

SURVEY DESCRIPTION

PARCEL 1

THE NORTH 9.96 FEET OF LOT 17 (AS MEASURED PERPENDICULAR TO THE NORTH LINE), TOGETHER WITH ALL OF LOT 18, BLOCK 4, "MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASH.," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL 2

LOT 16, EXCEPT THE SOUTH 30.00 FEET THEREOF (AS MEASURED PERPENDICULAR TO THE SOUTH LINE); TOGETHER WITH LOT 17, EXCEPT THE NORTH 9.96 FEET THEREOF (AS MEASURED PERPENDICULAR TO THE NORTH LINE), BLOCK 4, "MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASH.," AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 47, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL OF THE ABOVE SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL BEING SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

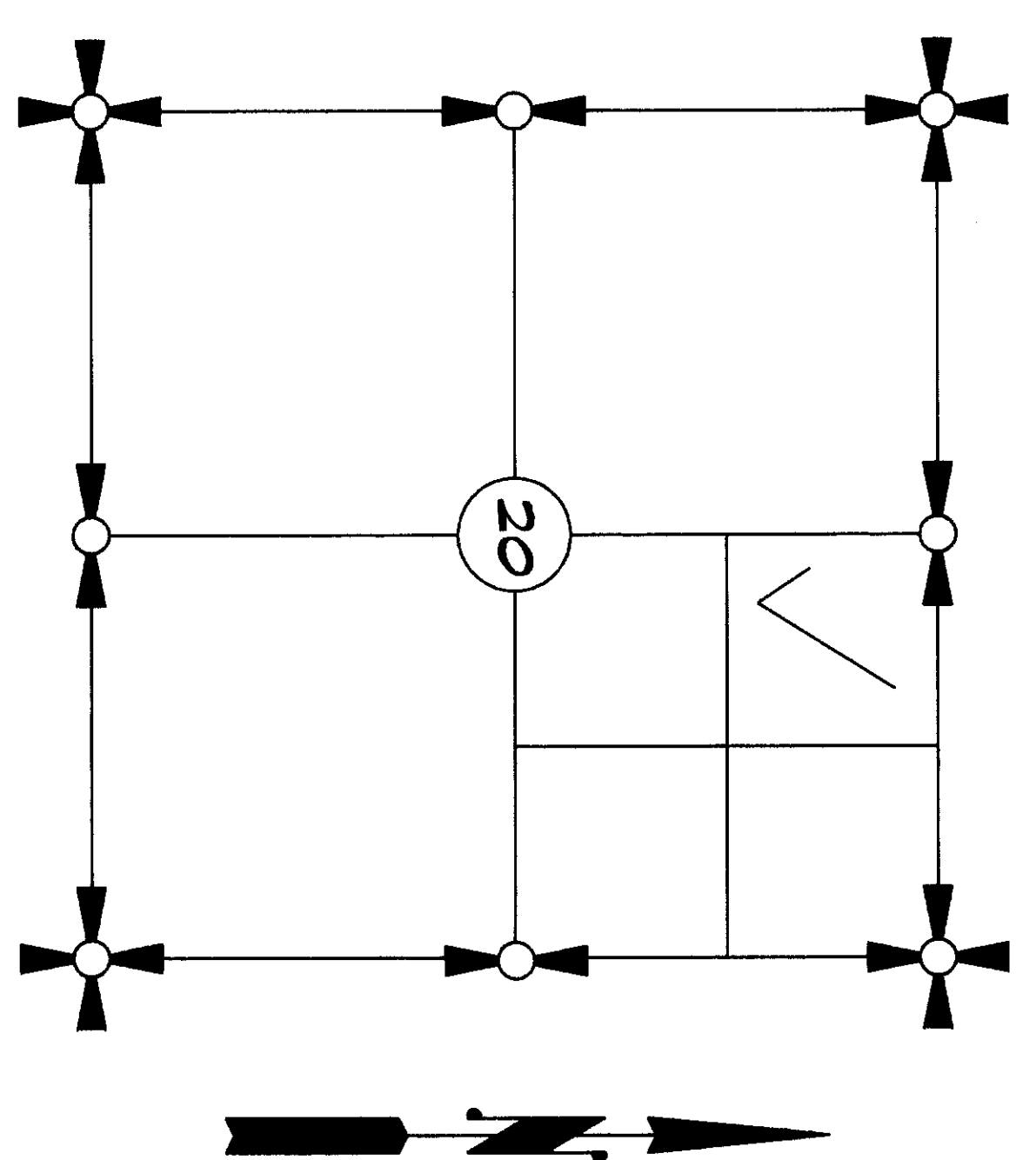
- 1. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSEK 22960.
 - × INDICATES PK NAIL SET IN ASPHALT WITH WASHER INSCRIBED LISSEK 22960.
 - △ INDICATES PK NAIL SET AT INTERSECTION PER ROS VOL. 19, PG. 148
 - INDICATES EXISTING MONUMENT FOUND.
- 2. SURVEY DESCRIPTION IS FROM GUILT CLAIM DEED DATED AUGUST 24, 2007 AND RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200704250060.
 - 3. FOR ADDITIONAL MERIDIAN AND SURVEY INFORMATION SEE PLAT OF MOUNT VERNON HEIGHTS ADDITION RECORDED IN VOLUME 5 OF PLATS, PAGE 47 AND RECORD OF SURVEY MAPS RECORDED IN VOLUME 11 OF SURVEYS, PAGE 99, VOLUME 19 OF SURVEYS, PAGE 148, AND VOLUME 19 OF SURVEYS, PAGE 179, IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
 - 4. BASIS OF BEARING: MONUMENTED CENTERLINE OF EAST SPRUCE STREET BETWEEN 15TH AND 16TH BEARING = NORTH 89°58'26" EAST
 - 5. MERIDIAN: ASSUMED
 - 6. INSTRUMENTATION: LEICA TORTOSA THEODOLITE DISTANCE METER
 - 7. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
 - 8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF ASH VENTURES, LLC, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
 - 9. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 - 10. THIS SURVEY FOUND NO OCCUPATIONAL INDICATORS PER WAC CHAPTER 332-130.
 - 11. ALL DISTANCES SHOWN HEREON ARE IN FEET.

AUDITORS CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LISSEK & ASSOCIATES, PLLC.

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 Skagit County Auditor
 10/19/2007 Page 1 of 2 9:32AM

Stangquist
 SKAGIT COUNTY AUDITOR
 DEFUTY
Quincy Zundel

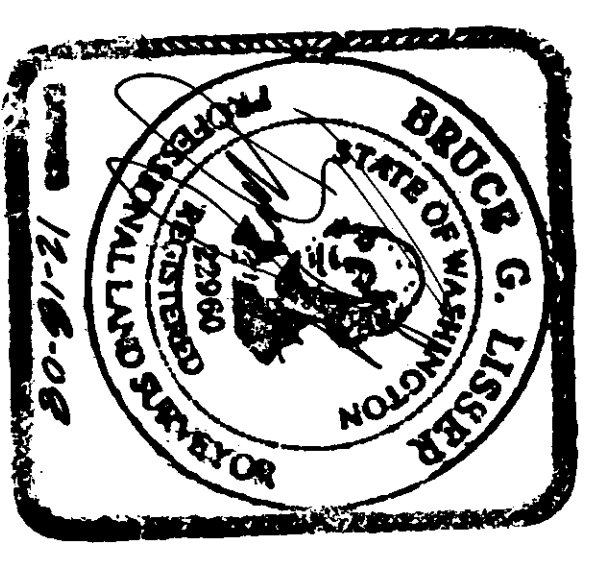


SURVEYOR'S CERTIFICATE

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 ASH VENTURES, LLC IN AUGUST 2007.

DATE: *08/16/2007*

[Signature]
 BRUCE G. LISSEK, P.L.S., CERTIFICATE NO. 22960
 LISSEK & ASSOCIATES, PLLC
 320 MILLWAUKEE STREET
 P.O. BOX 1104
 MOUNT VERNON, WA 98273
 PHONE (360) 419-7442
 FAX (360) 419-0581
 E-MAIL BRUCE@LISSEK.COM



SHEET 1 OF 2
 DATE: 10/18/07

BOUNDARY LINE ADJUSTMENT SURVEY
 IN A PORTION OF BLOCK 4
 PLAT OF MOUNT VERNON HEIGHTS ADDITION
 NE 1/4 OF SEC. 20, T. 34 N., R. 4 E., W.M.
 SKAGIT COUNTY, WASHINGTON
 FOR: ASH VENTURES, LLC

FB 292 Pg 12 MERIDIAN: ASSUMED
 LISSEK & ASSOCIATES, PLLC SCALE: N/A
 SURVEYING & LAND-USE CONSULTATION DRAWING: 07-059805
 MOUNT VERNON, WA 98273 360-419-7442

N 16TH ST
MONT. IN CASE (2007)

N89°58'26"E
333.01' (MEAS. 333.00')

MONT. IN CASE (2007)
S1°03'54"E 621.86' (PLAT 622)

EAST FIR STREET

N89°59'29"E
332.45' (PLAT = 332.64')

EAST SPRUCE STREET

N89°58'26"E
332.81' (PLAT 333.01')

HELD CALCULATED POSITION OF E. SPRUCE STREET PER ROS VOL. 19, PG. 148
HELD COMPUTED LOCATION PER ROS VOL. 19, PG. 148

FOUND IRON ROD LEANING TO THE SOUTH 1.0' BELOW SURFACE (0.25' S. OF CALC. POSITION)

SET PK NAIL AT INT. PER ROS VOL. 19, PG. 148

S1°03'54"E

N 15TH ST

621.86' (PLAT = 622.00')

120.30'

HELD PARALLEL WITH E. SPRUCE STREET PER PLAT

ANGLE POINT IN CENTERLINE HELD PER ROS VOL. 11, PG. 94, NEW ASPHALT ON 15TH COVERED MONT.

MONT. IN CASE (2007)

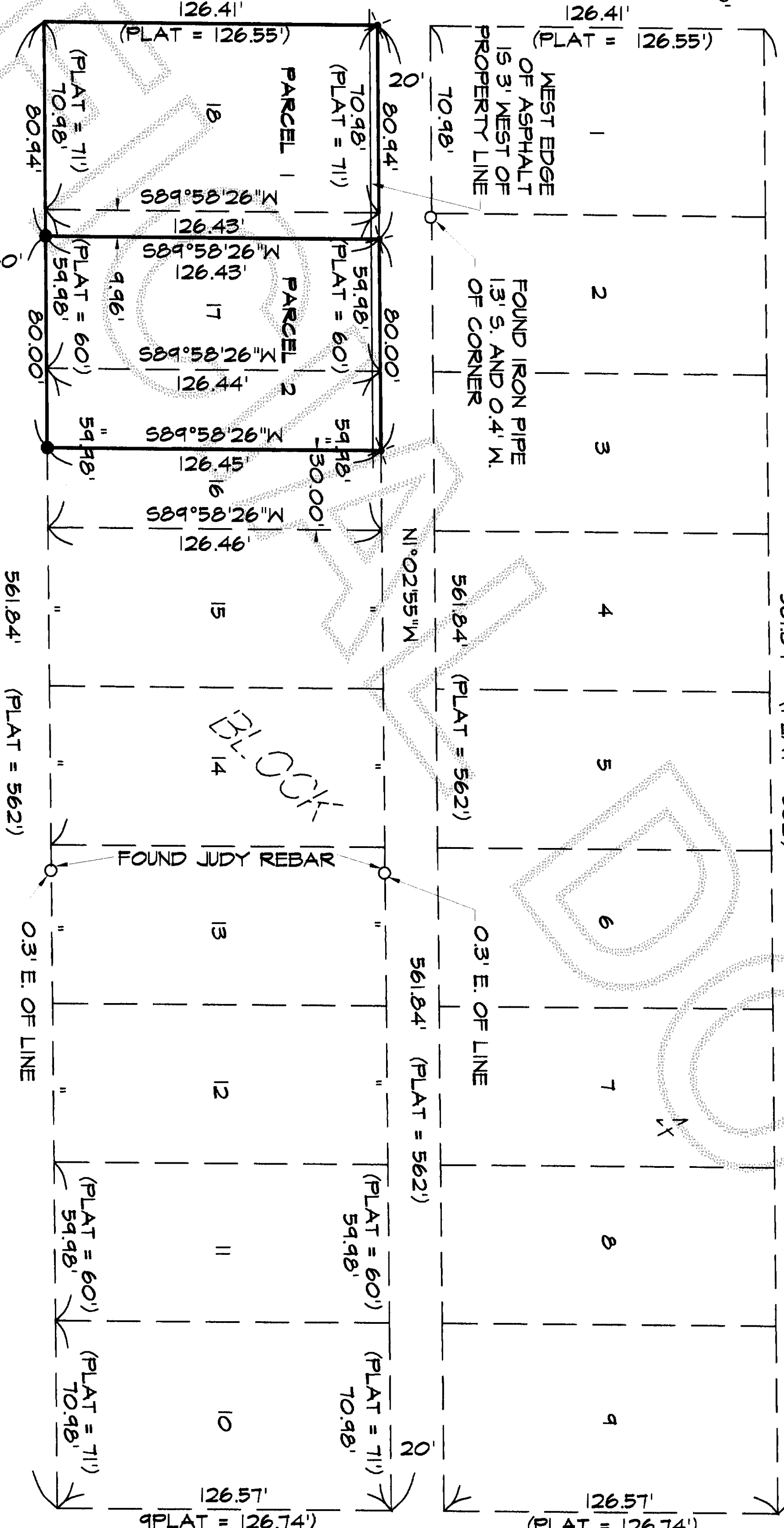
EAST DIVISION STREET

N89°53'45"E
334.31'

N. 14TH ST.

(PLAT = 622) 621.85'

2685.96'



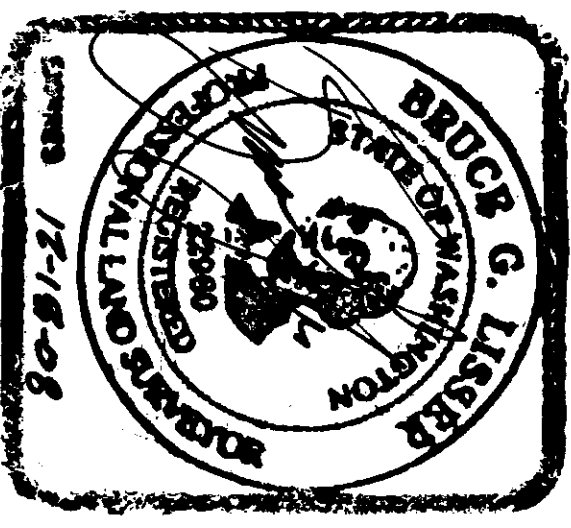
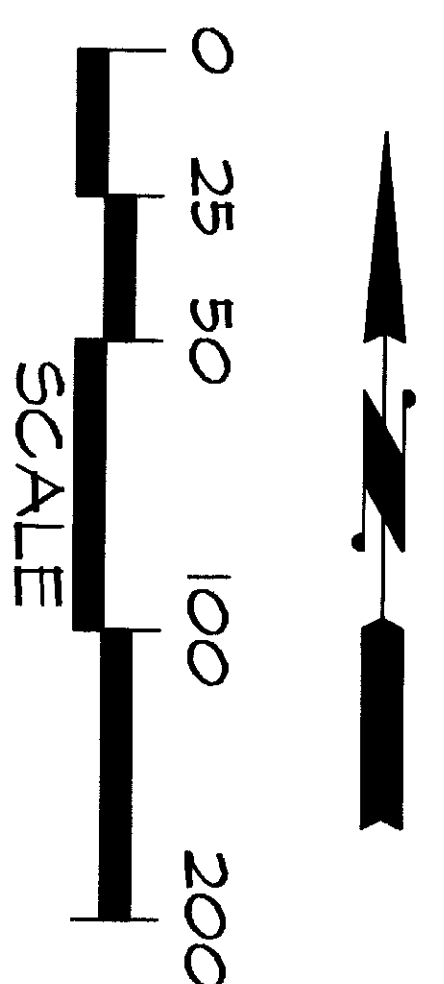
HIGHLAND AVE.

AVE.

333.17' PLAT = 333.50'

ROS VOL. 11, PG. 94

CENTER SECTION COMPUTED PER PREVIOUS SURVEY (SEE NOTE NO. 3)



SHEET 2 OF 2

DATE: 10/18/07

BOUNDARY LINE ADJUSTMENT SURVEY
IN A PORTION OF BLOCK 4
PLAT OF MOUNT VERNON HEIGHTS ADDITION
NE 1/4 OF SEC. 20, T. 34 N., R. 4 E., M.M.
SKAGIT COUNTY, WASHINGTON
FOR: ASH VENTURES, LLC

LISSEB & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98278 360-414-7442

FB 242 PG 12 MERIDIAN: ASSUMED
SCALE: 1" = 50'
DRAWING: 07-094R05

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10/19/2007 Page 2 of 2 9:32AM