

ABK INVESTMENTS LLC, A CONDOMINIUM  
SURVEY MAP AND PLANS  
PORTION OF THE SW 1/4 OF THE NE 1/4 SECTION 20, T.34 N. R.4 E. WM.

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

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED ABK INVESTMENTS, LLC, THE OWNER OF THE LEASEHOLD INTEREST IN THE PROPERTY SHOWN HEREBY DECLARES THIS SURVEY MAP AND PLANS FOR CONDOMINIUM PURPOSES AND NOT FOR ANY PUBLIC PURPOSES. THE UNDERSIGNED FURTHER CERTIFIES THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

THIS SURVEY MAP AND PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR ABK INVESTMENTS, A CONDOMINIUM, RECORDED UNDER SSKAGIT COUNTY AUDITORS FILE NO. 200612010119 SSKAGIT COUNTY WASHINGTON.

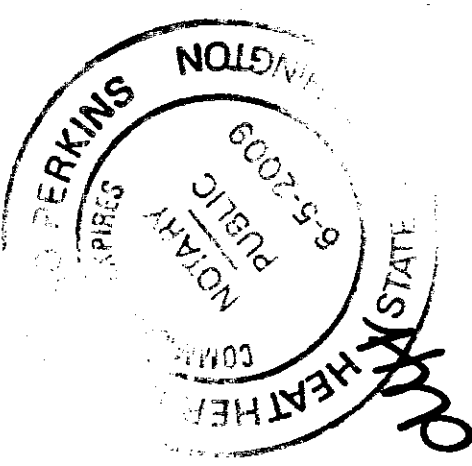
William E. Krueger  
ABK INVESTMENTS, LLC  
BY: Walter Krueger MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF Skagit ) SS.

Walter Krueger DAY OF December 2006 PERSONALLY APPEARED BEFORE ME  
Walter Krueger TO ME KNOWN TO BE A MANAGING MEMBER OF THE LIMITED LIABILITY  
COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND, ACKNOWLEDGED THE SAID  
INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY,  
FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE / SHE WAS  
AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THIS 1<sup>st</sup>  
DAY OF December, 2006.



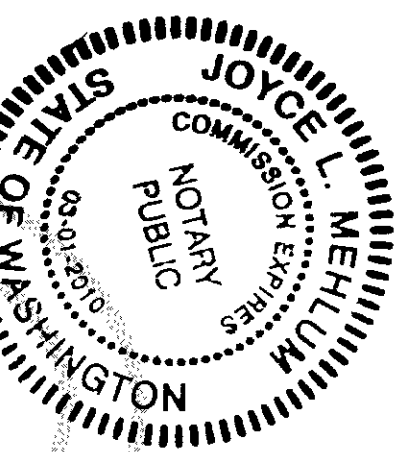
Heather D. Shand Perkins  
RESIDING AT Arlington WA  
MY APPOINTMENT EXPIRES 6/5/09

ACKNOWLEDGMENT FOR SURVEYOR

STATE OF WASHINGTON )  
COUNTY OF SKAGIT ) SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DENNIS J. ALBRIGHT 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 December 1, 2006.



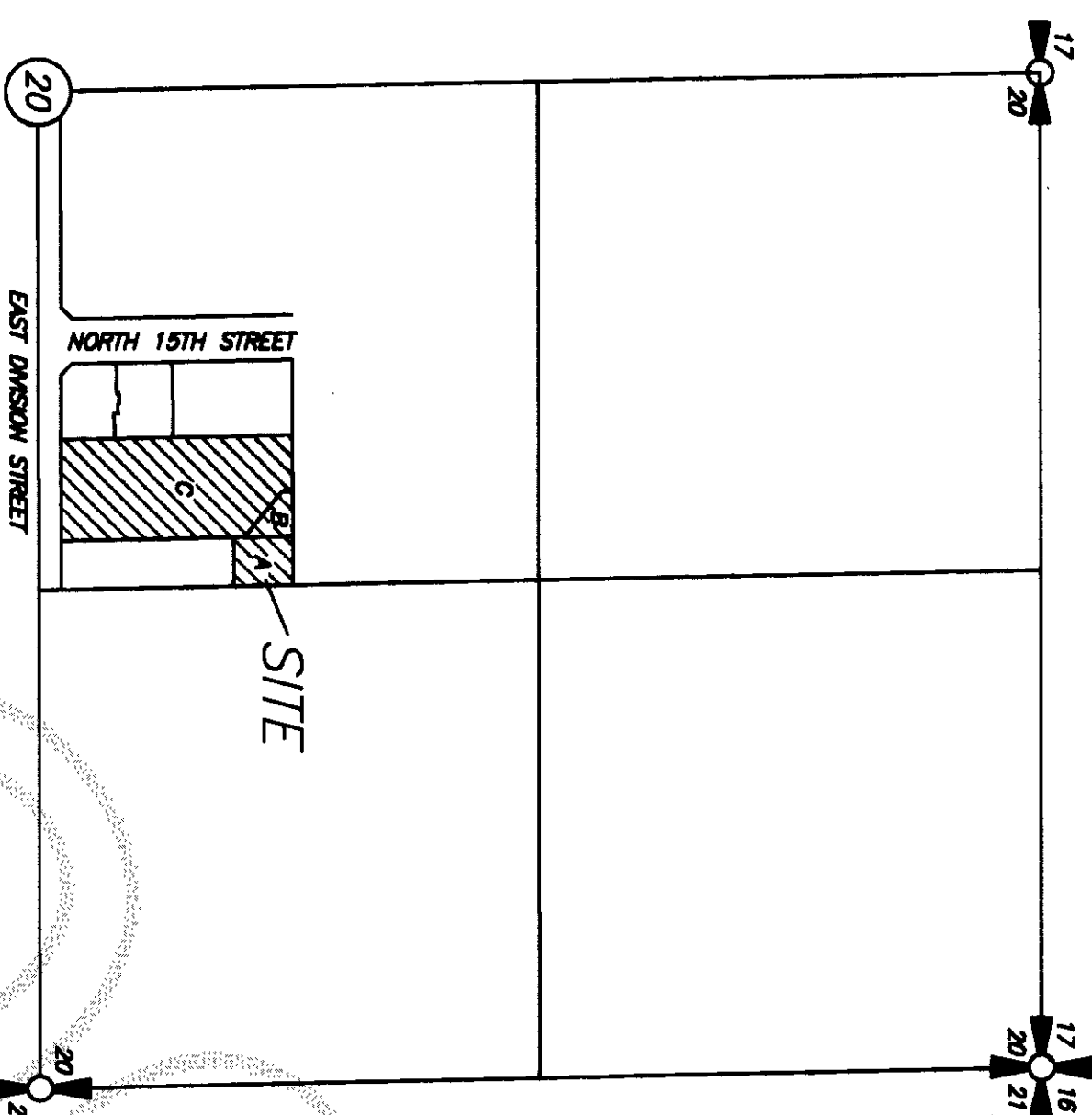
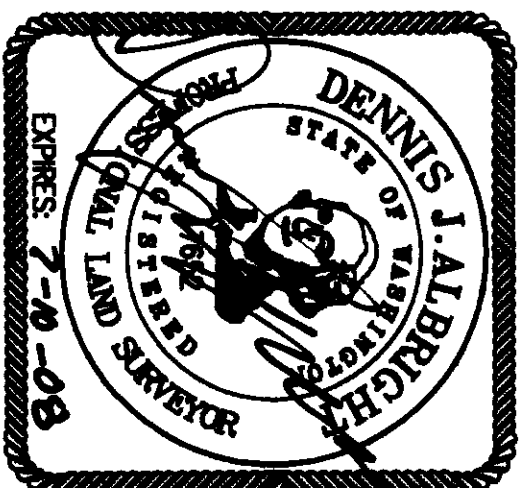
Joyce L. Melium  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
(NOTARY NAME TO BE PRINTED)  
RESIDING AT Burlington, WA  
MY APPOINTMENT EXPIRES 3-01-2010

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 ABK INVESTMENTS, LLC.

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS FOR ABK INVESTMENTS, LLC, A  
CONDOMINIUM ARE BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN  
DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL  
HORIZONTAL AND VERTICAL BOUNDARIES OF SUCH UNITS ARE SUBSTANTIALLY  
COMPLETED IN ACCORDANCE WITH SAID PLANS.

Dennis J. Albright 12-1-06  
DATE  
DENNIS J. ALBRIGHT, PLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 17652



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

200612010119  
Skagit County Auditor  
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Norma Burnett  
SKAGIT COUNTY AUDITOR  
DEPUTY Norma Burnett

LEGAL DESCRIPTION

PARCEL A

THE NORTH 80 FEET OF THE SOUTH 3/4 FEET OF THE FOLLOWING DESCRIBED TRACT:  
THAT PART OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE  
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH,  
RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER  
OF THE NORTHEAST QUARTER OF SAID SECTION;  
THENCE NORTH ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER  
OF THE NORTHEAST QUARTER, A DISTANCE OF 660 FEET, MORE OR LESS, TO THE NORTH  
LINE OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST  
QUARTER OF THE NORTHEAST QUARTER; THENCE WEST 66 FEET; THENCE SOUTH PARALLEL  
WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST  
QUARTER, A DISTANCE OF 660 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID  
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;  
THENCE EAST 66 FEET TO THE PLACE OF BEGINNING.

PARCEL B

THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF  
THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE  
WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION THAT IS 341 FEET NORTH  
OF THE SOUTHEAST CORNER THEREOF; THENCE WEST PARALLEL TO THE SOUTH LINE OF  
SAID SUBDIVISION 66 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE WEST,  
PARALLEL TO SAID SOUTH LINE 60 FEET; THENCE SOUTH, PARALLEL TO THE EAST LINE  
LINE OF SAID SUBDIVISION, 15 FEET; THENCE SOUTHEASTERLY, IN A STRAIGHT LINE, TO A  
POINT THAT IS 66 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION AND 65 FEET  
SOUTH OF THE TRUE POINT OF BEGINNING; THENCE NORTH 65 FEET TO THE TRUE POINT  
OF BEGINNING.

PARCEL C

THE SOUTH 341 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF  
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 20, TOWNSHIP 34  
NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT:

- THE EAST 66.00 FEET THEREOF;
- THE WEST 132.00 FEET THEREOF;
- THE SOUTH 30.00 FEET THEREOF;

AND EXCEPT FURTHER THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND,  
THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF  
THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE  
WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

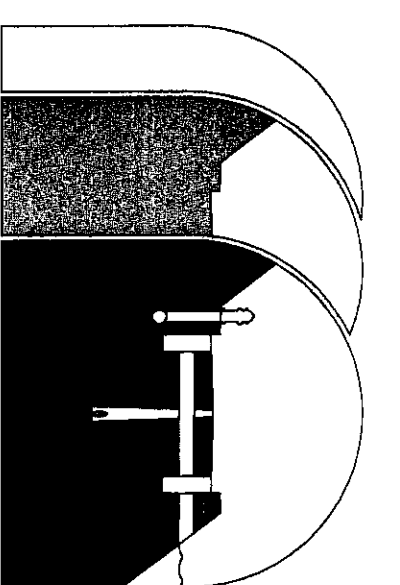
BEGINNING AT A POINT ON THE EAST LINE OF SAID SUBDIVISION THAT IS 341 FEET NORTH  
OF THE SOUTHEAST CORNER THEREOF; THENCE WEST PARALLEL TO THE SOUTH LINE OF  
SAID SUBDIVISION 66 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE WEST,  
PARALLEL TO SAID SOUTH LINE 60 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF  
SAID SUBDIVISION, 15 FEET; THENCE SOUTHEASTERLY, IN A STRAIGHT LINE, TO A POINT  
THAT IS 66 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION AND 65 FEET SOUTH OF  
THE TRUE POINT OF BEGINNING; THENCE NORTH 65 FEET TO THE TRUE POINT OF  
BEGINNING.

SITUATED IN SSKAGIT COUNTY, WASHINGTON.

(LEGAL DESCRIPTION FROM TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY-ISLAND  
DIVISION, POLICY NO. IC38893-A, DATED JUNE 2, 2006.)

EASEMENTS

- AFN 769880, PUGET SOUND POWER AND LIGHT COMPANY, AN EASEMENT FOR A SEVEN  
FOOT STRIP ACROSS PARCEL C RUNNING FROM THE SOUTHEAST CORNER THEREOF TO A  
POINT APPROXIMATELY 200 FEET NORTH OF AND 59 FEET WEST OF THE POINT OF  
BEGINNING.
- AFN 773475, SEWER EASEMENT GRANTED TO WARREN W. OLSON AND MYRTLE OLSON  
FOR A FIVE FOOT STRIP RUNNING IN AN EASTERLY AND WESTERLY DIRECTION ACROSS  
PARCEL C WITH THE CENTERLINE APPROXIMATELY 40 FEET NORTH OF THE SOUTHERLY  
BOUNDARY.
- AFN 9810260111, BLANKET EASEMENT GRANTED TO TCI CABLE VISION OF WASHINGTON,  
INC. OVER AND ACROSS, EXACT LOCATION UNKNOWN.
- AFN 200307090012, BLANKET EASEMENT GRANTED TO TCI CABLE VISION OF WASHINGTON,  
INC. OVER AND ACROSS, EXACT LOCATION UNKNOWN.



Sound Development Group

ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES  
1111 CLEVELAND AVE., SUITE 202  
MOUNT VERNON, WA 98233  
Tel: 360-404-2010 Fax: 360-404-2013

DATE: 12-1-06 BY: DJA SCALE:  
PROJECT NO. 041-06 04ISURV.DWG F.B. 23/34

NAME OF CONDOMINIUM: Division Street Village

A CONDOMINIUM

FOR

ABK INVESTMENTS, L.L.C.

IN A PORTION OF THE NE 1/4 OF SECTION 20, TOWNSHIP  
34 NORTH, RANGE 4 EAST, W.M., CITY OF MOUNT VERNON,  
SKAGIT COUNTY, WASHINGTON



ABK INVESTMENTS LLC, A CONDOMINIUM  
SURVEY MAP AND PLANS  
PORTION OF THE SW 1/4 OF THE NE 1/4 SECTION 20, T.34 N, R.4 E, WM

FOUND MON. IN  
CASE LS 8992  
5-3-06  
23/34  
12/12/2006 Page 2 of 4 3:48PM  
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Skagit County Auditor

FOUND REBAR/CAP LS 7598  
0.2' W AND 0.2' S OF CALC  
POSITION AND REBAR/CAP LS  
9569 0.3' S AND 0.1' S OF  
CALC POSITION, 5-24-06  
1.5' NORTH OF FENCE LINE

PROJECT BENCHMARK  
SET PROPERTY CORNER  
ELEVATION = 195.78

BASIS OF BEARING  
N 89°53'45" E BETWEEN CENTER OF SECTION 20 AND  
FOUND EAST SIXTEENTH CORNER AS SHOWN HEREON.

INSTRUMENT NOTE

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

RESEARCH

SKAGIT COUNTY SURVEY RECORDED UNDER AFN 9106280049,  
AFN 200405240152 AND AFN 9203030067.

VERTICAL DATUM  
THE VERTICAL DATUM IS ASSUMED.

OCCUPATIONAL NOTE

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.

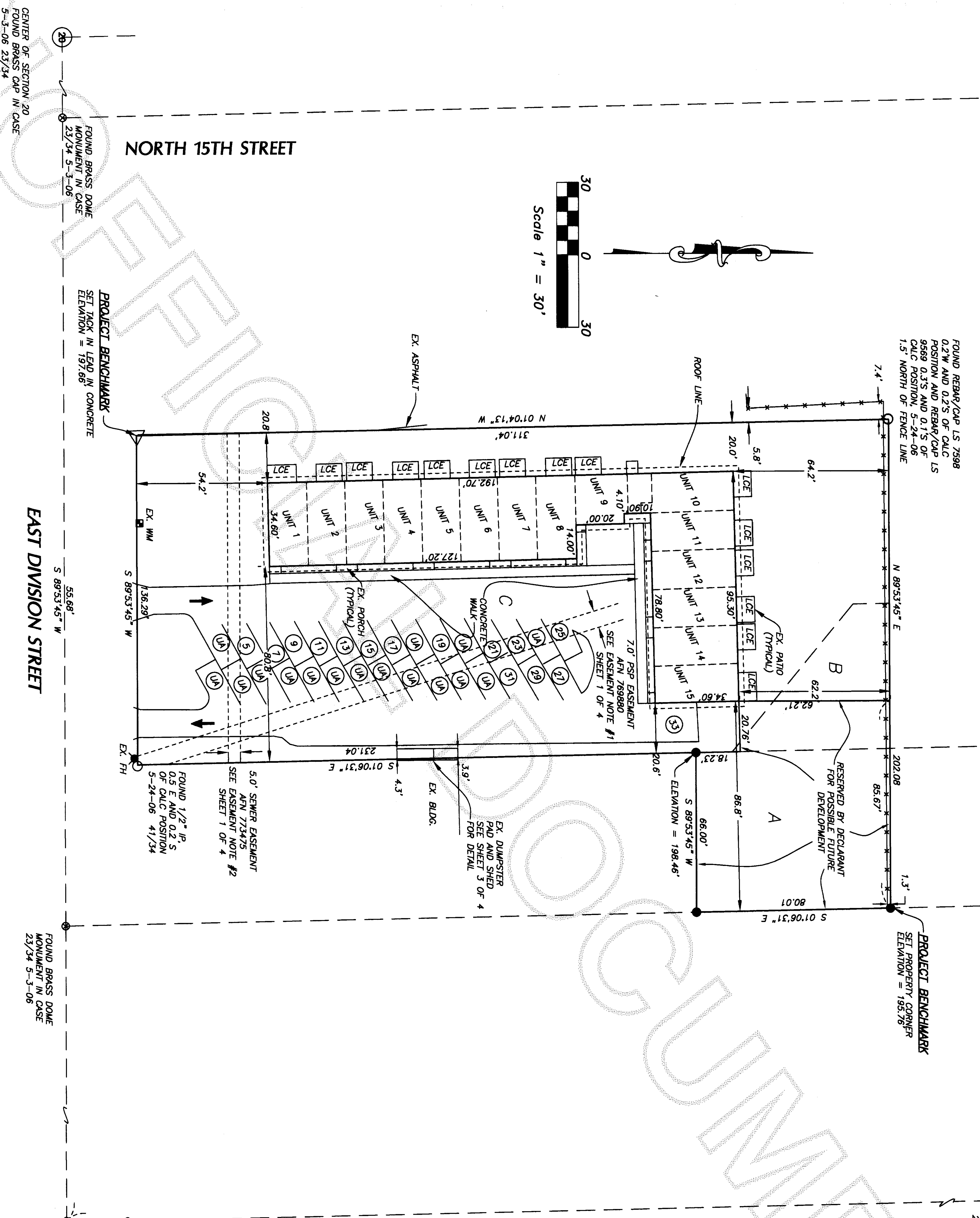
SITE INFORMATION

PARCEL NUMBER: P26894  
SITE ADDRESS: 1505-1531 EAST DIVISION STREET  
MOUNT VERNON, WA 98273

UNIT AREAS

UNIT NO.	BOTTOM FLOOR	TOP FLOOR	STAIRS
UNIT 1	457	400	44
UNIT 2	457	400	44
UNIT 3	457	400	44
UNIT 4	457	400	44
UNIT 5	457	400	44
UNIT 6	457	400	44
UNIT 7	457	400	44
UNIT 8	457	400	44
UNIT 9	393	-	-
UNIT 10	474	401	43
UNIT 11	459	402	42
UNIT 12	459	402	42
UNIT 13	459	402	42
UNIT 14	459	402	42
UNIT 15	439	384	42

NOTE: AREAS OF BOTTOM  
AND TOP FLOORS DOES NOT  
INCLUDE STAIR AREA



EAST DIVISION STREET

NORTH 15TH STREET

CENTER OF SECTION 20  
FOUND BRASS CAP IN CASE  
5-3-06 23/34

PROJECT BENCHMARK  
SET TRACK IN LEAD IN CONCRETE  
ELEVATION = 197.65

FOUND BRASS DOME  
MONUMENT IN CASE  
23/34 5-3-06

FOUND BRASS  
CAP IN CASE  
5-3-06  
23/34

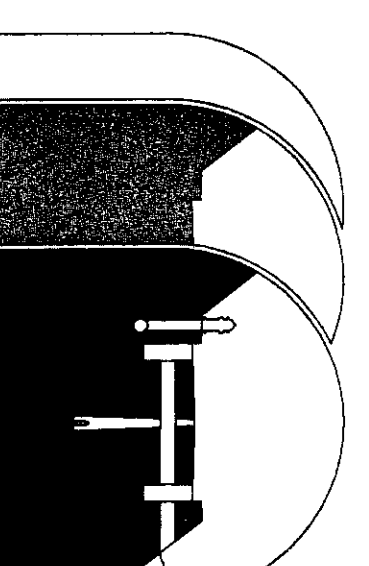
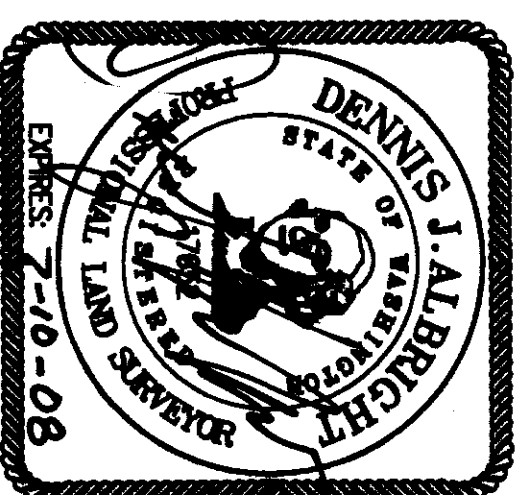
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IN A PORTION OF THE NE 1/4 OF SECTION 20, TOWNSHIP  
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SKAGIT COUNTY, WASHINGTON

- LEGEND
- LCE LIMITED COMMON ELEMENT
  - SET SURVEY MARKER, LS 17852
  - RECOVERED SURVEY MARKER AS NOTED
  - EXISTING FENCING
  - EXISTING BUILDING
  - EXISTING PORCH
  - EXISTING ROOFLINE
  - EXISTING PARKING STRIP
  - UNASSIGNED PARKING SPACE
  - UA



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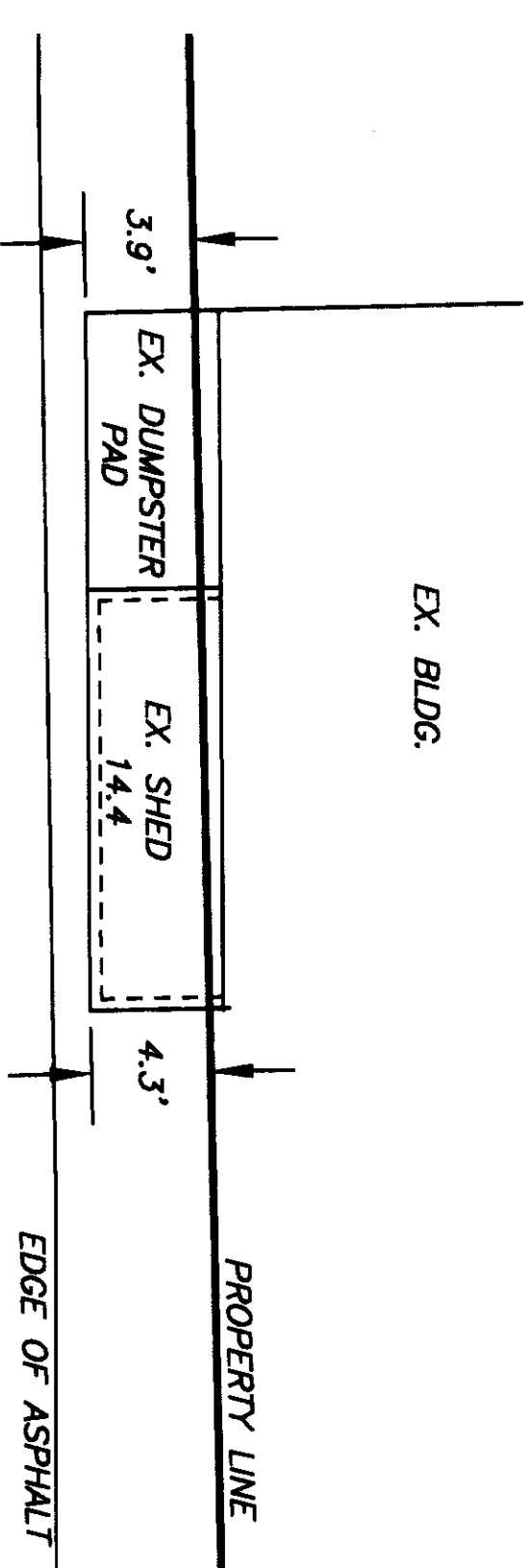
SCALE: 1" = 30'  
F.B. 23/34

ABK INVESTMENTS LLC, A CONDOMINIUM

SURVEY MAP AND PLANS

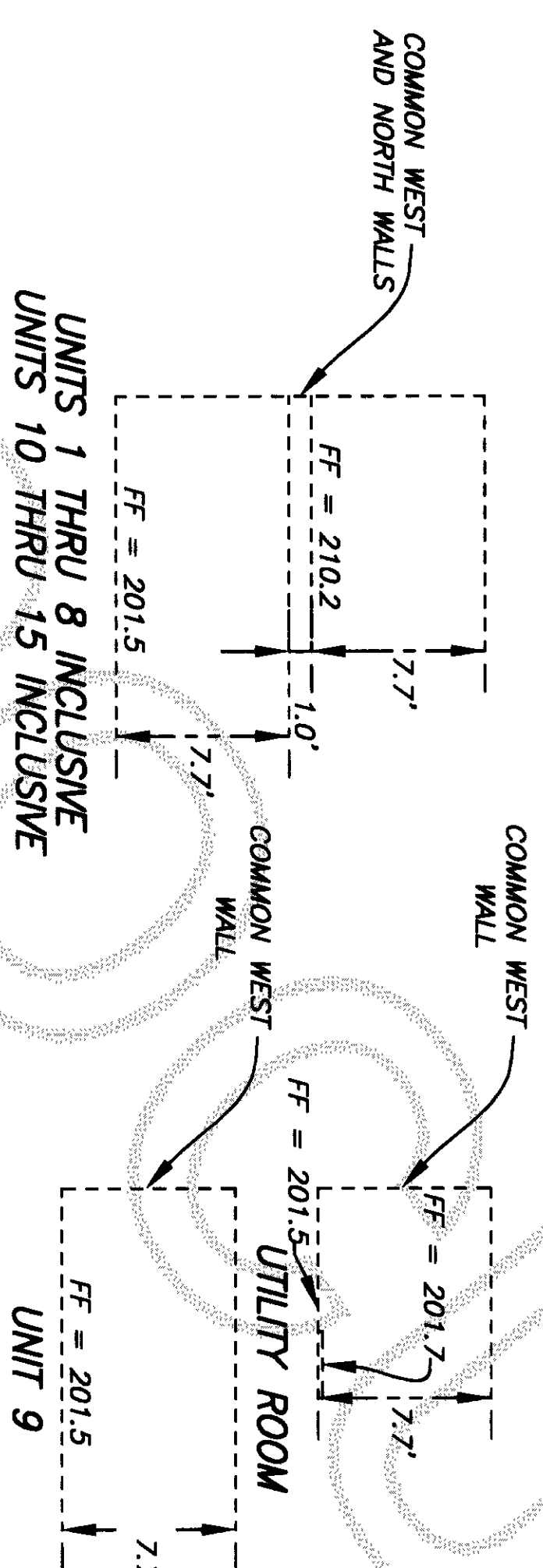
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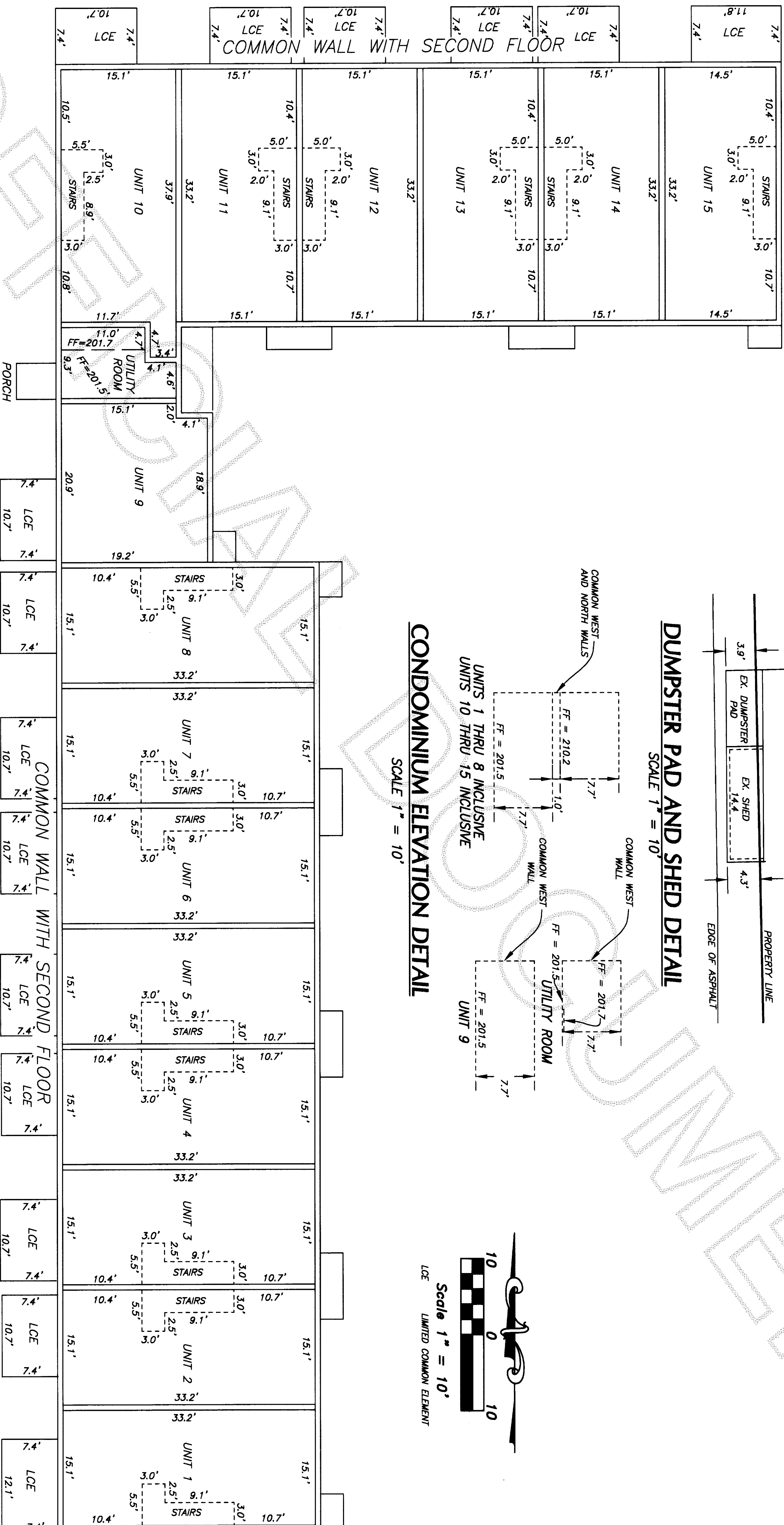
DUMPSTER PAD AND SHED DETAIL

SCALE 1" = 10'



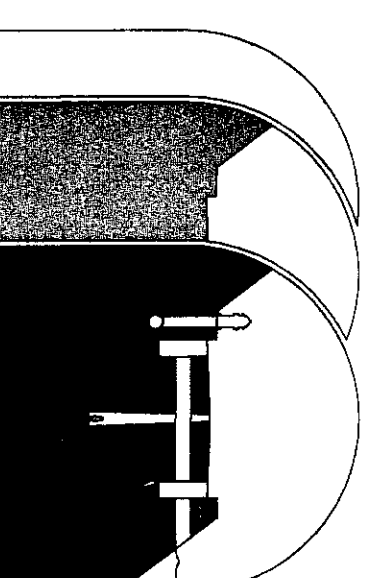
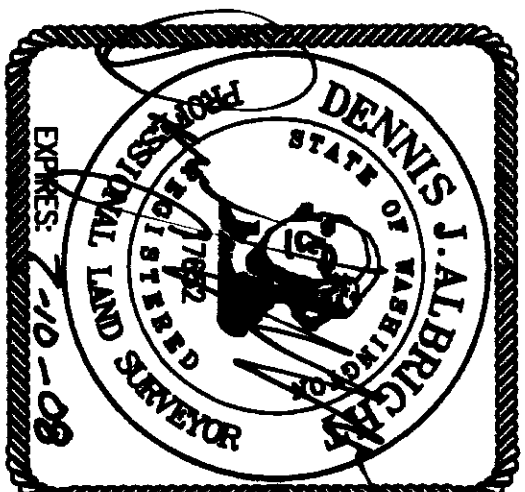
CONDOMINIUM ELEVATION DETAIL

SCALE 1" = 10'



FIRST FLOOR PLAN VIEW

SCALE 1" = 10'



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FOR  
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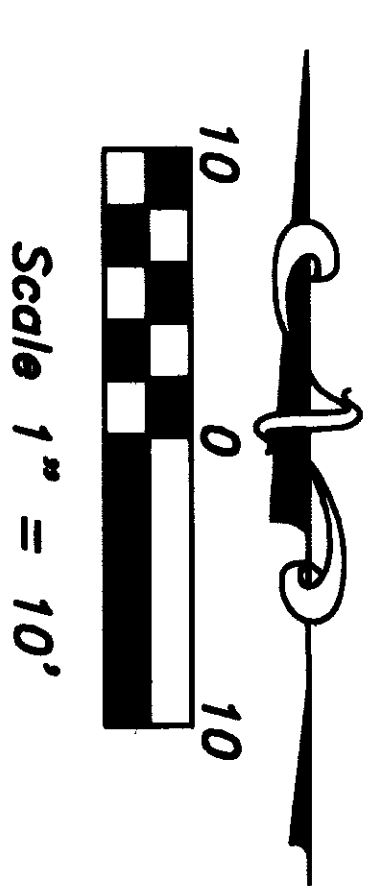
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DATE: 12-1-06 BY: DJA SCALE: 1" = 10'  
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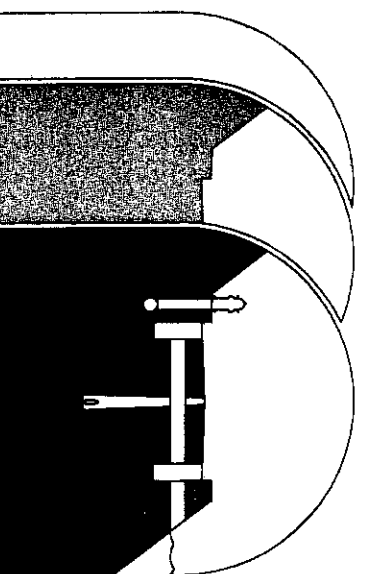


PORTION OF THE SW 1/4 OF THE NE 1/4 SECTION 20, T.34 N., R.4 E., WM.

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SCALE 1" = 10'



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