

LEGAL DESCRIPTION
 THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 780 FEET EAST AND 30 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF URBAN AVENUE AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 567036 AND THE NORTH LINE OF THE CLEAR LAKE AND WOOLLEY ROAD (NOW COLLEGE WAY) AS SHOWN ON THE "PLAT OF MOUNT VERNON AGRICULTURE, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 102; THENCE NORTH ALONG THE EAST LINE OF URBAN AVENUE, AND ITS SOUTHERLY EXTENSION A DISTANCE OF 416.84 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF COLLEGE WAY, A DISTANCE OF 209 FEET; THENCE SOUTH TO A POINT ON THE NORTH LINE OF COLLEGE WAY WHICH IS 209 FEET EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

EXCEPT THE WEST 10 FEET OF THE SOUTH 10 FEET THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 460430.
 ALSO EXCEPT THE PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED NOVEMBER 12, 1991 UNDER AUDITOR'S FILE NO. 91111120035.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
 (THE ABOVE LEGAL DESCRIPTION IS BASED ON CHICAGO TITLE COMPANY, ORDER NO. IC45493, DATED APRIL 10, 2008)

TOGETHER WITH
 THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM, DESCRIBED AS FOLLOWS:

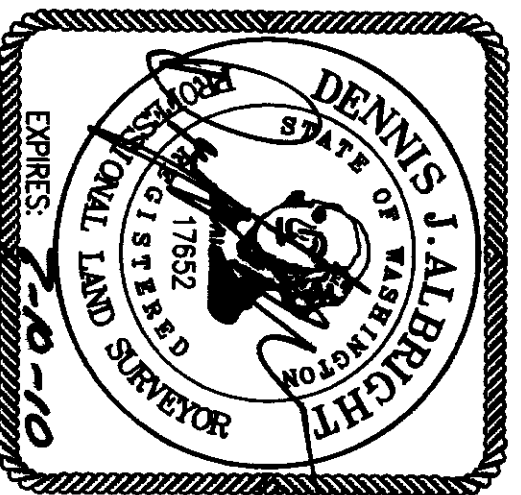
COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION THAT IS 780 FEET EAST OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING 10 FEET WEST OF THE EAST LINE OF THE ABANDONED RIGHT OF WAY OF THE BELLINGHAM AND SKAGIT RAILWAY COMPANY AND SAID POINT ALSO BEING ON THE EAST LINE OF URBAN AVENUE EXTENDED SOUTH AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 567036, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTH, ALONG A LINE PARALLEL TO AND 10 FEET WEST OF THE EAST LINE OF THE ABANDONED RIGHT OF WAY OF THE BELLINGHAM AND SKAGIT RAILWAY (BEING THE CERTAIN TRACT OF LAND CONVEYED TO WILLIAM G. HULBERT, ET UX, BY DEED RECORDED MAY 27, 1978, UNDER AUDITOR'S FILE NO. 878235, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE CONTINUE NORTH ALONG SAID PARALLEL LINE AND THE EAST LINE OF URBAN AVENUE A DISTANCE OF 30.01 FEET; THENCE EAST OR LESS TO A POINT THAT IS 129 FEET NORTHWEST QUARTER, 610.74 FEET, MORE OR LESS, TO THE MAIN TRACK OF THE GREAT NORTHERN RAILWAY COMPANY (NOW BURLINGTON NORTHERN) AS ORIGINALLY LOCATED AND CONSTRUCTED, SAID POINT BEING ON THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE GREAT NORTHERN RAILWAY COMPANY BY DEED RECORDED SEPTEMBER 11, 1967, UNDER AUDITOR'S FILE NO. 704195, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF THE GREAT NORTHERN TRACT, BEING A LINE THAT IS PARALLEL WITH AND 125 FEET NORTHWESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE MAIN TRACT OF THE SAID GREAT NORTHERN RAILWAY RIGHT OF WAY, A DISTANCE OF 505.30 FEET, MORE OR LESS, TO THE NORTH LINE OF THAT CERTAIN STRIP OF LAND CONVEYED TO THE STATE OF WASHINGTON FOR HIGHWAY PURPOSES BY DEED RECORDED MAY 4, 1951, UNDER AUDITOR'S FILE NO. 460429, RECORDS OF SKAGIT COUNTY, WASHINGTON (SAID POINT BEING 45 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE WEST ALONG THE NORTH LINE OF SAID HIGHWAY TRACT, 129.51 FEET, MORE OR LESS, TO THE EAST LINE OF THE WILLIAM G. HULBERT TRACT REFERRED TO HEREIN ABOVE; THENCE NORTH ALONG THE EAST LINE OF THE SAID HULBERT TRACT 401.84 FEET, MORE OR LESS TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID HULBERT TRACT 209 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
 (LEGAL DESCRIPTION IS BASED ON CHICAGO TITLE COMPANY, ORDER NO. IC46020, DATED JUNE 18, 2008)

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 FWD DEVELOPMENT IN 2008.

DATE: 9-17-08
 DENNIS J. ALBRICHT PLUS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 17852



SCHEDULE B-001 EASEMENTS

- ORDER IC46020
 - 1. AFN 178764 AND 234986 P&P&L EASEMENT AS SHOWN HEREON.
 - 2. AFN 9107220080 SLOPE EASE TO THE STATE OF WASHINGTON AS SHOWN HEREON.
 - 3. AFN 9201070103, P&P&L EASEMENT ALONG THE SOUTH 10 FEET AS SHOWN HEREON.
 - 4. AFN 578562, THIS APPEARS TO NOT AFFECT THE PARCEL. THE TITLE COMPANY HAS STATED THAT THEY WILL BE ISSUING A NEW TITLE REPORT WITH THIS ITEM OMITTED.
- ORDER IC45493
- 1. AFN 234986, EASEMENT TO P&P&L AS SHOWN HEREON.
 - 2. AFN 9112180089, AS SHOWN HEREON.
 - A. AFN 200803270163, POSSESSION AND USE AGREEMENT AS SHOWN HEREON.

OCCUPATION NOTE

THIS SURVEY HAS DETECTED 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.

RESEARCH

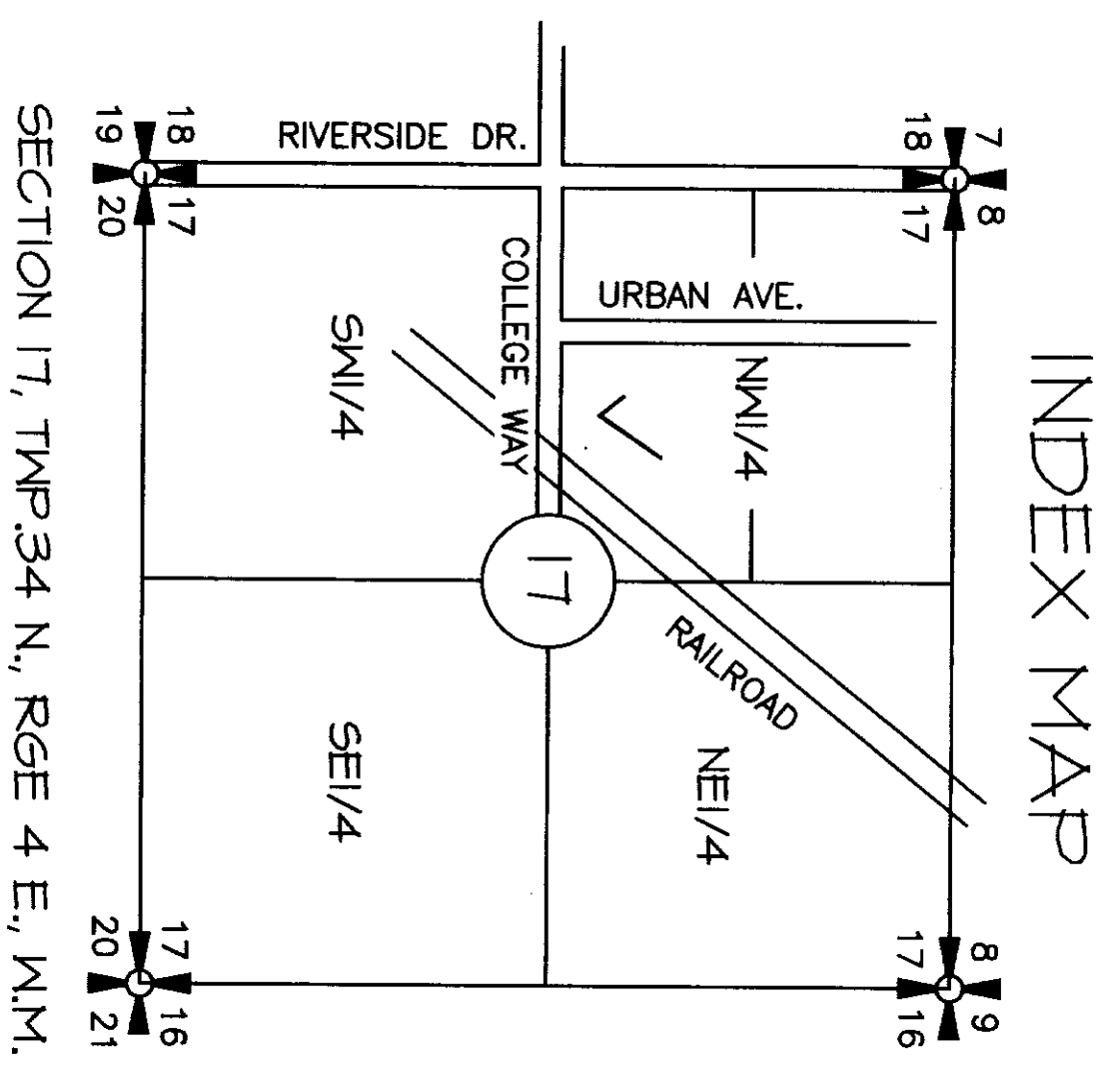
SURVEY RECORDED UNDER AFN'S 9906100066, 200411160108, 200511300103 AND WSDOT PLANS FOR SR538 DATED 4-15-88

INSTRUMENT NOTE

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE S6", LEICA TOQA 1105" AND A TRIMBLE 5800 DUAL FREQUENCY GPS RECEIVER, STANDARD ERROR DISTANCE +/- ZCM (+ 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

SURVEY NOTES

- 1. HELD ANGLE SHOWN ON SURVEY RECORDED UNDER AFN 9906100066 FOR ALIGNMENT OF URBAN AVE. USED FOUND PK TO THE NORTH FOR THE CENTERLINE OF URBAN AVE. AND INTERSECTED THIS LINE WITH COLLEGE WAY.
- 2. AFN 200803270163 DOES NOT CLOSE ON THE NORTH LINE OF WSDOT RIGHT OF WAY BY THE STATED DISTANCES. THE CALL IN THE LEGAL DESCRIPTION OF 29.87' TO THE NORTH LINE OF THE STATE RIGHT OF WAY DOES NOT WORK. THE CALCULATED DISTANCE IS 36.64' WHICH AFFECTS THE AREA AS STATED IN THE DOCUMENT. THE NEW CALCULATED AREA IS 6657 SQUARE FEET.
- 3. ALL OF THE PROPERTY CORNERS HAVE BEEN SET OR FOUND EXCEPT THE CORNERS WITHIN THE EXISTING ROAD OF URBAN WAY. THE EAST SIDE OF THE POSSESSION AND USE AGREEMENT AS RECORDED UNDER AFN 200803270163 WAS STAKED WITH REBARS AS SHOWN HEREON.
- 4. THE AREA OF THIS PARCEL IS 205,170 SQ FT = 4.71 ACRES (THE POSSESSION AND USE AGREEMENT AREA WOULD REDUCE THIS TO 198,513 SQ FT = 4.56 ACRES.)
- 5. THERE IS CURRENTLY A MATERIALS SORTING OPERATION TAKING PLACE IN THE EASTERLY AND NORTHEASTERLY PORTION OF THE SITE.

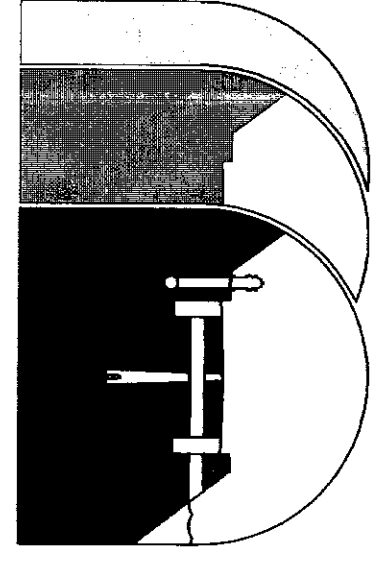


SHT 1 OF 2

RECORD OF SURVEY

FOR FWD DEVELOPMENT

A PORTION OF S1/2 OF THE NW 1/4 SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SKAGIT COUNTY, STATE OF WASHINGTON



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: 9-15-08 BY: JDM SCALE: 1" = 50'
 PROJECT NO. 8084 8084R05.DWG FB. 25/50 + 25/50

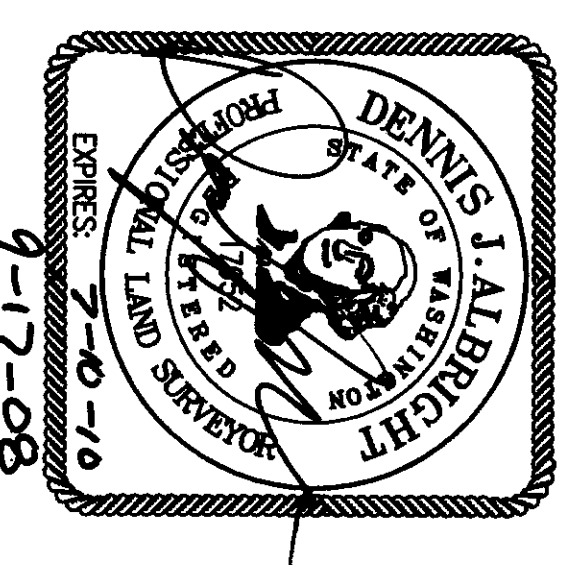
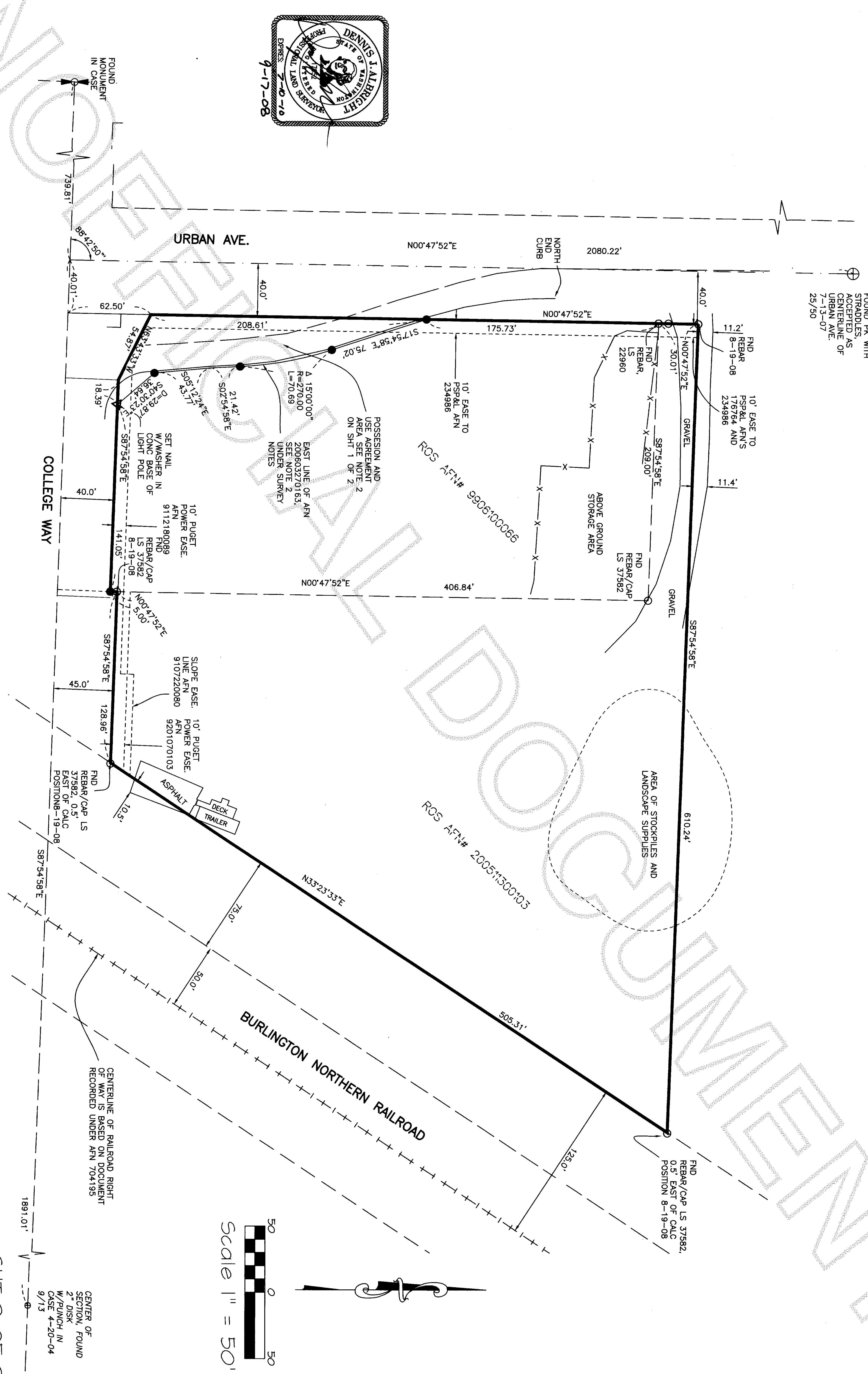
FILED FOR RECORD AT THE REQUEST OF SOUND DEVELOPMENT GROUP, LLC
 200809170082
 Skagit County Auditor
 9/17/2008 Page 1 of 2 2:33PM

Skagit County Auditor
 Dennis J. Albricht
 Deputy Auditor

PORTION OF THE SOUTH 1/2 OF THE NW 1/4, SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM

200809170082
Skagit County Auditor

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LEGEND

- SURVEY MARKER RECOVERED AS NOTED
- SET 5/8" REBAR WITH CAP STAMPED "LS 17652"
- X— FENCE LINE
- ▽ NAIL/WASHER
- D DEED DISTANCE

BASIS OF BEARING

ASSUMED SOUTH 87° 54' 58" EAST BETWEEN THE WEST QUARTER CORNER AND THE EXISTING CENTER OF SECTION 17.



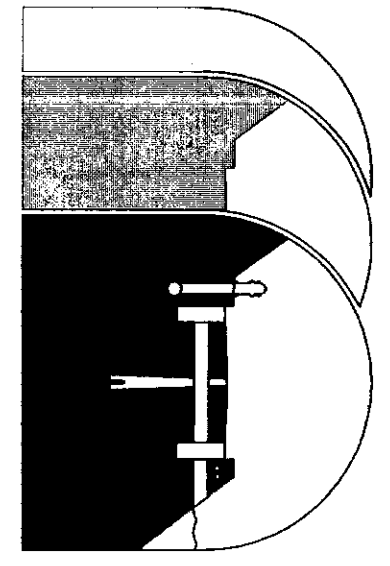
SHT 2 OF 2

RECORD OF SURVEY

FOR FWD DEVELOPMENT

A PORTION OF S1/2 OF THE NW 1/4 SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. SKAGIT COUNTY, STATE OF WASHINGTON

DATE:	9-15-08	BY:	JCH	SCALE:	1" = 50'
PROJECT NO.:	8084	FILE:	25/50 + 25/50		



Sound Development Group

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1111 Cleveland Avenue, Suite 202
Mount Vernon WA. 98273
Tel: 360-404-2010 Fax: 360-404-2013