONING CLASSIFICATION: R-1 7.0
 ADJACENT ZONING CLASSIFICATION: R-1 7.0
3. ALL DEVELOPMENT OF AND CONSTRUCTION ON LOTS WITHIN THIS SUBDIVISION MUST COMPLY WITH THE CITY DESIGN STANDARDS AS OUTLINED IN CHAPTER 17.70 DESIGN REVIEW OF THE MOUNT VERNON MUNICIPAL CODE.
4. OWNER OF RECORD:
 BRIAN ZYLSTRA
 913 S. 18TH STREET
 MOUNT VERNON, WA 98273
5. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS
6. UTILITIES:
 SEWAGE DISPOSAL: CITY OF MOUNT VERNON
 WATER SUPPLY: CITY OF MOUNT VERNON
 WATER PURVEYOR: PUGET SOUND ENERGY
 POWER SOURCE: GTE NORTHWEST/CASCADE NATURAL GAS CORPORATION
 COMMUNICATION: CASCADE NATURAL GAS CORPORATION
7. PROPOSED DEVELOPMENT IS ABOVE THE FLOOD PLAIN HAZARD ZONE.
8. IMPACT FEE NOTICE: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.
9. TOTAL AREA IN ACRES = 0.58
 NUMBER OF LOTS = 4
 SQUARE FOOTAGE:
 LOT 1-6,348 SQ. FT.
 LOT 2-6,780 SQ. FT.
 LOT 3-6,063 SQ. FT.
 LOT 4-6,019 SQ. FT.
10. PRIVATE DRAINAGE EASEMENTS:
 AN EASEMENT FOR THE PURPOSE OF CONVERTING LOCAL STORM WATER IS HEREBY GRANTED IN FAVOR OF ALL LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. THE MAINTENANCE OF DRAINAGE EASEMENTS ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS 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.
11. AN EASEMENT IS HEREBY CONVEYED TO THE CITY OF MOUNT VERNON FOR THE CONSTRUCTION AND MAINTENANCE OF A SIDEWALK WITHIN THE NORTH 10 FEET OF LOTS 1 THROUGH 4, INCLUSIVE.

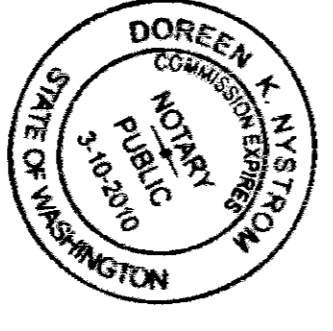


ACKNOWLEDGMENT
 STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRIAN ZYLSTRA, AN UNMARRIED INDIVIDUAL, IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: May 8, 2006

[Signature]
 GREGORY A. PECK
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON
 RESIDING AT: Mount Vernon
 MY APPOINTMENT EXPIRES: 8-25-07

ACKNOWLEDGMENT

STATE OF WASHINGTON)
 COUNTY OF SKAGIT)
 I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gregory A. Peck, IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT ON DATE STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND KNOWLEDGED IT AS THE VALID ACT OF BRIAN ZYLSTRA AND WASHINGTON FEDERAL BANK, BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
 DATED: May 8th, 2006

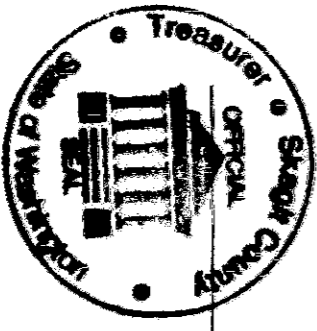


[Signature]
 DOREEN K. NYSTRÖM
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 (NOTARY NAME TO BE PRINTED)
 RESIDING AT: Mount Vernon
 MY APPOINTMENT EXPIRES: 3-10-10

SKAGIT COUNTY 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 2006.

THIS 9th DAY OF MAY, 2006

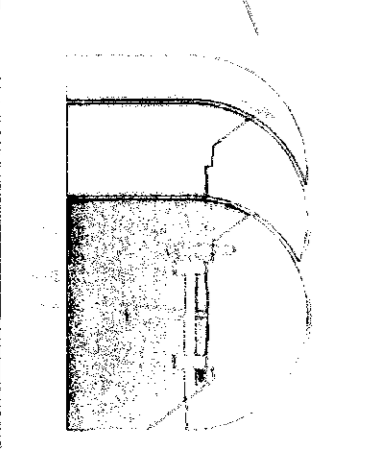
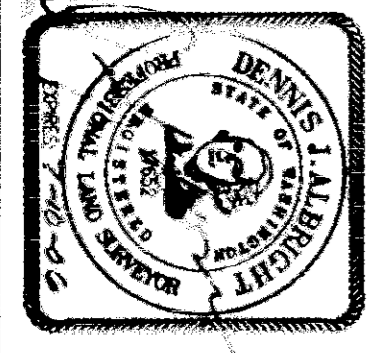


SHORT PLAT NO. LU 05-101
 SHEET 1 OF 2

18TH STREET SHORT PLAT

IN A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 20, TOWNSHIP 34 N., RANGE 4 E., W.M. SKAGIT COUNTY, STATE OF WASHINGTON
 MOUNT VERNON
 FOR
 BRIAN ZYLSTRA

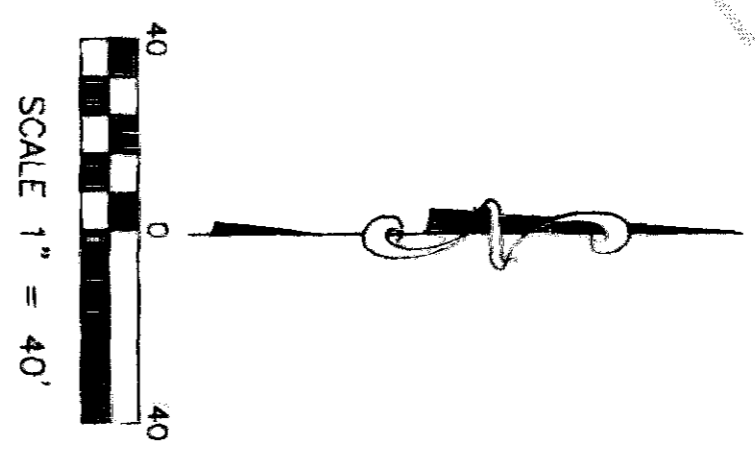
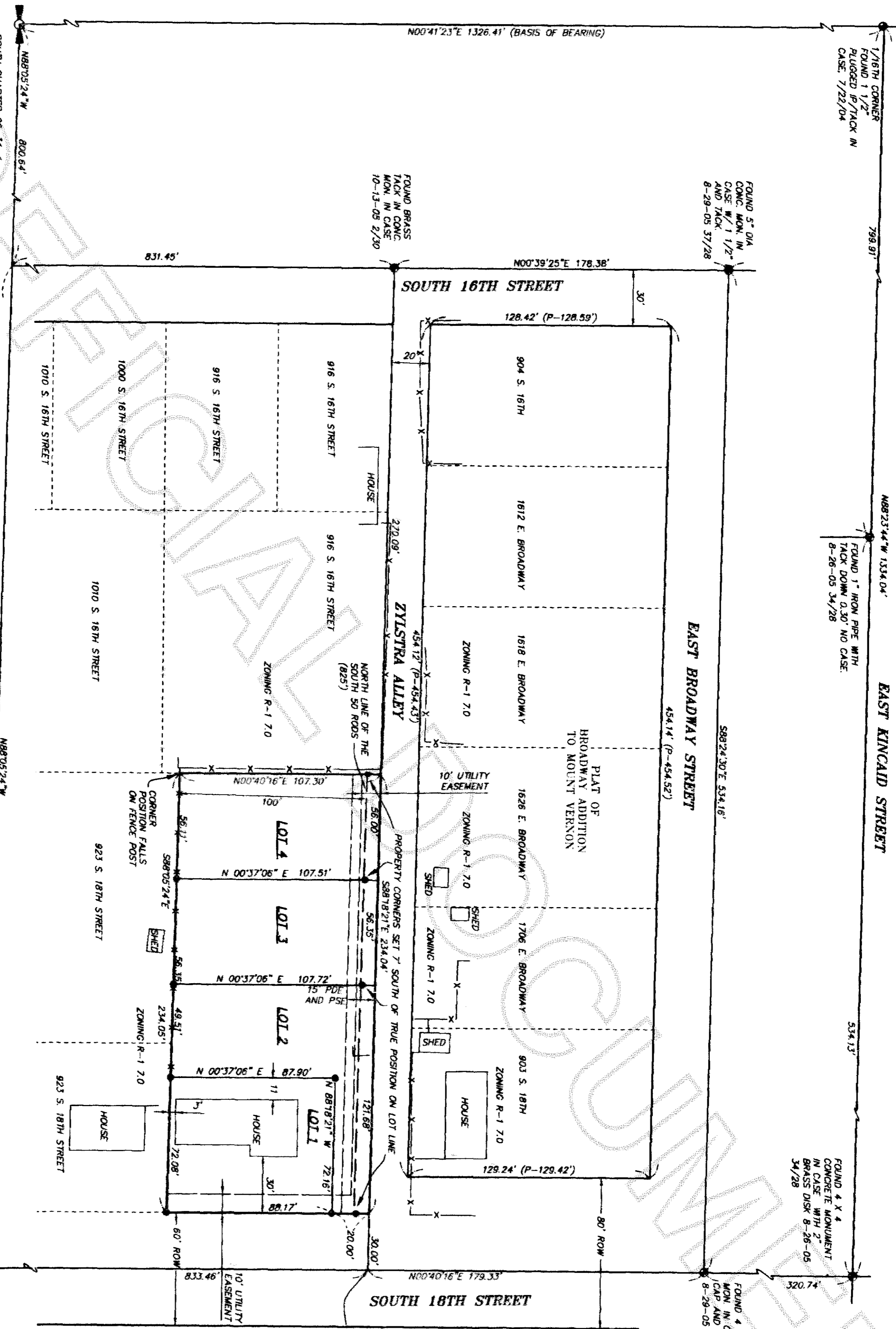
Sound Development Group
 ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
 1111 Cleveland Avenue, Suite 202
 Mount Vernon Wa. 98273
 Tel: 360-404-2010 Fax: 360-404-2013



DATE: 4-26-06
 PROJECT NO: 342-500-05 342P-AT-DWG
 BY: DUA
 SCALE: 1"=40'

PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 20, T. 34 N., R. 4 E. WA

5/12/2008 Page 2 of 2 10:18AM
 200605120054
 Skagit County Auditor



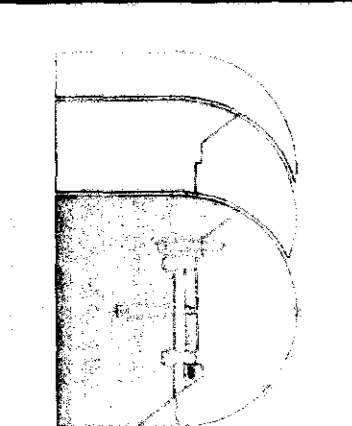
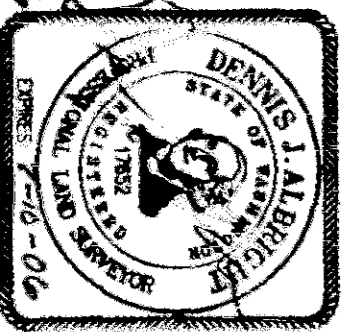
- LOT ADDRESSES AND AREAS**
- LOT 1 913 S. 18TH ST. 6,348 SQ. FT.
 - LOT 2 1700 ZYLSTRA ALLEY 6,780 SQ. FT.
 - LOT 3 1885 ZYLSTRA ALLEY 6,063 SQ. FT.
 - LOT 4 1680 ZYLSTRA ALLEY 6,019 SQ. FT.

- LEGEND**
- SURVEY MARKER RECOVERED AS NOTED
 - TYPICAL (O) 1 S. 0.4 W. DENOTES DISTANCE FROM CALCULATED POSITION TO FOUND POSITION
 - SET 5/8" REBAR WITH CAP STAMPED 'LS 17852'
 - FOUND REBAR IN CONCRETE IN MONUMENT CASE, LS NO. 21591, 8-12-03, 23/14
 - FENCE LINE
 - PRIVATE DRAINAGE EASEMENT
 - PRIVATE SEWER EASEMENT

OCCUPATIONAL INDICATORS
 THIS SURVEY HAS DENIED 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.

BASIS OF BEARING
 ASSUMED N 00°41'23" E BETWEEN THE FOUND SOUTH QUARTER CORNER AND THE FOUND SIXTEENTH CORNER ON KINCAID STREET AS SHOWN HEREON.

FIELD EQUIPMENT
 THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A TRIP TAPE 1105' AND METS OR EXCEEDS THE STANDARDS CONTAINED IN W.A.C. 332-130-090.



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18TH STREET SHORT PLAT
 IN A PORTION OF THE SW 1/4 OF THE SE 1/4 SECTION 20, TOWNSHIP 34 N., RANGE 4 E., W.W. SKAGIT COUNTY, STATE OF WASHINGTON
 MOUNT VERNON
 FOR
BRIAN ZYLSTRA
 913 S. 18TH STREET MOUNT VERNON WA, 98273

DATE: 4-26-06
 PROJECT NO.: 342-506-05 342P.L1.DWG
 BY: DUA
 SCALE: 1" = 40'
 FB: 34/28

SHORT PLAT NO. LU 05-101 SHEET 2 OF 2