

AUDITOR'S CERTIFICATE

Filed for the record at the request of Legro & Associates.

200810220059  
Skagit County Auditor  
10/22/2008 Page 1 of 1 1:10:06AM

J. Yungquist  
Skagit County Auditor  
LEGAL DESCRIPTION

Lots 4 and 5 and abutting vacated alley lying Northerly and Southerly of the Eastern and Western extension of the North and South lines of said Lots 4 and 5, Block "A" of the plat of the Map of La Conner, according to the plat thereof, recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington.

EXCEPT that portion thereof, if any, lying Westerly of a line 3 feet East of and parallel to the base of the hill, as conveyed to Glenn B. Overstreet and June S. Overstreet, husband and wife, by that instrument recorded under Auditor's File No. 726673, records of Skagit County, Washington;

AND ALSO EXCEPT the following described tract:

Beginning at the Northwest corner of Block "A", said plat of the Map of La Conner, thence S 31°04'20" W along the West line of Block "A", a distance of 19.18 feet; thence East, a distance of 47.84 feet; thence N 0°08'00" W, a distance of 16.15 feet to a point on the North line of Block "A", thence S 89°47'42" W along said North line of Block "A", a distance of 37.90 feet to the Northwest corner of Block "A" and the point of beginning.

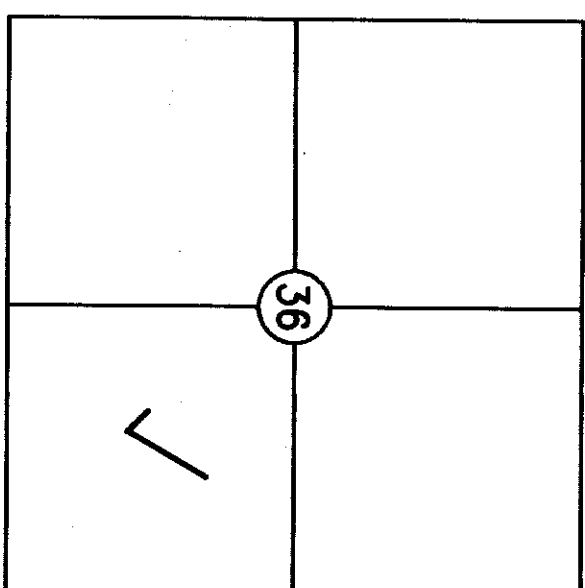
Situate in the County of Skagit, State of Washington.

NOTES

1. Legal Description for this survey is taken from Statutory Warranty Deed from Joan & Donald Drake, to D & S La Conner Properties, LLC by that instrument recorded August 15, 2008 under Auditor's File No. 200808150220, records of Skagit County, Washington.
2. For additional survey information refer to surveys recorded under Auditor's File No.s. 9007030002, 9607260053 and 8503070009, all records of Skagit County, Washington.
3. Basis of Bearing - the centerline of Maple Avenue as being N 29°56'00" E based upon existing monumentation.
4. Survey Method: Field Traverse  
Instrumentation: TOPCON GTS-2B(20)  
Theodolite: Minimum Horizontal Circle Reading of 20"  
E.D.M.: Accuracy ± (5mm + 5ppm)
5. Meridian - Assumed
6. Distances shown are in feet and decimals of a foot.
7. This survey has been completed without the benefit of a current title report and may be subject to Easements, Covenants, Restrictions, Reservations or other instruments of record.
8. It is my opinion that the intention of the legal description for the Exception to Lot 5 of this property survey was originally written to coincide with the Southern projection of the East property line per survey on record under AF #8503070009 and that the lot corners found as staked by G4 coincide therewith.
9. Review of the original field notes for the Don Drake property survey by Richard L. Judy, PLS as recorded in Volume 6 of Surveys at Page 48 under Auditor's File Number 8503070009 uncovered an angular difference of 0°12'30" at the centerlines of monumented Washington and Maple Avenues. This accounts for the Northing error found between the mapped and staked South line of Block "A", Map of La Conner.

RECORD OF SURVEY

D & S LA CONNER PROPERTIES, LLC  
PROPERTY SURVEY  
LOT 4 & PTN. OF LOT 5 TOW VACATED ALLEY,  
BLK. "A", MAP OF LA CONNER  
SEC. 36, T. 34 N., R. 2 E., W.M.  
LA CONNER, SKAGIT COUNTY, WASHINGTON



VICINITY MAP

(Not to Scale)

Sec. 36, T. 34 N., R. 2 E.

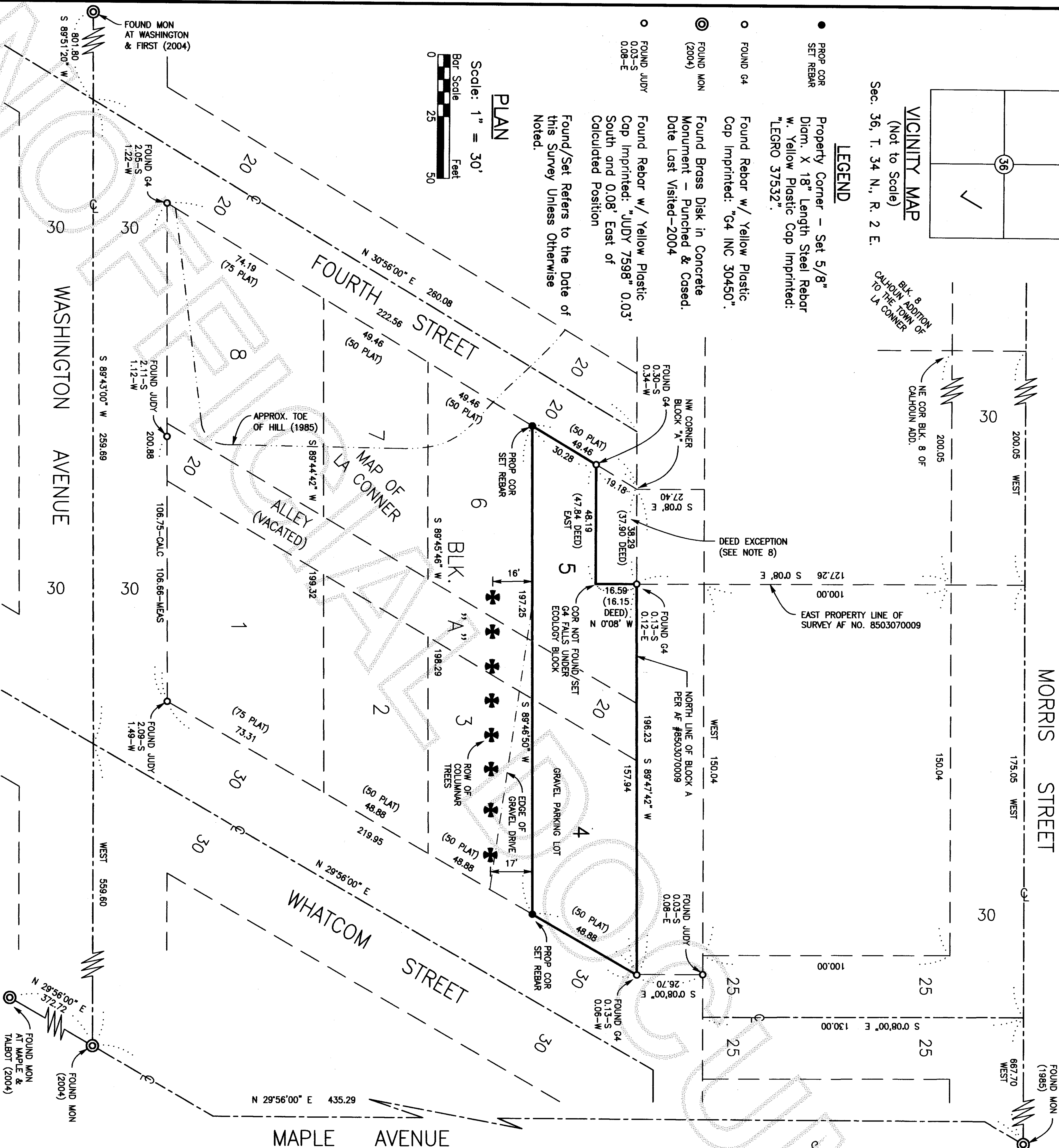
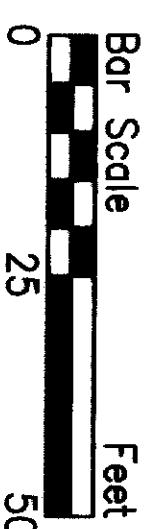
LEGEND

- PROP COR SET REBAR  
Property Corner - Set 5/8" Diam. X 18" Length Steel Rebar w. Yellow Plastic Cap Imprinted: "LEGRO 37532".
- FOUND G4  
Found Rebar w/ Yellow Plastic Cap Imprinted: "G4 INC 30450".
- ◎ FOUND MON (2004)  
Found Brass Disk in Concrete Monument - Punched & Cased. Date Last Visited-2004
- FOUND JUDY 0.03-S 0.08-E  
Found Rebar w/ Yellow Plastic Cap Imprinted: "JUDY 7598" 0.03 South and 0.08 East of Calculated Position

Found/Set Refers to the Date of this Survey Unless Otherwise Noted.

PLAN

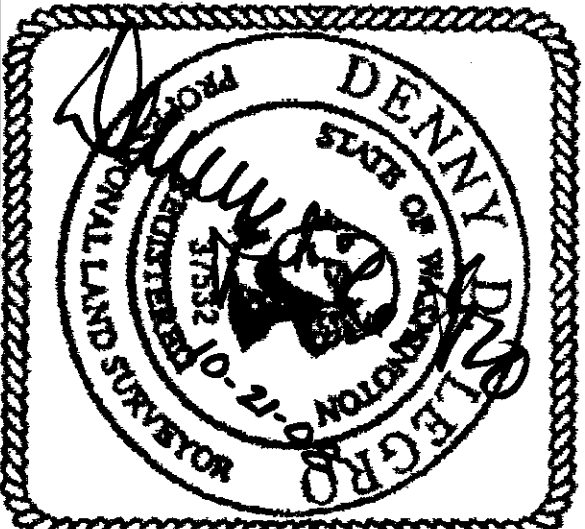
Scale: 1" = 30'



NOTES (CONT'D.)

10. Parcel "B" of Exhibit "A" Legal Description to SWD recorded as AF# 200808150220 as prepared by Chicago Title Company erroneously references the plat of the Town of La Conner. At their request we have rectified this error in our legal description to read the plat of the Map of La Conner per plat recorded in Vol. 2 of Plats, page 49.

DRAWN BY: THH



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 in August 2008 at the request of Don Drake.

LEGRO & ASSOCIATES  
Engineer & Land Surveyors  
1321 South 2nd Street  
Mount Vernon, WA 98273  
Phone: (360) 336-3220

DENNY D. LEGRO  
Registered Professional  
Land Surveyor  
Lic. # 37532 Date: 10-21-08