

LEGAL DESCRIPTIONS

PARCEL "A"

THE SOUTH 1,122.50 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;
EXCEPT THE SOUTH 565.33 FEET THEREOF;
EXCEPT THE SOUTH 214.00 FEET THEREOF;
AND EXCEPT THE NORTH 15.33 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 17;
AND ALSO EXCEPT TRACT A OF SURVEY RECORDED AUGUST 4, 1997 UNDER AUDITOR'S FILE NO. 9708040071 IN VOLUME 19 OF SURVEYS, PAGE 153, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL "B"

THE SOUTH 1,122.50 FEET OF THE EAST 15.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE SOUTH 565.33 FEET THEREOF.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL "C"

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES OVER AND ACROSS THE WEST 30.00 FEET OF THE FOLLOWING DESCRIBED TRACT:

THE NORTH 285.33 FEET OF THE SOUTH 565.33 FEET OF THE WEST 333.00 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH THE NORTH 285.33 FEET OF THE SOUTH 565.33 FEET OF THE EAST 15.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL "D"

A NON-EXCLUSIVE EASEMENT OF INGRESS, EGRESS, DRAINAGE AND UTILITIES OVER AND ACROSS THE WEST 30.00 FEET OF THE FOLLOWING DESCRIBED TRACT:

THE EAST 98.50 FEET OF THE WEST 143.50 FEET OF THE NORTH 250.00 FEET OF THE SOUTH 280.00 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH THE WEST 45.00 FEET OF THE NORTH 250.00 FEET OF THE SOUTH 280.00 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

TOGETHER WITH THE EAST 15.00 FEET OF THE NORTH 250.00 FEET OF THE SOUTH 280.00 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL "E"

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE WEST 354.56 FEET OF THE EAST 568.56 FEET OF THE NORTH 25.00 FEET OF THE SOUTH 1,142.50 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL "G"

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF THE WEST 184.00 FEET OF THE EAST 214.00 FEET OF THE NORTH 60.00 FEET OF THE SOUTH 1,182.50 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;
THENCE SOUTH 8755.03" EAST, 184.03 FEET TO THE SOUTHEAST CORNER OF SAID WEST 184.00 FEET OF THE EAST 214.00 FEET OF THE NORTH 60.00 FEET OF THE SOUTH 1,182.50 FEET;
THENCE NORTH 01°01'55" EAST, 60.01 FEET ALONG THE EAST LINE THEREOF TO THE NORTHEAST CORNER THEREOF;
THENCE NORTH 8755.03" WEST 90.14 FEET ALONG THE NORTH LINE OF SAID SOUTH 1,182.50 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 32°03'12", AN ARC DISTANCE OF 72.73 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 60°01'45" WEST, 0.34 FEET TO THE NORTH LINE OF THE SOUTH 1,162.50 FEET OF SAID SUBDIVISION;
THENCE NORTH 8755.03" WEST, 24.24 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF SAID EAST 214.00 FEET, TO THE NORTH 1,182.50 FEET OF SAID SUBDIVISION;
THENCE SOUTH 01°01'55" WEST, 40.01 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, 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 THE MOLNICK GROUP IN JULY, 2008.

Richard A. Healey
RICHARD A. HEALEY, P.L.S.
CERTIFICATE NO. 20719

7/23/09
DATE

LEGAL DESCRIPTIONS (CONTINUED)

PARCEL "H"

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST 184.00 FEET OF THE EAST 214.00 FEET OF THE SOUTH 1,122.50 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;
THENCE SOUTH 8755.03" EAST, 92.79 FEET ALONG THE NORTH LINE OF SAID SOUTH 1,122.50 FEET TO A POINT OF TANGENCY;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 70.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 87°55'03" WEST, THROUGH A CENTRAL ANGLE OF 32°03'12", AN ARC DISTANCE OF 39.16 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 60°01'45" WEST, 28.62 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 14°54'00", AN ARC DISTANCE OF 33.81 FEET TO THE WEST LINE OF SAID EAST 214.00 FEET OF THE SOUTH 1,122.50 FEET TO THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17;
THENCE NORTH 01°01'55" EAST 39.90 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL "I"

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE FOLLOWING DESCRIBED TRACT:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;
THENCE NORTH 01°01'55" EAST ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 843.99 FEET;
THENCE NORTH 8755.04" WEST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION TO A POINT ON A LINE PARALLEL WITH AND 214.00 FEET DISTANCE, AS MEASURED PERPENDICULARLY FROM SAID EAST LINE OF SAID SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE NORTH 8755.04" WEST, A DISTANCE OF 30.01 FEET;
THENCE SOUTH 01°01'55" WEST, A DISTANCE OF 71.60 FEET TO THE BEGINNING OF A TANGENT CURVE OF 95.00 FOOT RADIUS CONCAVE NORTHEASTERLY;
THENCE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 46°49'35" FOR A DISTANCE OF 77.64 FEET, TO A POINT OF ON THE WEST LINE OF LOT 2 OF MOUNT VERNON SHORT PLAT 4-87, AS RECORDED IN VOLUME 8 OF SHORT PLATS, PAGE 8, UNDER AUDITOR'S FILE NO. 8712210075, RECORDS OF SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 01°01'55" EAST ALONG THE WEST LINE OF SAID LOT 2 AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 140.33 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

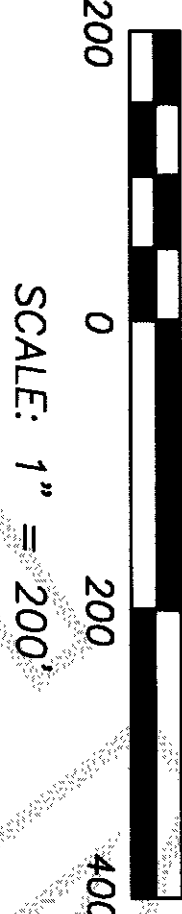
PARCEL "K"

A NON-EXCLUSIVE EASEMENT ESTABLISHED BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NO. 9510100080, RECORDS OF SKAGIT COUNTY, WASHINGTON, FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE SOUTH 30.00 FEET OF LOT 2 OF MOUNT VERNON SHORT PLAT NO. WY-4-87, APPROVED DECEMBER 17, 1987 AND RECORDED DECEMBER 21, 1987, AS AUDITOR'S FILE NO. 8712210075, IN VOLUME 8 OF SHORT PLATS, PAGE 8, RECORDS OF SKAGIT COUNTY, BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;

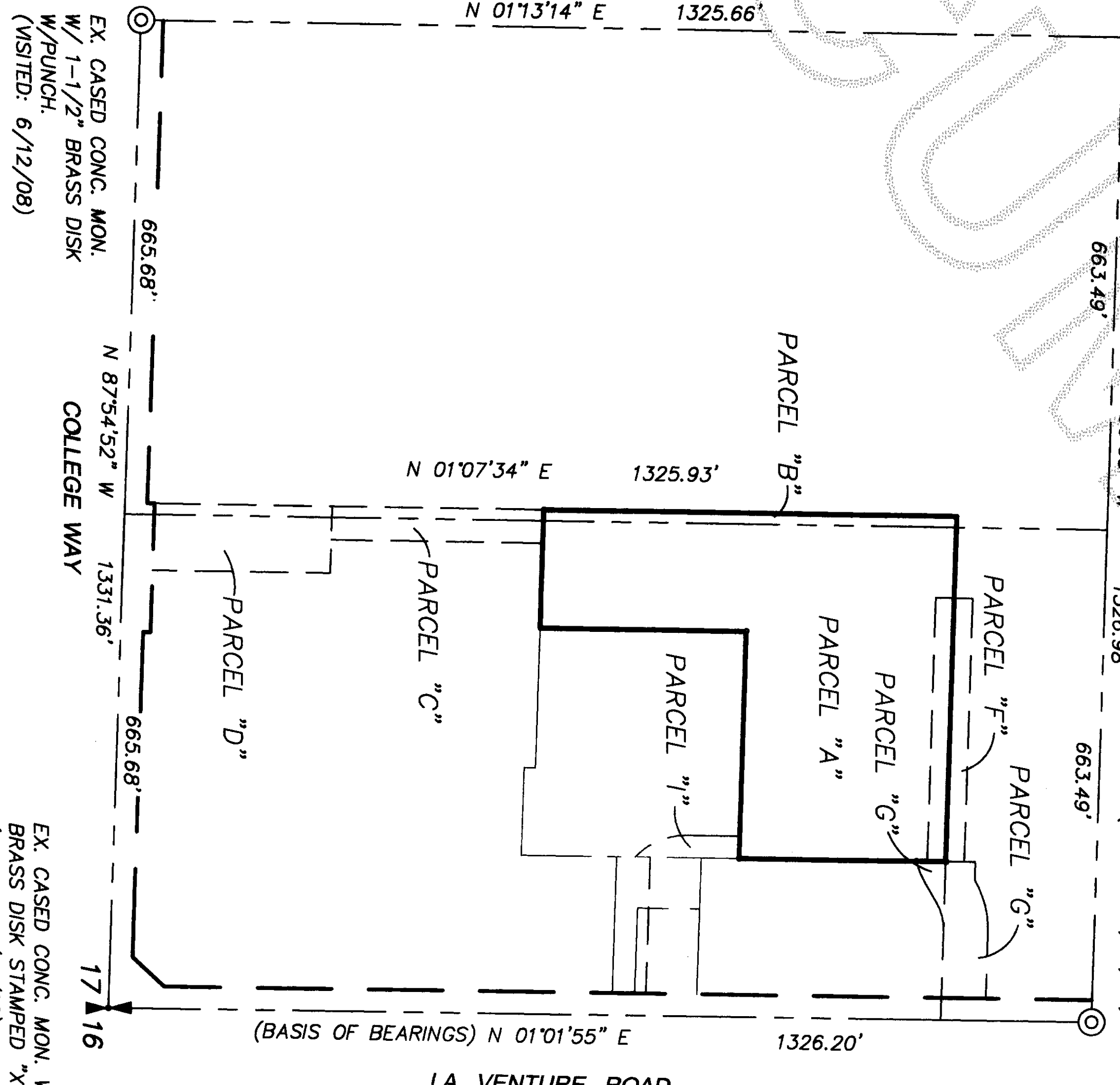
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS BOTH THE SOUTH 15.00 FEET OF LOT 1 OF SAID SHORT PLAT, AND THE NORTH 15.00 FEET OF THE SOUTH 45.00 FEET OF LOT 2 OF SAID SHORT PLAT.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

GRAPHIC SCALE



CALCULATED PER R.O.S.,
A.F. NO. 9708040071
EX. CASED CONC. MON. W/IRON ROD.
(VISITED: 6/12/08)



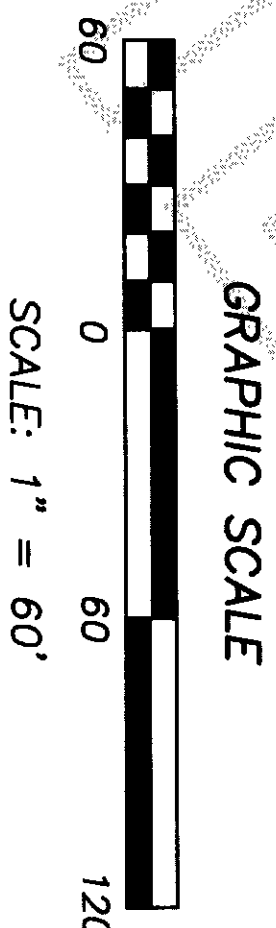
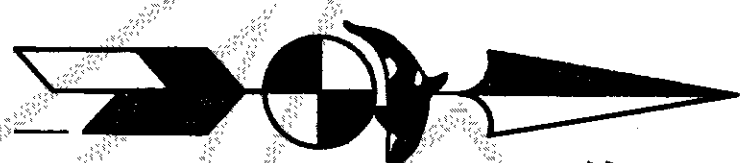
SECTION SUBDIVISION
SE 1/4, NE 1/4, SEC. 17

RECORD OF SURVEY FOR
THE MOLNICK GROUP

IN THE SE 1/4 OF THE NE 1/4 OF SECTION 17, T.34N., R.4E., W.M.
SKAGIT COUNTY, WASHINGTON

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-259-3400 FAX: 425-259-1616

JOB NO. 2008035
DATE: 7/15/08
DWG BY: J.K.B.
F.B. 802, PG. 37
SHEET 1 of 2



EQUIPMENT & PROCEDURES

INSTRUMENTATION: LEICA TORM1205 TOTAL STATION

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

PRECISION: MEETS OR EXCEEDS W.A.C. 333-130-090 REQUIREMENTS

BASIS OF BEARING: THE MONUMENTED CENTERLINE OF NORTH LA VENTURE ROAD, PER THE RECORD OF SURVEY, RECORDED UNDER AUDITOR'S FILE NUMBER 9708040071, RECORDS OF SKAGIT COUNTY, WASHINGTON.

NOTES:

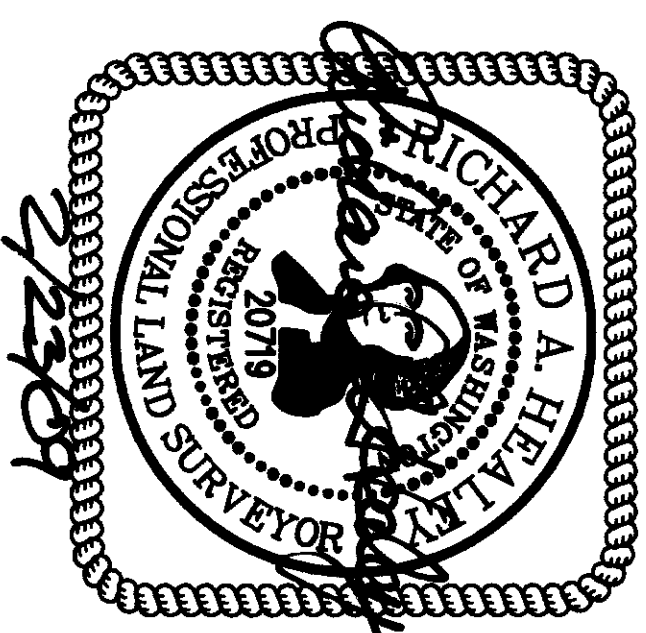
- 1) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT, BUT DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
- 2) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT THE EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
- 3) THE BOUNDARY LINES, AS SHOWN, AND THE PROPERTY CORNERS, AS SET, REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

REFERENCE:

RECORD OF SURVEY, A.F. NO. 9708040071, RECORDS OF SKAGIT COUNTY, WA.

LEGEND

- SET 1/2" REBAR W/CAP "ORCA 20719"
- EXISTING REBAR W/CAP "21591", EXCEPT AS NOTED
- (R) RECORD OF SURVEY, A.F. NO. 9708040071
- (M) MEASURED
- (C) CALCULATED



RECORD OF SURVEY FOR
THE MOLNICK GROUP
IN THE SE 1/4 OF THE NE 1/4 OF SECTION 17, T.34N., R.4E., W.M.
SKAGIT COUNTY, WASHINGTON

ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-258-3400 FAX: 425-258-1616

JOB NO. 2008035
DATE: 7/15/08
DWG BY: J.K.B.
F.B. 802, PG. 37
SHEET 2 of 2

