

EXHIBIT A

That portion of the Northwest ¼ of the Northeast ¼ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point where the South line of the Northwest ¼ of the Northeast ¼ of said Section 17 intersects the East right of way line of Windsor Drive and which point is the Northwest corner of Lot 21, "COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON," as per plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington;
thence North 16°56'36" West along the projection of Windsor Drive, if extended Northerly a distance of 329.94 feet to the true point of beginning of this description;
thence South 89°38'14" East parallel to the North line of said College Heights Addition, a distance of 133.42 feet;
thence South 0°21'46" West a distance of 127.50 feet to the North line of that certain road right of way conveyed to the City of Mount Vernon, by deed recorded March 23, 1961, under Auditor's File No. 605566;
thence North 89°38'14" West along the North line of said road right of way, a distance of 75.00 feet;
thence continuing along said road right of way and along a curve to the left having a radius of 60.0 feet to a point that bears South 16°56'36" East from the true point of beginning;
thence North 16°56'36" West to the true point of beginning.

TOGETHER WITH the South 20 feet of Tract "B" of City of Mount Vernon Short Plat No. MV-17-77, located in Section 17, Township 34 North, Range 4 East, W.M., approved October 3, 1977 and recorded in Volume 2 of Short Plats, page 133, under Auditor's File No. 866033, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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