

EXISTING LEGAL DESCRIPTIONS

REVISED NEW PARCEL A (P123563)

"NEW PARCEL A" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,

EXCEPT THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID "NEW PARCEL A", THENCE SOUTH 89°09'19" EAST 987.96 FEET ALONG THE SOUTH LINE OF SAID "NEW PARCEL A" TO A POINT THAT IS NORTH 89°09'19" WEST 180.06 FEET FROM THE WEST LINE OF NORTH GARL STREET (NOW BURLINGTON BLVD.), SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 02°22'25" EAST 529.99 FEET PARALLEL WITH SAID WEST LINE OF NORTH GARL STREET TO THE NORTH LINE OF SAID "NEW PARCEL A" AND THE TERMINUS OF SAID LINE.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200412030008, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN A PORTION OF SAID "NEW PARCEL A" AND "NEW PARCEL C" AS DELINEATED ON SAID RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON,

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON,

PARCEL B (P38141)

"NEW PARCEL A" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID "NEW PARCEL A", THENCE SOUTH 89°09'19" EAST 987.96 FEET ALONG THE SOUTH LINE OF SAID "NEW PARCEL A" TO A POINT THAT IS NORTH 89°09'19" WEST 180.06 FEET FROM THE WEST LINE OF NORTH GARL STREET (NOW BURLINGTON BLVD.), SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING OF SAID LINE;

THENCE NORTH 02°22'25" EAST 529.99 FEET PARALLEL WITH SAID WEST LINE OF NORTH GARL STREET TO THE NORTH LINE OF SAID "NEW PARCEL A" AND THE TERMINUS OF SAID LINE.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200412030008, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN A PORTION OF SAID "NEW PARCEL A" AND "NEW PARCEL C" AS DELINEATED ON SAID RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON,

PARCEL E (P38151 AND P102587)

A PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING EAST OF PRIMARY STATE HIGHWAY NO. 1 (NOW INTERSTATE NO. 5), AS CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED AUGUST 3, 1955, AND RECORDED SEPTEMBER 22, 1955, IN VOLUME 273 OF DEEDS, PAGE 548, UNDER AUDITOR'S FILE NO. 524515, RECORDS OF SKAGIT COUNTY, WASHINGTON,

EXCEPT OLD HIGHWAY 99 ALONG THE EAST LINE THEREOF, SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE NORTH A DISTANCE OF 330 FEET ALONG THE WEST LINE OF NORTH GARL STREET (NOW BURLINGTON BLVD.);

THENCE WEST PARALLEL WITH THE SOUTH LINE 132 FEET;

THENCE SOUTH PARALLEL WITH NORTH GARL STREET 330 FEET;

THENCE EAST 132 FEET ALONG THE SOUTH LINE TO THE POINT OF BEGINNING.

AND ALSO "REVISED NEW PARCEL C" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200412030008, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200412030008, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN A PORTION OF "NEW PARCEL A" AND "NEW PARCEL C" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON,

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 EINER KNUITZEN TESTAMENTARY TRUST

JOHN B. SEMRAU, P.E., P.L.S., CERTIFICATE NO. 28626
SEMRAU ENGINEERING & SURVEYING, P.L.L.C.
2118 RIVERSIDE DRIVE SUITE 208
MOUNT VERNON, WA 98273
PHONE 360-424-9566

DATE: 12.1.06

NEW PARCEL B (P38142 AND P121038)

A PORTION OF THE FOLLOWING DESCRIBED PARCELS "A", "B", AND "C", IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SAID PORTION LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 02°06'59" WEST 1036.41 FEET ALONG THE EAST LINE OF SAID SECTION TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°50'36" WEST 57.08 FEET TO THE WESTERLY MARGIN OF PRIMARY STATE HIGHWAY NO. 1, ALSO BEING THE WESTERLY MARGIN OF BURLINGTON BOULEVARD;

THENCE CONTINUE SOUTH 89°50'36" WEST 180.86 FEET;

THENCE SOUTH 75°16'00" WEST 525.59 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 698.24 FEET, THROUGH A CENTRAL ANGLE OF 41°06'51"; AN ARC DISTANCE OF 501.04 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 34°09'09" WEST 439.20 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF SAID STATE HIGHWAY 1, (NOW INTERSTATE NO. 5) AND THE TERMINUS OF SAID LINE.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, EXCEPTIONS AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON,

PARCEL A

THAT PORTION OF THE SOUTH 410 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING EAST AND SOUTH OF PRIMARY STATE HIGHWAY NO. 1 (NOW INTERSTATE NO. 5), AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED SEPTEMBER 22, 1955, UNDER AUDITOR'S FILE NO. 524515, AND AS CONDEMNED BY THE STATE OF WASHINGTON BY DECREE ENTERED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NOS. 24859 AND 25266, EXCEPT OLD HIGHWAY 99 ALONG THE EAST LINE THEREOF.

PARCEL B

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING EAST AND SOUTH OF PRIMARY STATE HIGHWAY NO. 1 (NOW INTERSTATE NO. 5), AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED SEPTEMBER 22, 1955, UNDER AUDITOR'S FILE NO. 524515, AND AS CONDEMNED BY THE STATE OF WASHINGTON BY DECREE ENTERED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NOS. 24859 AND 25266, EXCEPT THE SOUTH 410 FEET THEREOF, AND EXCEPT OLD HIGHWAY 99 ALONG THE EAST LINE THEREOF.

PARCEL C

THAT PORTION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING EAST OF PRIMARY STATE HIGHWAY NO. 1 (NOW INTERSTATE NO. 5), AS CONVEYED TO THE STATE OF WASHINGTON BY DEED DATED AUGUST 3, 1955, AND RECORDED SEPTEMBER 22, 1955, IN VOLUME 273 OF DEEDS, PAGE 548, UNDER AUDITOR'S FILE NO. 524515, EXCEPT OLD HIGHWAY 99 ALONG THE EAST LINE THEREOF, AND

EXCEPT THEREOF, THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE NORTH A DISTANCE OF 330 FEET ALONG THE WEST LINE OF NORTH GARL STREET (NOW BURLINGTON BLVD.);

THENCE WEST PARALLEL TO THE SOUTH LINE 132 FEET;

THENCE SOUTH PARALLEL TO NORTH GARL STREET 330 FEET;

THENCE EAST 132 FEET ALONG THE SOUTH LINE TO THE POINT OF BEGINNING.

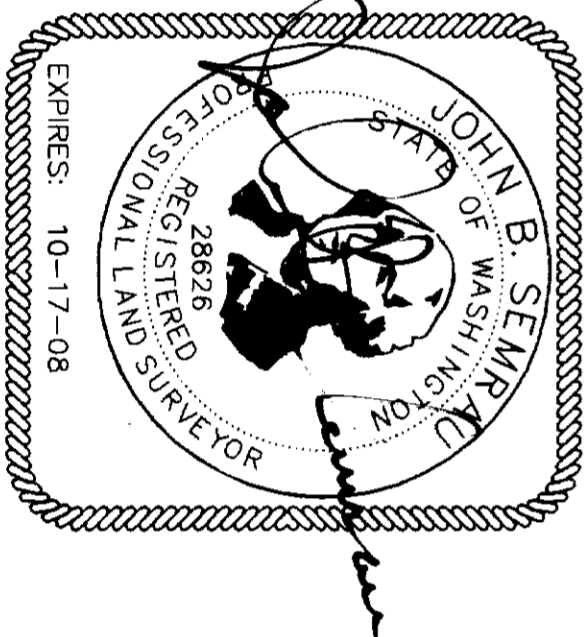
SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON,

APPROVED

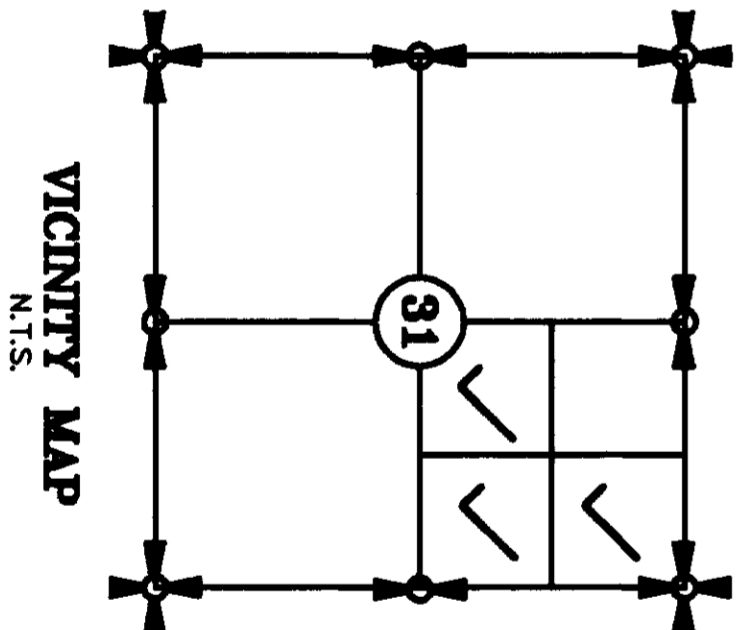
REVIEWED AND APPROVED IN ACCORDANCE WITH BURLINGTON MUNICIPAL CODE

CITY OF BURLINGTON, WASHINGTON,
BY: Margaret Fleck
TITLE: Planning Director

DATE: 1/04/07



12.1.06



AUDITOR'S CERTIFICATE

200701040097
Skagit County Auditor
1/4/2007 Page 1 of 4 1:51PM

AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.,

Skane Yanaquish
SKAGIT COUNTY AUDITOR

Deputy
Deputy Auditor

"PARCEL BE5D" (P122220)
EXHIBIT A TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF PROPERTY TRANSFERRED
SKAGIT COUNTY AUDITOR'S FILE NO. 200412030008

THAT PORTION OF "NEW PARCEL C" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED AS AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID "NEW PARCEL C", THENCE SOUTH 34°09'09" WEST 320.87 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF STATE HIGHWAY 1, (NOW INTERSTATE NO. 5), AND A POINT ON A CURVE, THE CENTER OF SAID CURVE BEING SOUTH 63°49'59" EAST 2764.79 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF SAID 2764.79 FEET THROUGH A CENTRAL ANGLE OF 02°45'36", AN ARC DISTANCE OF 133.19 FEET TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4;

THENCE SOUTH 89°09'19" EAST 1207.80 FEET ALONG SAID SOUTH LINE TO A POINT THAT IS NORTH 89°09'19" WEST 180.06 FEET FROM THE WEST LINE OF NORTH GARL STREET (NOW BURLINGTON BLVD.);

THENCE NORTH 02°22'25" EAST 390.02 FEET PARALLEL WITH SAID WEST LINE OF NORTH GARL STREET TO A POINT THAT IS SOUTH 89°09'19" EAST FROM THE POINT OF BEGINNING;

THENCE NORTH 89°09'19" WEST 987.95 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, EXCEPTIONS AND OTHER INSTRUMENTS OF RECORD.

CONTAINING 9.91 ACRES, MORE OR LESS

SUBJECT TO AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES DESCRIBED AS FOLLOWS:

EXHIBIT D TO SPECIAL WARRANTY DEED
LEGAL DESCRIPTION OF THE EASEMENT AREA
SKAGIT COUNTY AUDITOR'S FILE NO. 200412030008

THAT PORTION OF "NEW PARCEL A" AND "NEW PARCEL C" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED AS AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "NEW PARCEL A", THENCE NORTH 02°22'25" EAST 30.01 FEET ALONG THE WEST LINE OF NORTH GARL STREET (NOW BURLINGTON BLVD.);

THENCE NORTH 89°09'19" WEST 760.80 FEET TO A POINT ON A CURVE THAT IS NORTH 53°58'29" EAST FROM THE CENTER OF SAID CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF SAID 50.00 FEET, THROUGH A CENTRAL ANGLE OF 286°15'37", AN ARC DISTANCE OF 249.81 FEET TO A POINT THAT IS SOUTH 52°17'07" EAST FROM SAID CENTER;

THENCE SOUTH 89°09'19" EAST 759.20 FEET TO SAID WEST LINE OF NORTH GARL STREET (NOW BURLINGTON BLVD.);

THENCE NORTH 02°22'25" EAST 300.01 FEET ALONG SAID WEST LINE OF NORTH GARL STREET TO THE POINT OF BEGINNING;

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, EXCEPTIONS AND OTHER INSTRUMENTS OF RECORD.

CONTAINING 1.22 ACRES, MORE OR LESS

SITUATE IN SKAGIT COUNTY, WASHINGTON

SHEET 1 OF 4 BIA 1-07

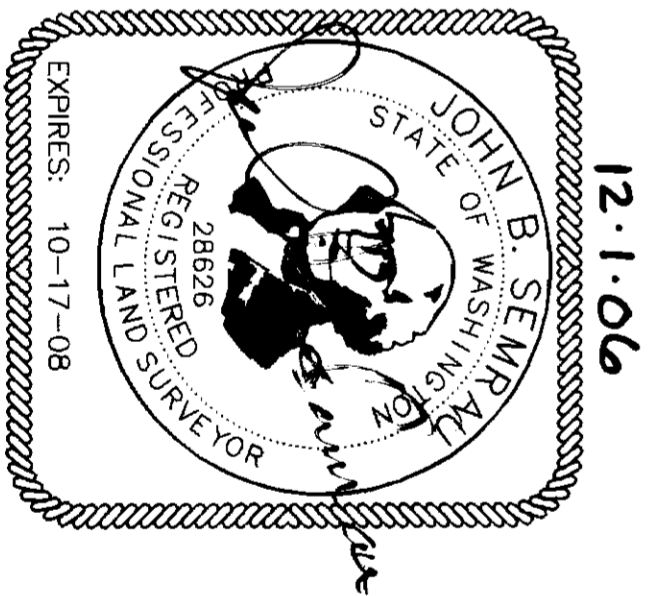
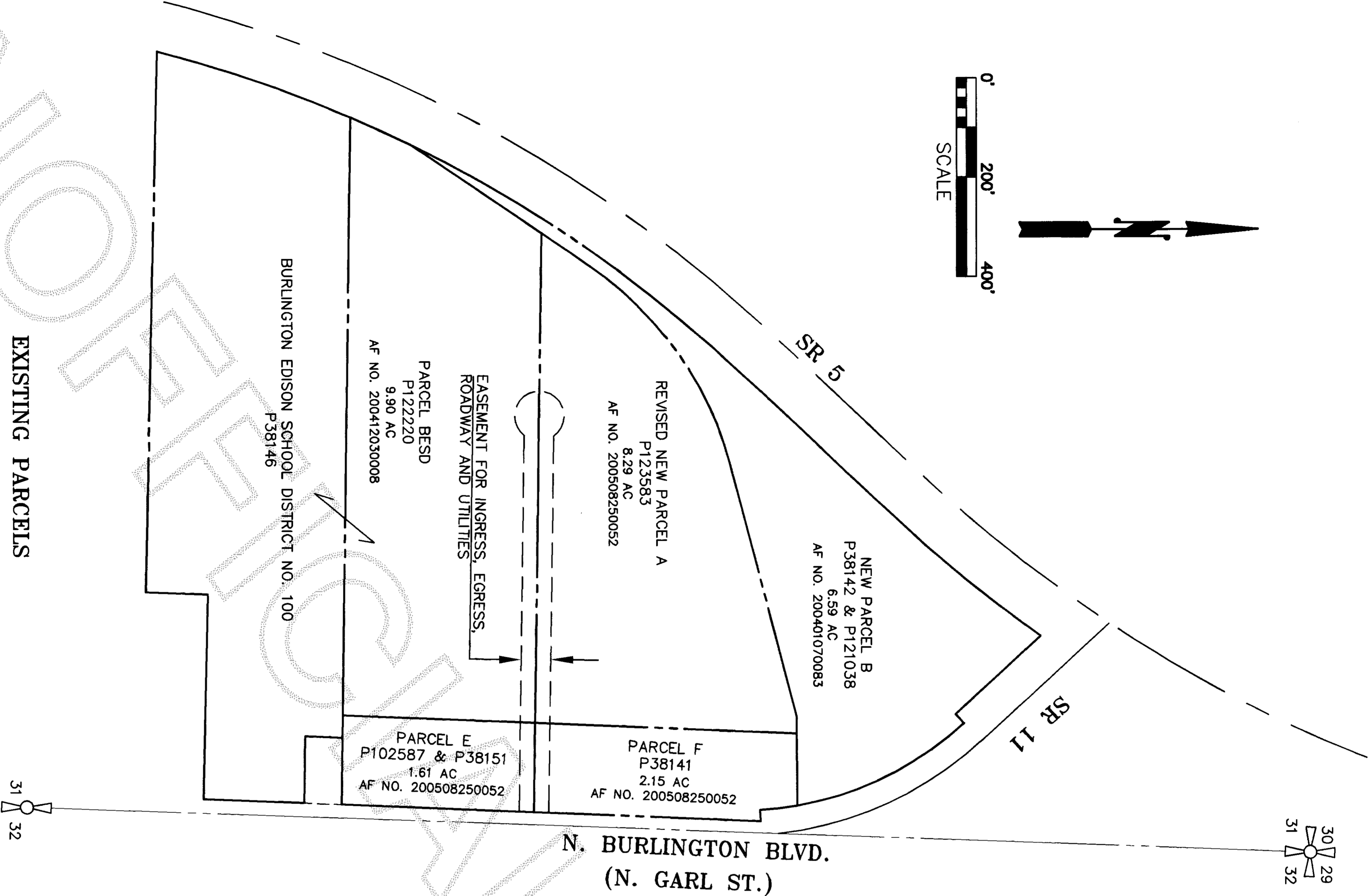
SURVEY IN THE N.E. 1/4
SECTION 31, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

FB, LL	PG. .	SEMRAU ENGINEERING & SURVEYING	SCALE: NA
MERIDIAN:	ASSUMED	SURVEYING - ENGINEERING PLANNING MOUNT VERNON, WA 98273 360-424-9566	JOB NO. . 4252

200701040097
Skagit County Auditor
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NOTES

- INDICATES IRON REBAR SET WITH YELLOW CAP - SURVEY NUMBER SEMRAU 28626.
INDICATES NAIL WITH SHINER SET. SEMRAU 28626.
- THE DESCRIPTIONS FOR THIS SURVEY ARE FROM RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NO.'S 200401070083 AND 200508250052, AND FROM SPECIAL WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 200412030009, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- BASIS OF BEARINGS: EAST LINE OF N.E. 1/4 OF SECTION 31-35-4 BEARING = N 02°06'59" E.
- ALL DISTANCES ARE SHOWN IN FEET.
- INSTRUMENTATION: LEICA TCA 1105 THEODOLITE DISTANCE METER, LEICA SR 520 GPS, GEODETIC RECEIVERS, NIKON AE-5 OPTICAL LEVEL.
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE AND RTK GPS.
- THIS SURVEY WAS REQUESTED BY RONALD KNUTZEN, FOR EINER C. KNUTZEN TESTAMENTARY TRUST.
- THIS SURVEY MAY SHOW OCCUPATIONAL INDICATORS AS PER W.A.C. CHAPTER 332.130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACKS LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS.
- THIS PROPERTY IS SUBJECT TO TERMS AND CONDITIONS OF VARIOUS INSTRUMENTS, AGREEMENTS, LEASES, COVENANTS, RESTRICTIONS, AND EASEMENTS INCLUDING BUT NOT LIMITED TO THOSE INSTRUMENTS RECORDED AS AUDITOR'S FILE NUMBERS 199200, 456951, 503130, 523966, 524515, 827953, 780181, 810862, SUPERIOR COURT CAUSE NO.'S 24859 AND 25266, AS DISCLOSED IN STEWART TITLE GUARANTY COMPANY ORDER NO. T-80041, DATED AUGUST 20, 1996, AND ALSO THAT EASEMENT RECORDED IN VOLUME 142 OF DEEDS, PAGE 83, AND EASEMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS 458328 AND 827952 AND INSTRUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 506541, RECORDS OF SKAGIT COUNTY, WASHINGTON.
- "GRANT OF EASEMENT" TO DRAINAGE DIST. 14 AF NO. 200312180048 AND 200401050117. THIS IS A PORTION OF AN EASEMENT TO DRAINAGE DIST. 14 AS DESCRIBED IN INSTRUMENT RECORDED UNDER AF NO. 456951. SAID EASEMENT WAS RELEASED THROUGH NEW PARCELS A AND C BY "RELINQUISHED OF EASEMENT" RECORDED AS AF NO. 200312180047.
- THE "20' UTILITY AND FILL SLOPE EASEMENT" AS SHOWN ALONG THE EAST LINE OF "REVISED NEW PARCEL A" ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200508250052, RECORDS OF SKAGIT COUNTY, WASHINGTON, WAS RELINQUISHED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200612110165, RECORDS OF SKAGIT COUNTY.
- THE "20' DRAINAGE AND UTILITY EASEMENT" AS SHOWN ALONG THE SOUTH LINE OF "REVISED NEW PARCEL A" ON RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 200508250052, RECORDS OF SKAGIT COUNTY, WASHINGTON, WAS RELINQUISHED BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 200612110166, RECORDS OF SKAGIT COUNTY.



SHEET 2 OF 4

SURVEY IN THE N.E. 1/4
SECTION 31, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

FB. LL	Pg.	SEMRAU ENGINEERING & SURVEYING	SCALE: 1" = 200'
MERIDIAN:	ASSUMED	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-421-9586	JOB NO. 4252

LEGAL DESCRIPTIONS AFTER BLA

TRACT BBSD

THAT PORTION OF "NEW PARCEL C" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED AS AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID "NEW PARCEL C";
THENCE SOUTH 34°09'09" WEST 320.87 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF STATE HIGHWAY 1, (NOW INTERSTATE NO. 5), AND A POINT ON A CURVE, THE CENTER OF SAID CURVE BEING SOUTH 63°49'59" EAST 2764.79 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF SAID 2764.79 FEET, THROUGH A CENTRAL ANGLE OF 02°45'36", AN ARC DISTANCE OF 133.19 FEET TO THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4;
THENCE SOUTH 89°09'19" EAST 1207.80 FEET ALONG SAID SOUTH LINE TO A POINT THAT IS BURLINGTON BLVD.);
THENCE NORTH 02°22'25" EAST 390.02 FEET PARALLEL WITH SAID WEST LINE OF NORTH GARL STREET TO A POINT THAT IS SOUTH 89°09'19" EAST FROM THE POINT OF BEGINNING;
THENCE NORTH 89°09'19" WEST 987.95 FEET TO THE POINT OF BEGINNING.

(THE ABOVE IS ALSO EXHIBIT A TO SPECIAL WARRANTY DEED RECORDED AS AUDITOR'S FILE NUMBER 200412030009, RECORDS OF SKAGIT COUNTY, WASHINGTON)

EXCEPT THAT PORTION OF EXHIBIT A TO SPECIAL WARRANTY DEED RECORDED AS AUDITOR'S FILE NUMBER 200412030009, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF "NEW PARCEL C" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED AS AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID "NEW PARCEL C";
THENCE SOUTH 02°22'25" WEST 30.01 FEET ALONG THE WEST LINE OF NORTH GARL STREET (NOW BURLINGTON BLVD.);
THENCE NORTH 89°09'19" WEST 180.06 FEET TO THE EAST LINE OF EXHIBIT A TO SPECIAL WARRANTY DEED RECORDED AS AUDITOR'S FILE NUMBER 200412030009, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°09'19" WEST 579.14 FEET TO A POINT ON A CURVE THAT IS SOUTH 52°17'07" EAST 50.00 FEET FROM THE CENTER OF SAID CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT CONCAVE TO THE NORTHEAST HAVING A RADIUS OF SAID 50.00 FEET, THROUGH A CENTRAL ANGLE OF 143°07'48", AN ARC DISTANCE OF 124.91 FEET TO THE NORTH LINE OF SAID "NEW PARCEL C";
THENCE SOUTH 89°09'19" EAST 669.94 FEET TO A POINT THAT IS NORTH 02°22'25" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE SOUTH 02°22'25" WEST 30.01 FEET TO THE TRUE POINT OF BEGINNING.

ALSO SUBJECT TO AND TOGETHER WITH EASEMENTS, RESTRICTIONS, EXCEPTIONS AND OTHER INSTRUMENTS OF RECORD.

CONTAINING 9.43 ACRES, MORE OR LESS

SITUATE IN SKAGIT COUNTY, WASHINGTON

TRACT AB

"NEW PARCEL B" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,

TOGETHER WITH THAT PORTION OF "REVISED NEW PARCEL A" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200508250052, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE NORTHEAST 1/4, AND IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID "REVISED NEW PARCEL A";
THENCE SOUTH 89°09'19" EAST 318.02 FEET ALONG THE SOUTH LINE OF SAID "REVISED NEW PARCEL A" TO A POINT THAT IS NORTH 89°09'19" WEST 850.00 FEET FROM THE WEST LINE OF NORTH GARL STREET (NOW BURLINGTON BLVD.), SAID POINT ALSO BEING A POINT ON A CURVE, THE CENTER OF WHICH IS SOUTH 89°09'19" EAST 50.00 FEET FROM SAID POINT;
THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 143°07'48", THROUGH AN ARC DISTANCE OF 124.91 FEET TO THE NORTH LINE OF THE SOUTH 30 FEET OF SAID "REVISED NEW PARCEL A";
THENCE SOUTH 89°09'19" EAST 510.71 FEET ALONG SAID NORTH LINE OF SAID SOUTH 30 FEET OF "REVISED NEW PARCEL A" TO A POINT THAT IS NORTH 89°09'19" WEST 250.09 FEET FROM THE WEST LINE OF SAID NORTH GARL STREET (NOW BURLINGTON BLVD.);
THENCE NORTH 02°22'25" EAST 489.47 FEET PARALLEL WITH SAID WEST LINE OF NORTH GARL STREET TO THE NORTH LINE OF SAID "REVISED NEW PARCEL A" AND THE TERMINUS OF SAID LINE.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES AS DELINEATED ON RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200412030008 AND 200508250052, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN A PORTION OF "NEW PARCEL A" AND "NEW PARCEL C" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

TRACT E

"PARCEL E" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200508250052, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., EXCEPT THE NORTH 30 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES AS DELINEATED ON RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200412030008 AND 200508250052, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN A PORTION OF "NEW PARCEL A" AND "NEW PARCEL C" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

TRACT F

"PARCEL F" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200508250052, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, AND IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,

TOGETHER WITH THAT PORTION OF "REVISED NEW PARCEL A" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200508250052, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN THE NORTHEAST 1/4, AND IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, ALL IN SECTION 31, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID "REVISED NEW PARCEL A";
THENCE SOUTH 89°09'19" EAST 917.93 FEET ALONG THE SOUTH LINE OF SAID "REVISED NEW PARCEL A" TO A POINT THAT IS NORTH 89°09'19" WEST 250.09 FEET FROM THE WEST LINE OF SAID NORTH GARL STREET (NOW BURLINGTON BLVD.) AND THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 02°22'25" EAST 519.48 FEET PARALLEL WITH SAID WEST LINE OF NORTH GARL STREET TO THE NORTH LINE OF SAID "REVISED NEW PARCEL A" AND THE TERMINUS OF SAID LINE.

EXCEPT FROM ALL OF THE ABOVE THE SOUTH 30 FEET THEREOF.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES AS DELINEATED ON RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200412030008 AND 200508250052, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN A PORTION OF "NEW PARCEL A" AND "NEW PARCEL C" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON.

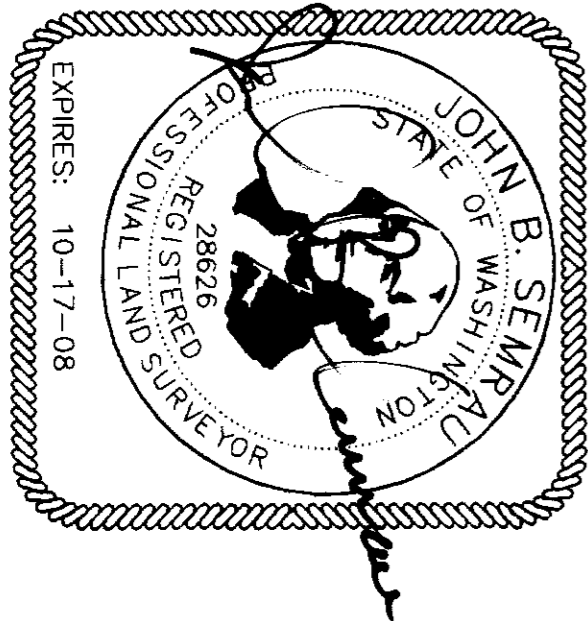
SITUATE IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

TRACT X

THAT PORTION DELINEATED AS "EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES" ON RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200412030008 AND 200508250052, RECORDS OF SKAGIT COUNTY, WASHINGTON, IN A PORTION OF "NEW PARCEL A" AND "NEW PARCEL C" AS DELINEATED ON RECORD OF SURVEY MAP RECORDED UNDER AUDITOR'S FILE NUMBER 200401070083, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND ALSO DESCRIBED IN EXHIBIT D TO SPECIAL WARRANTY DEED RECORDED AS AUDITOR'S FILE NUMBER 200412030009, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

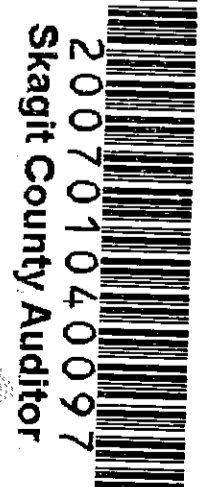
TRACT AREAS		
TRACT	SQ. FT.	ACRE
AB	592,133	13.59
F	123,005	2.82
E	64,801	1.49
BESD	410,480	9.42
X	53,045	1.22



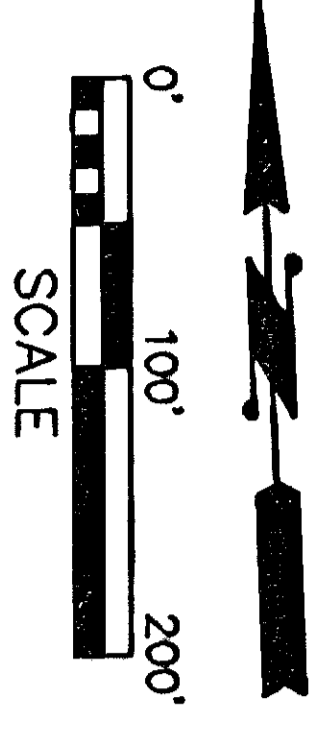
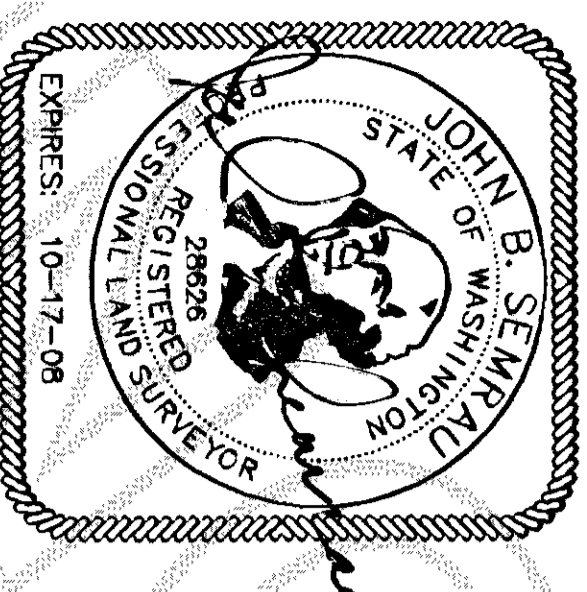
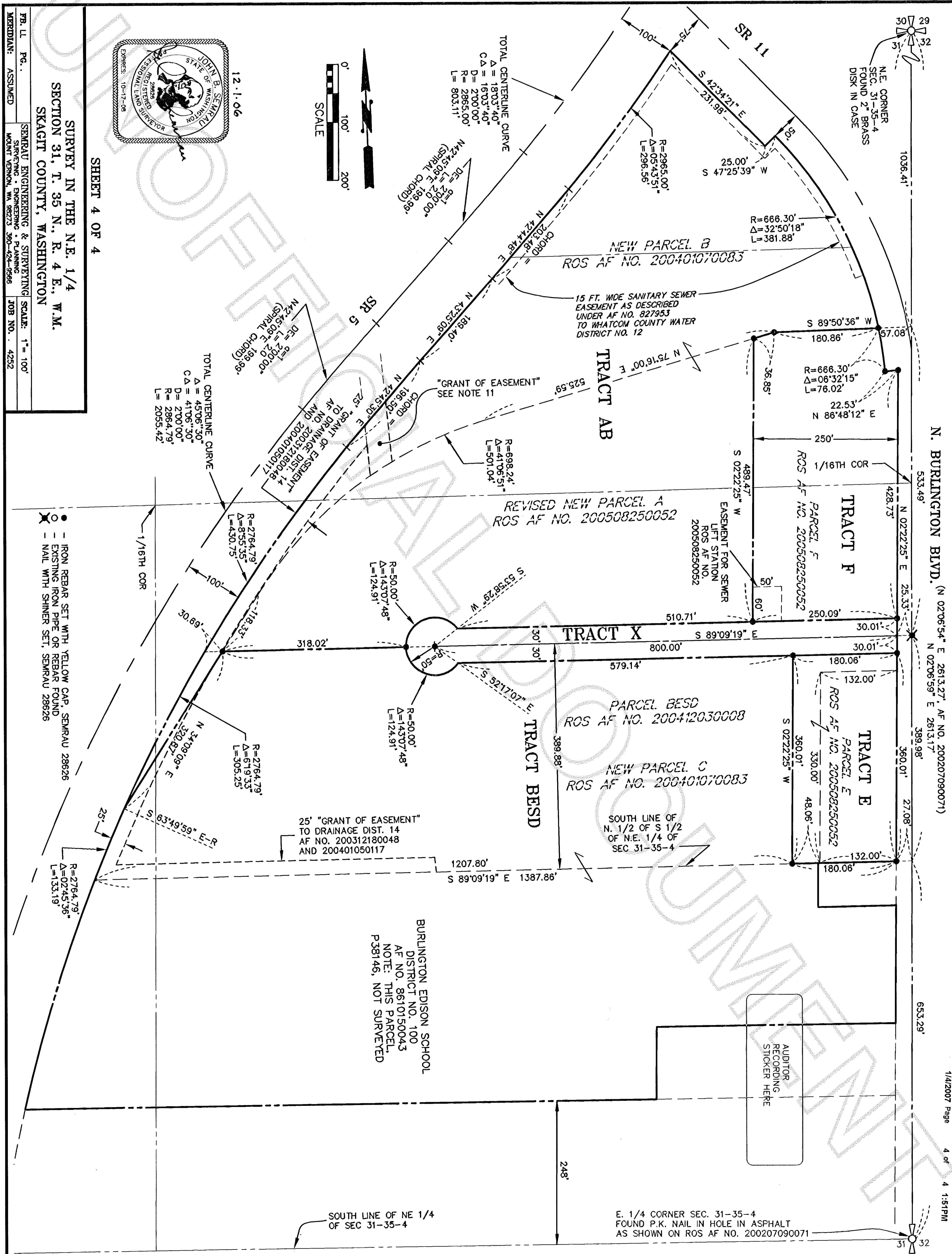
12.1.06

SHEET 3 OF 4

SURVEY IN THE N.E. 1/4			
SECTION 31, T. 35 N., R. 4 E., W.M.			
SKAGIT COUNTY, WASHINGTON			
FB. LL	Pg. .	SEMRAT ENGINEERING & SURVEYING	SCALE: NA
MERIDIAN:	ASSUMED	SURVEYING • ENGINEERING • PLANNING MOUNT VERNON, WA 98273 360-424-9586	JOB NO. 4252



200701040097
Skagit County Auditor
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FB, LL Pg. 4
SEMRU ENGINEERING & SURVEYING SCALE: 1" = 100'
SURVEYING - ENGINEERING - PLANNING
MOUNT VERNON, WA 98273 360-424-9566
JOB NO. 4252

SHEET 4 OF 4

SURVEY IN THE N.E. 1/4
SECTION 31, T. 35 N., R. 4 E., W.M.
SKAGIT COUNTY, WASHINGTON

● - IRON REBAR SET WITH YELLOW CAP, SEMRAU 28626
○ - EXISTING IRON PIPE OR REBAR FOUND
- - - NAIL WITH SHINER SET, SEMRAU 28626

BURLINGTON EDISON SCHOOL
DISTRICT NO. 100
AF NO. 8610150043
NOTE: THIS PARCEL,
P38146, NOT SURVEYED

AUDITOR
RECORDING
STICKER HERE

SOUTH LINE OF NE 1/4
OF SEC 31-35-4

E. 1/4 CORNER SEC. 31-35-4
FOUND P.K. NAIL IN ASPHALT
AS SHOWN ON ROS AF NO. 200207090071