

ALTA/ACSM LAND TITLE SURVEY
FOR:
REAL ESTATE AFFILIATES, INC.

LEGAL DESCRIPTION:

LOTS 19, 20, 21, 22, 23 AND 24, BLOCK 6, KNUTZEN'S ADDITION TO THE TOWN OF BURLINGTON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.
EXCEPT THAT PORTION OF LOTS 22, 23 AND 24 CONVEYED TO THE CITY OF BURLINGTON UNDER AUDITOR'S FILE NO. 200809240055.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. MCS-648693-WA1, DATED APRIL 25, 2014 AT 8:00 A.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

SURVEYOR'S NOTES:

THE ACCOMPANYING SURVEY ("SURVEY") REPRESENTS A TRUE AND CORRECT SURVEY MADE BY ME ON JANUARY 17, 2014 OF THE LAND THEREIN PARTICULARLY DESCRIBED:

THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE BOUNDARY LINES AND THE LINES OF ACTUAL POSSESSION ARE THE SAME;

THE LAND DESCRIBED ON THE SURVEY IS THE SAME AS DESCRIBED IN THE TITLE COMMITMENT DESCRIBED HEREON;

THERE IS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL;

THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS;

THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDING AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS WITHIN THE BOUNDARY LINES AND APPLICABLE SET-BACK LINE OF THE PROPERTY EXCEPT AS SHOWN ON SURVEY, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY;

THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDINGS AND IMPROVEMENTS OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY;

THERE ARE NO EASEMENTS OR USES AFFECTING THE SUBJECT PROPERTY APPEARING FROM A CAREFUL INSPECTION OF THE SAME OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY;

THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES AND IMPROVEMENTS OTHER THAN AS SHOWN ON THE SURVEY;

THE SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WASHINGTON;

THERE ARE NO PARTY WALLS OF VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY BY STREETS, ALLEYS, OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY;

ALL ABOVE GROUND VISIBLE UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE SUBJECT PROPERTY EITHER ENTER THE SUBJECT PROPERTY THROUGH ADJOINING PUBLIC STREETS OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND;

THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL VISIBLE STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; ALL SURFACE DRAINAGE SHEET FLOWS OFF OF THE SUBJECT PROPERTY;

ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY;

THE SUBJECT PROPERTY HAS ACCESS TO AND FROM SHARON AND ALDER STREETS, DULY DEDICATED AND ACCEPTED PUBLIC STREETS OR HIGHWAYS;

EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES OR INGRESS OR EGRESS; AND

THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

AUDITOR'S FILE # 201410170011

Survey For: PORTN NW1/4, NW1/4, SEC.5, TWP.34N, RGE.4E, W.M.

REAL ESTATE AFFILIATES, INC.

Survey By: (360) 435-5551
Cascade Surveying & Engineering, Inc.
P.O. BOX 326, ARLINGTON, WASHINGTON, 98223 (105 EAST DIVISION STREET)

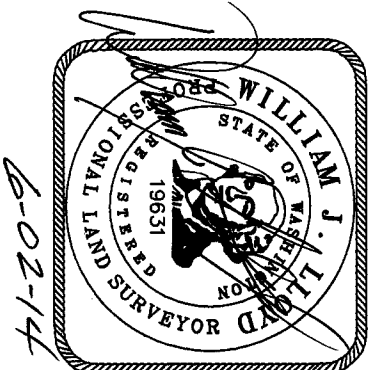


RECORDING CERTIFICATE

FILED FOR RECORD BY:
CASCADE SURVEYING & ENGINEERING, INC.
THIS 17 DAY OF October, 2014 A.D., AT 8:51AM
MINUTES PAST 8 O'CLOCK A.M. AND RECORDED UNDER
AUDITOR'S FILE NO. 201410170011, RECORDS OF
SKAGIT COUNTY, WASHINGTON.
COUNTY AUDITOR
DEPUTY AUDITOR

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 REAL ESTATE AFFILIATES, INC. THIS 17TH DAY OF JANUARY, 2014.
REGISTERED LAND SURVEYOR L.S. NO 19631



WILLIAM J. LLOYD
REGISTRATION/LICENSE NO. 19631
DATE: 6-02-2014

FORM OF CERTIFICATION:

CASH & CARRY STORES, CHICAGO TITLE INSURANCE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, CASCADE BANK, REAL ESTATE AFFILIATES, INC., AGREE DEVELOPMENT, LLC AND AGREE BURLINGTON, LLC, TOGETHER WITH EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(c), 7(c), 7(b)(1), 7(c), 8, 9, 11(c), 13, 16, 17, 18 AND 21 OF TABLE A THEREON. THE FIELD WORK WAS COMPLETED ON JANUARY 17, 2014.

ZONING DATA

ZONING CLASSIFICATION: C 1 COMMERCIAL DISTRICT
BASED ON F.E.M.A. FLOOD MAP PANEL 5306100700. THIS SITE IS IN ZONE X. IT IS NOT IN A FLOOD ZONE OR PLAIN.

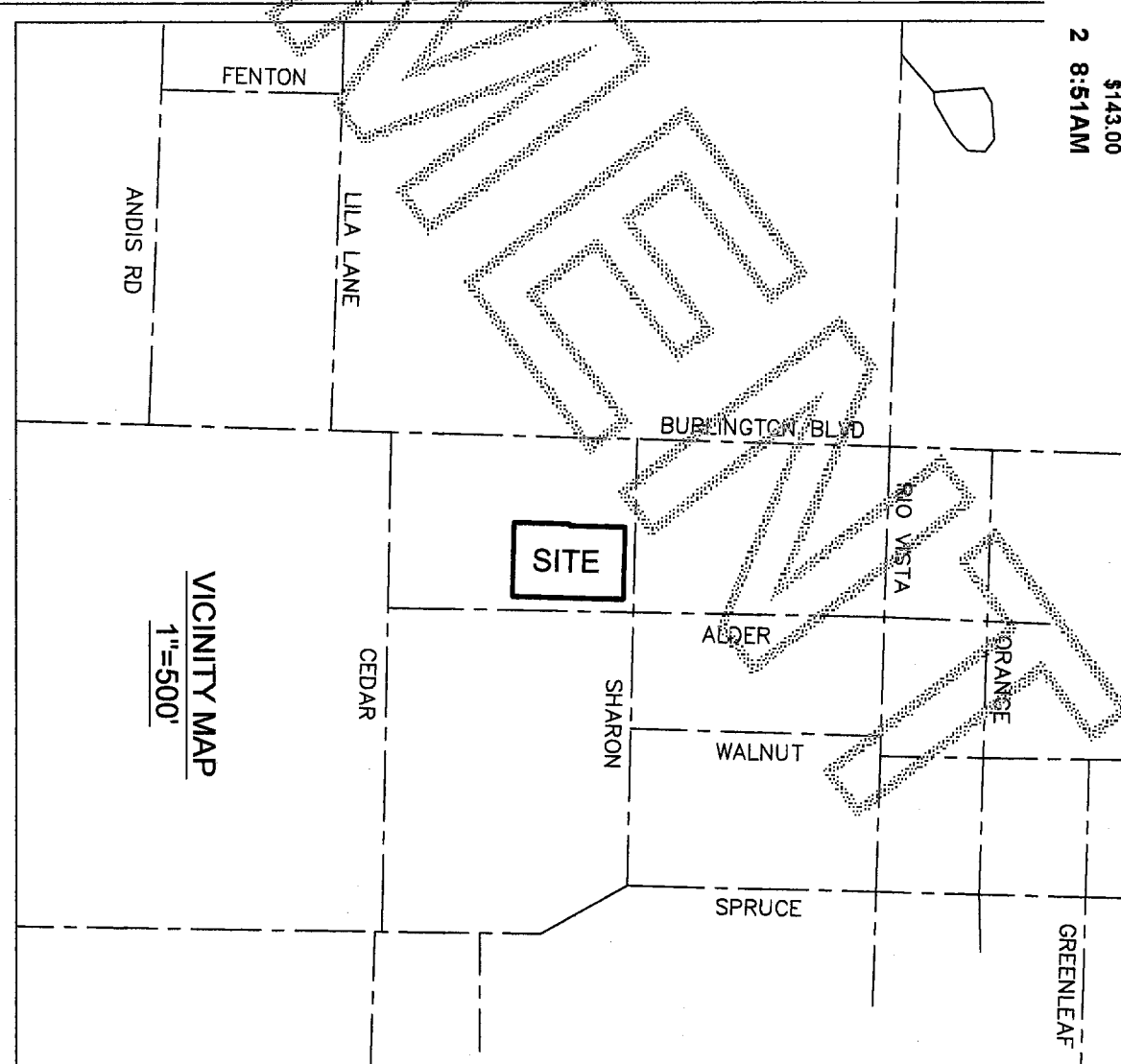
MINIMUM LOT WIDTH: NONE REQUIRED

MINIMUM LOT DEPTH: NONE REQUIRED

MAXIMUM LOT COVERAGE: NONE REQUIRED

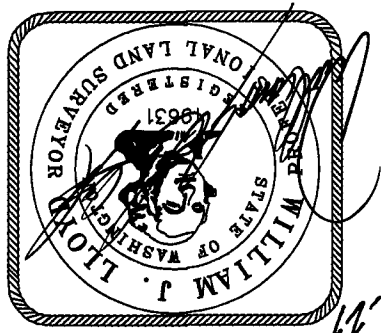
MAXIMUM BUILDING HEIGHT: FOUR STORIES NOT TO EXCEED 45 FEET

MAXIMUM SETBACK REQUIREMENTS: TEN FEET



ALTA/ACSM LAND TITLE SURVEY
FOR:
REAL ESTATE AFFILIATES, INC.

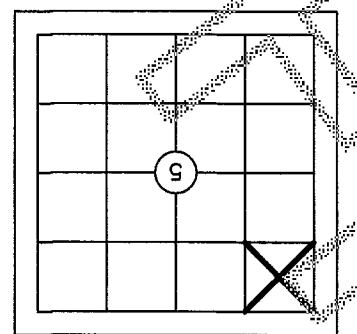
2014-10170011
Skagit County Auditor
10/13/2014 Page 2 of 2 8:51AM
\$143.00



- LEGEND:
- DENOTES 1/2" X 24" REBAR & CAP #LS19631
 - SET THIS SURVEY UNLESS OTHERWISE NOTED
 - DENOTES FOUND PLAT MONUMENT
 - DENOTES CATCH BASIN
 - DENOTES SEWER MANHOLE
 - DENOTES CLEAN-OUT
 - DENOTES POWER POLE
 - DENOTES WATER VALVE
 - DENOTES HYDRANT
 - DENOTES DECIDUOUS TREE
 - DENOTES EDGE ASPHALT
 - DENOTES OVERHEAD POWER
 - DENOTES GAS LINE
 - DENOTES WATER LINE
 - DENOTES SEWER LINE

SURVEY INSTRUMENT USED: SOKKIA SET 5
SURVEY PROCEDURE: CLOSED TRAVERSE
SURVEY PRECISION: THIS SURVEY EXCEEDS FIELD
TRAVERSE REQUIREMENTS OF WAC 332-130-090

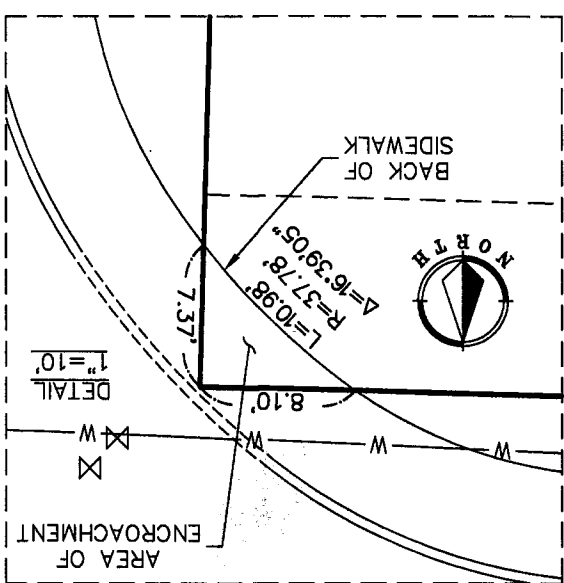
GRAPHIC SCALE



DATUM: NAVD88

ALDER STREET

SHARON STREET



CASCADE SURVEYING & ENGINEERING, INC.



Engineers

Surveyors

Planners

105 E. Division PO Box 326
ARLINGTON, WA 98223
PHONE: (360) 435-5551
FAX: 435-4012

PORTN NW1/4, NW1/4, SEC.5, T14P.34N, RGE.4E, W.M.
JOB # 19936 DRAWN BY: LAF FIELD BOOK # SK. 65
DATE: 1/17/2014 REVISED: CHECKED BY: WIL

SHEET 2 OF 2