

Exhibit A

Parcel # P 25851
2210 Riverside Drive

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the State Highway right of way along the West side of said subdivision, 858 feet South of the North line of said Section;
thence North along the East line of said Highway right of way, 99.56 feet to the true point of beginning;
thence East 140 feet;
thence South parallel to the East line of said Highway right of way 95 feet;
thence West to a point on the East line of said Highway right of way which is 95 feet South of the true point of beginning;
thence North along said East line to the true point of beginning,

EXCEPTING from all of the above, the West 10 feet as conveyed to the City of Mount Vernon by deed recorded August 15, 1985, under Auditor's File No. 8508150008.

Situate in the County of Skagit, State of Washington.



200912110068
Skagit County Auditor

Exhibit B

Parcel # P 102726
2204 Riverside Drive

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of the State Highway right of way along the West side of said Section 17, which is 858 feet South of the North line of said Section 17;
thence North $0^{\circ}39'30''$ West 4.56 feet along said Highway right of way line and parallel with the West line of said Section 17;
thence South $89^{\circ}39'30''$ East (called East in previous descriptions) 140.00 feet parallel with the North line of said Section 17;
thence North $0^{\circ}39'30''$ West 20.00 feet parallel with said East line of Highway right of way;
thence South $89^{\circ}39'30''$ East 62.00 feet parallel with said North line of Section 17;
thence South $0^{\circ}39'30''$ East 157.31 feet parallel with said East line of Highway right of way to the South line of a tract described in the deed to Lloyd V. Holmes and Rowena Holmes, husband and wife, recorded November 18, 1941 in Volume 185 of Deeds, page 251, records of Skagit County, Washington;
thence North $89^{\circ}39'30''$ West 202.00 feet along said South line to the Southwest corner thereof which is on said East line of Highway right of way;
thence North $0^{\circ}39'30''$ West 132.75 feet along said East line to the point of beginning,

EXCEPT the West 10 feet thereof as conveyed to the City of Mount Vernon by deed recorded November 5, 1985, under Auditor's File No. 8511050004.

Situate in the County of Skagit, State of Washington.



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Exhibit C

PARKING EASEMENT TERMS AND PROVISIONS

The Beneficial Parking Easement granted herein is for 5 vehicle parking stalls, vehicular access to and from a public street and the necessary pedestrian access associated with such usage. This easement shall extend to the parties herein, their tenants and concessionaires, and the customers, licensees and invitees of the parties hereto and their tenants and concessionaires. The access granted shall be defined as the right of ingress and egress. This easement shall be a temporary easement for a period of one calendar year from the date herein. Within this one year period, Grantor may, at Grantor's expense, move the Beneficial Interest of this easement to property that is located to the East of the Subject Property described in Exhibit A herein. The property for this new parking and access area is within a portion of Parcel number P104170 in the records of the Skagit County Assessor, a copy of which is shown in the attached Exhibit E. If Grantor chooses to make this change, Grantor shall obtain the adjacent Easterly property necessary to develop the required 5 parking stall and access area to a quality and manner equal to that of the Parking Lot in existence on the parcel in said Exhibit A, and Grantee or their assigns agree to cooperate in obtaining a boundary line adjustment to complete said development. Said boundary line adjustment shall be done solely at the Grantor's expense. As a result of this boundary adjustment, this will increase the size of the property in Exhibit A located at 2210 Riverside Drive. Once the increased parking area for said Exhibit A is developed and the boundary line adjustment is approved and recorded, the Temporary Beneficial Parking Easement across the adjacent property described herein in Exhibit B and located at 2204 Riverside Drive shall be automatically rescinded and a removal of said temporary parking easement shall be documented and recorded. No guarantees are made as to the exact amount of property which will be conveyed as part of the boundary line adjustment process other than it will be adequate for the purposes stated herein.

If the Grantor does not, for any reason, develop the parking and access area noted above, within the said time period, the temporary beneficial parking easement shall become permanent and a new easement document shall be recorded to document the rights herein, the associated costs shall be at the Grantor's expense.

This clause shall survive the close of any Escrow within the original one year period.

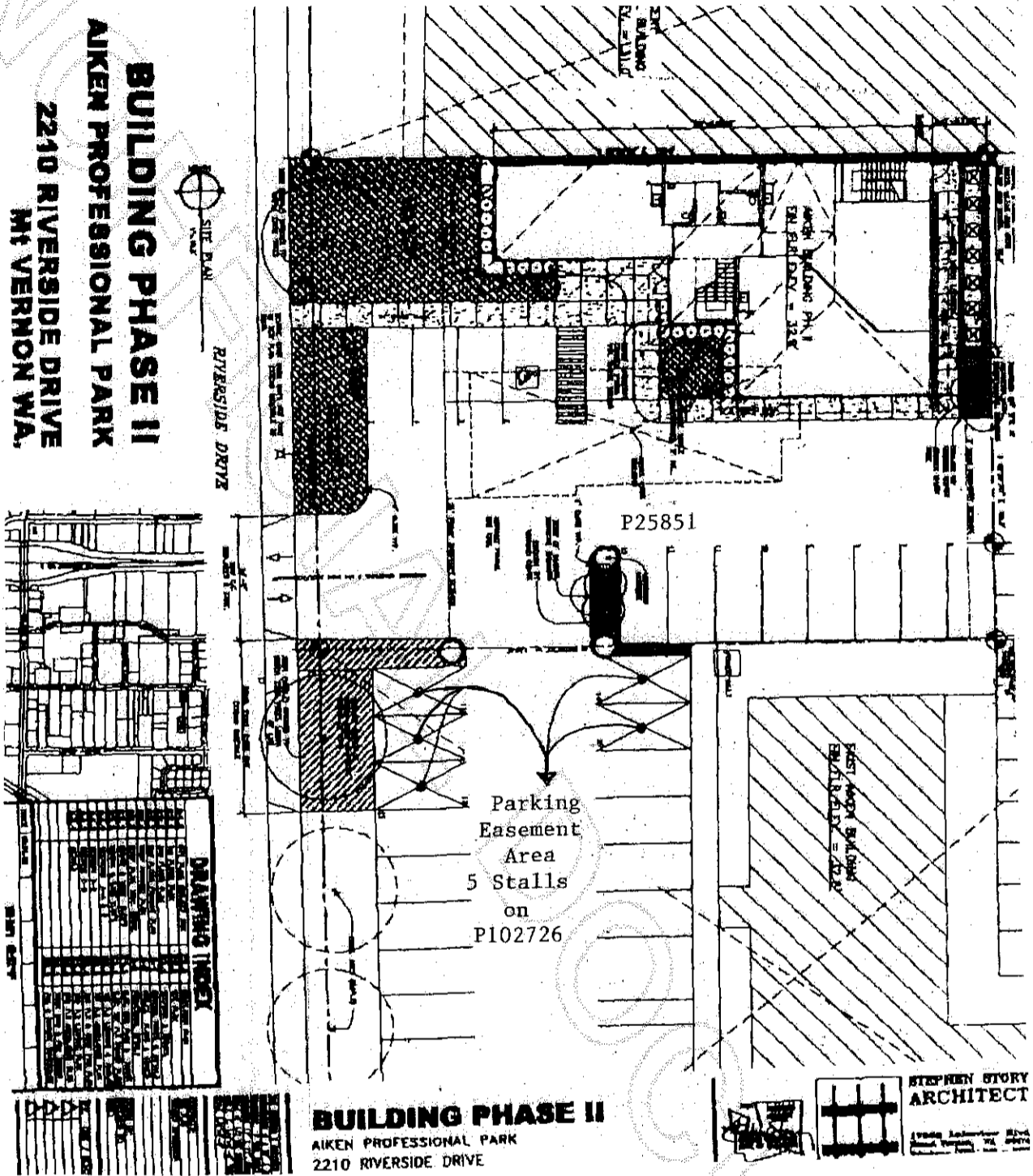
Any maintenance required of the temporary parking and access easement area shall be a shared expense between the parties herein or their assigns.



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BUILDING PHASE II
AIKEN PROFESSIONAL PARK
2210 RIVERSIDE DRIVE
MT VERNON WA.

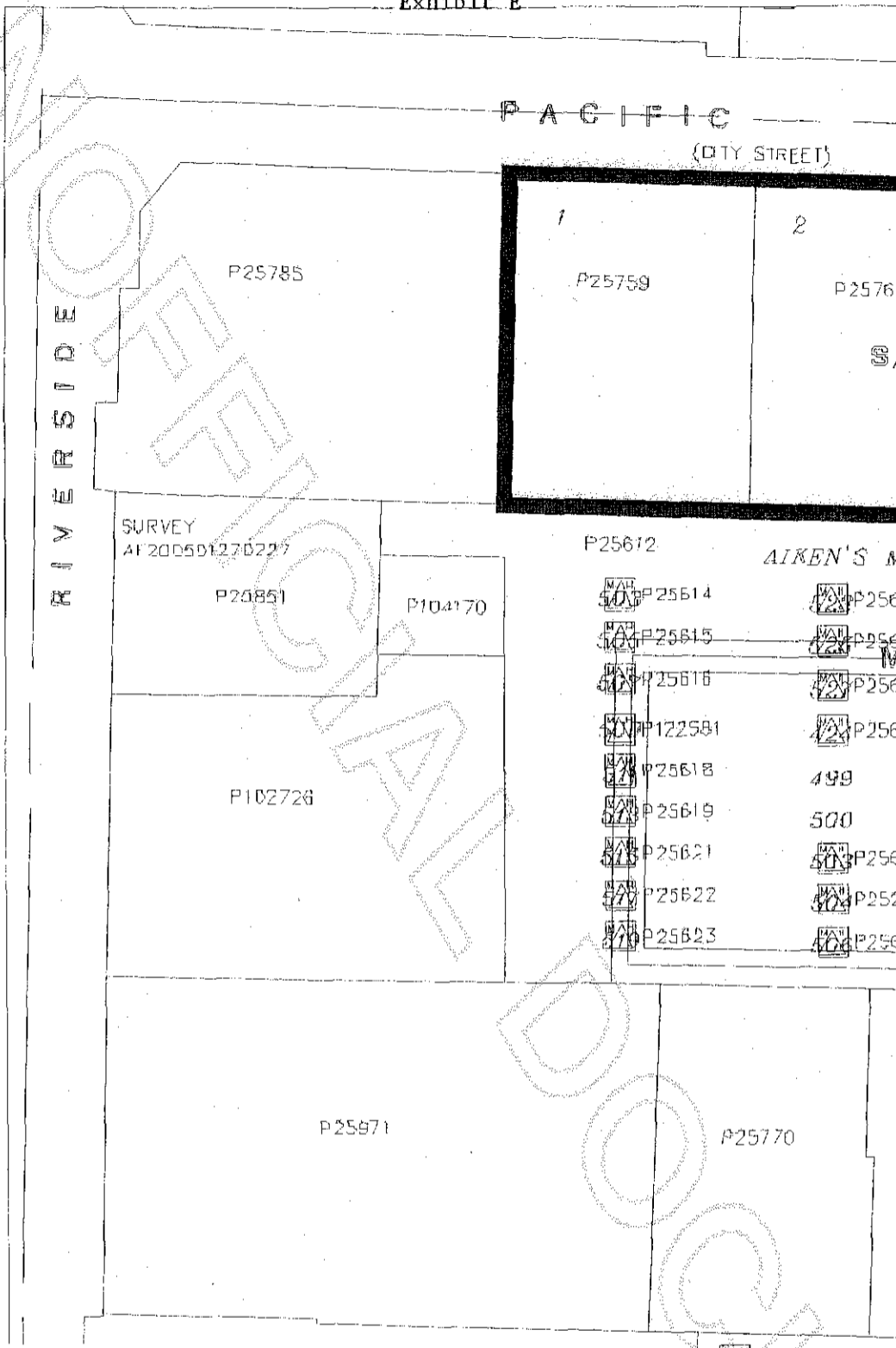


BUILDING PHASE II
AIKEN PROFESSIONAL PARK
2210 RIVERSIDE DRIVE

STEPHEN STORY
ARCHITECT



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