

SURVEY DESCRIPTION

(FROM STATUTORY WARRANTY DEED AUDITORS FILE NO. 201304100096)

PARCEL "B"

THE WESTERLY 154.50 FEET OF BURLINGTON NORTHERN RAILROAD COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) 300.00 FOOT WIDE STATION GROUND PROPERTY, AS ACQUIRED BY DEED RECORDED NOVEMBER 1, 1942, IN VOLUME 25 OF DEEDS, PAGE 149, AT BURLINGTON, WASHINGTON, BEING 200.0 FEET WIDE OF THE WESTERLY SIDE AND 100.0 FEET WIDE ON THE EASTERLY SIDE OF SAID RAILROAD COMPANY'S MAIN TRACK CENTERLINE AS NOW LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M., AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, N.M., SKAGIT COUNTY, WASHINGTON, LYING BETWEEN TWO (2) LINES DRAWN PARALLEL WITH AND DISTANT, RESPECTIVELY, 40.50 FEET AND 200.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACK CENTERLINE, BOUNDED ON THE NORTH BY THE SOUTH LINE OF GREENLEAF AVENUE AND BOUNDED ON THE SOUTH BY A LINE DRAWN AT A RIGHT ANGLE TO SAID MAIN TRACK CENTERLINE THROUGH A POINT ON THE EASTERLY LINE OF LOT 1, BLOCK 134, OF THE "FIRST ADDITION TO BURLINGTON, WASHINGTON," DISTANT 100.00 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT 1, AS MEASURED ALONG SAID EASTERLY LINE OF LOT 1, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF SAID RAILROAD COMPANY'S PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID NORTHEAST CORNER OF LOT 1; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF LOT 1, A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY LINE, 24.00 FEET; THENCE EASTERLY AT A RIGHT ANGLE TO SAID MAIN TRACK CENTERLINE, 5.50 FEET; THENCE NORTHERLY PARALLEL WITH SAID EASTERLY LINE OF LOT 1, A DISTANCE OF 24.00 FEET; THENCE WESTERLY AT A RIGHT ANGLE TO SAID MAIN TRACK CENTERLINE, 5.50 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "C"

LOTS 1, 14 AND 15, BLOCK 73, AMENDED PLAT OF BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF THE VACATED ALLEY ADJOINING SAID LOTS 1, 14 AND 15, OF SAID BLOCK 73 AND VACATED ORANGE STREET ADJOINING SAID LOT 1, OF BLOCK 73, WHICH HAVE ATTACHED THERETO BY OPERATION OF LAW.

PARCEL "E"

LOTS 1, 2, 3, 4, 10, 11 AND 12, BLOCK 72, AMENDED PLAT OF BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOTS 1 THROUGH 3, AND 9 THROUGH 12, OF SAID BLOCK 72 AND VACATED ORANGE STREET ADJOINING SAID LOTS 11 AND 12, OF SAID BLOCK 72, WHICH UPON VACATION HAVE ATTACHED TO SAID PREMISES BY OPERATION OF LAW.

EXCEPT THAT PORTION DEEDED TO THE CITY OF BURLINGTON BY STATUTORY WARRANTY DEED RECORDED APRIL 1, 1946, UNDER AUDITOR'S FILE NO. 9604040097, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "F"

LOTS 2, 3, 12 AND 13, BLOCK 73, AMENDED PLAT OF BURLINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THOSE PORTIONS OF THE VACATED ALLEY ADJOINING SAID LOTS 2, 3, 12 AND 13, OF SAID BLOCK 73 AND VACATED ORANGE STREET ADJOINING SAID LOTS 2 AND 3, OF BLOCK 73, WHICH HAVE ATTACHED THERETO BY OPERATION OF LAW.

EXCEPT THAT PORTION AS QUIETED UNDER STIPULATION AND JUDGMENT DURING TITLE FILED AUGUST 9, 2007 UNDER SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 05-2-01072-2.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LEASES, COURT CAUSES, AND OTHER INSTRUMENTS OF RECORD.

NOTES

- INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED L15SER 22460.
 - INDICATES EXISTING REBAR OR IRON PIPE FOUND AS NOTED
 - INDICATES EXISTING MONUMENT
- DESCRIPTION FOR THIS SURVEY IS BASED UPON STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBER 201304100096.
- FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE AMENDED PLAT OF BURLINGTON, WASHINGTON, RECORDED IN VOLUME 3 OF PLATS, PAGE 17 AND RECORD OF SURVEY MAPS RECORDED UNDER SKAGIT COUNTY AUDITORS FILE NUMBERS 8407190002, 97112180032, 2004071600063, 200412270174, 200809050026 AND 2013101000086, ALL IN RECORDS OF SKAGIT COUNTY AUDITOR.
- INSTRUMENTATION: LEICA TOTAL103 THEODOLITE DISTANCE METER
- SURVEY PROCEDURE: STANDARD FIELD TRAVERSE
- MERIDIAN: ASSUMED
- BASIS OF BEARING: MONUMENTED CENTERLINE OF GREENLEAF AVENUE BETWEEN SPOKE STREET AND CHERRY STREET
BEARING = SOUTH 88°24'22" EAST
- THIS SURVEY WAS PERFORMED AT THE REQUEST OF QUALITY SEAFOOD SERVICES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
- ALL DISTANCES SHOWN HEREON ARE IN FEET.
- THIS SURVEY FOUND OCCUPATIONAL INDICATORS (BUILDINGS AND FENCE LINES) AS PER MAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

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 QUALITY SEAFOOD SERVICES, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN FEBRUARY 2015.

BRUCE G. LISSER, P.L.S., CERTIFICATE NO. 22460
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE ST/PO BOX 1104
MOUNT VERNON WA 98273
PHONE (360) 419-1442
PHONE (360) 419-0581
E-MAIL BRUCE@LISSER.COM

DATE

Feb 10, 2015

AUDITOR'S CERTIFICATE

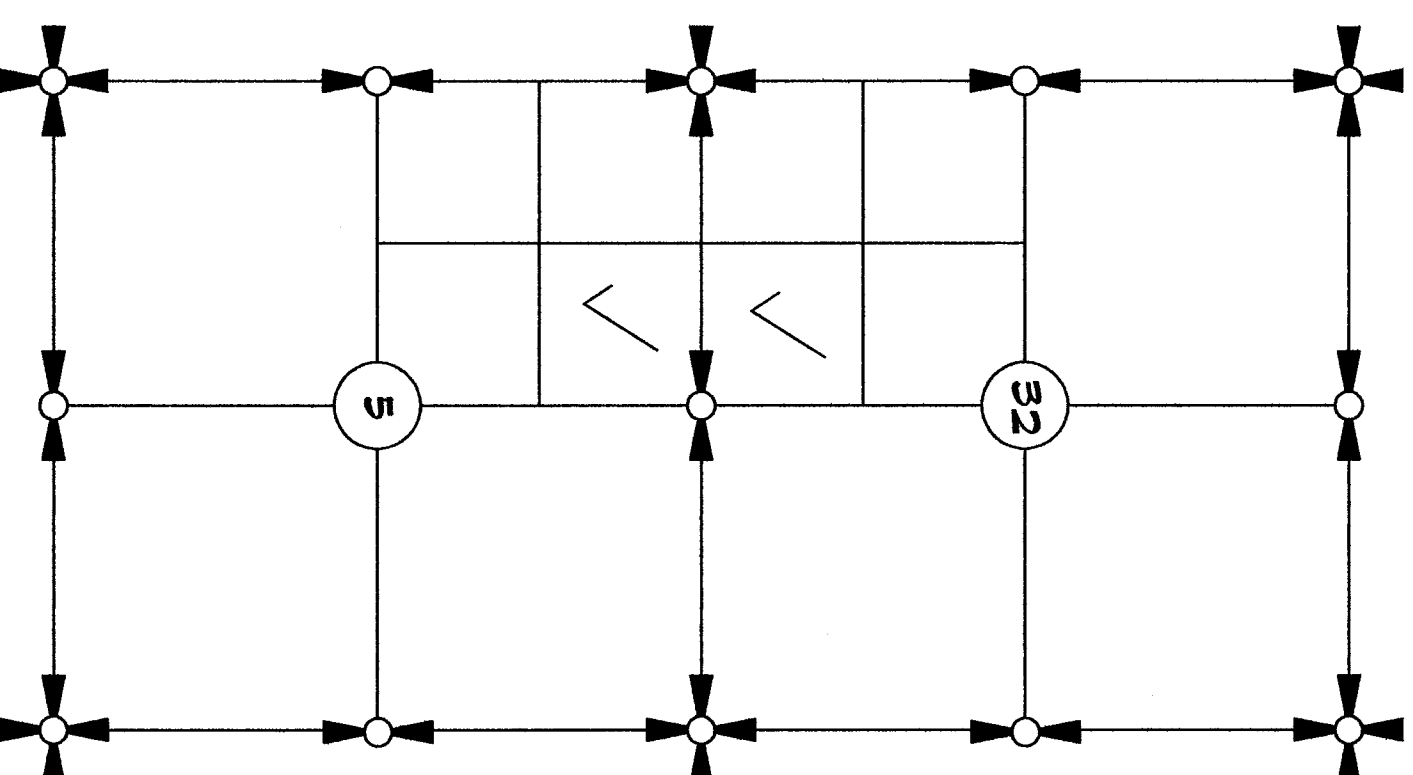
FILED FOR RECORD AT THE REQUEST OF LISSER & ASSOCIATES, PLLC.



201502100098 \$143.00
Skagit County Auditor
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[Signature]
SKAGIT COUNTY AUDITOR

[Signature]
DEPUTY

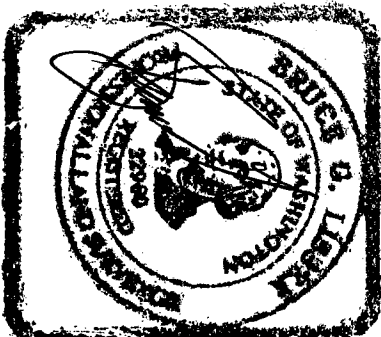


SECTION 32, TOWNSHIP 35 NORTH, RANGE 4 EAST, N.M.
AND
SECTION 5, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
VICINITY MAP
N.T.S.

SHEET 1 OF 2

DATE: 2/10/15

SE 1/4 OF THE SW 1/4 OF SECTION 32, T. 35 N., R. 4 E., N.M. AND IN THE NE 1/4 OF SECTION 5, T. 34 N., R. 4 E., N.M.		FOR: QUALITY SEAFOOD SERVICES, LLC	
FB:	Pg:	LISSER & ASSOCIATES, PLLC	
MERIDIAN: ASSUMED		SURVEYING & LAND-USE CONSULTATION	
		MOUNT VERNON, WA 98273	360-419-1442



PIN IN CONC. IN CASE (FEB. 2015)

ROS A.F. NO. 201310100086

201502110008
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\$143.00
2 @ \$71.50
PIN IN CONC. IN CASE (FEB. 2015)

GREENLEAF AVENUE

WALNUT STREET

ORANGE AVENUE

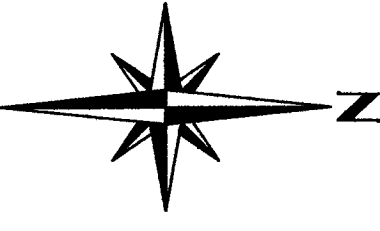
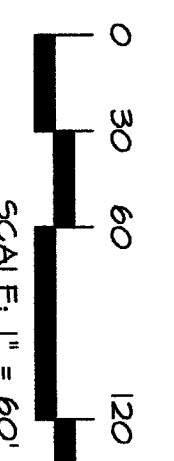
AMENDED PLAT OF BURLINGTON

SPRUCE STREET

RIO VISTA AVENUE

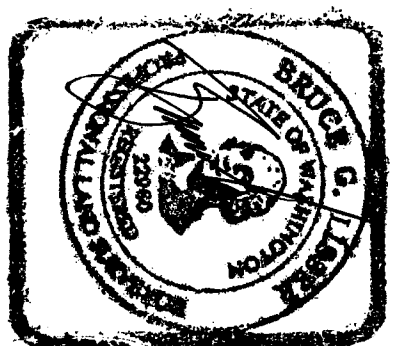
CHERRY STREET

- CORNER REFERENCE INFORMATION**
- A SET LISSER REBAR AND CAP 0.3' EAST OF NORTHEAST BUILDING CORNER
 - B REPLACED EXISTING 1/2" REBAR (NO CAP) WITH LISSER REBAR AND CAP
 - C FOUND PK NAIL WITH ILLEGIBLE WASHER AT CORNER (SET IN ASPHALT)
 - D FOUND PK NAIL WITH ILLEGIBLE WASHER AT CORNER (SET IN ASPHALT)
 - E FOUND PK NAIL WITH ILLEGIBLE WASHER AT CORNER (SET IN ASPHALT)
 - F FOUND CAPPED LEONARD REBAR 0.26' SOUTH AND 0.10' EAST OF CALCULATED
 - G FOUND CAPPED REBAR (ILLEGIBLE) AT CORNER
 - H FOUND CAPPED SKODJE REBAR AT CORNER
 - I EXISTING REBAR UNDER BUS, NOT ABLE TO FIELD LOCATE
 - J FOUND CAPPED SKODJE REBAR AT CORNER 0.5' SOUTH OF BUILDING
 - K FOUND 1/2" REBAR AT CORNER, NO CAP 0.5' SOUTHEAST OF SOUTHEAST BUILDING CORNER
 - L FOUND SKAGIT REBAR 0.26' EAST OF CORNER, 0.1' EAST OF BUILDING
 - M FOUND 1/2" REBAR, ILLEGIBLE CAP AT CORNER
 - N FOUND SKODJE REBAR 0.1' EAST OF CORNER



SHEET 2 OF 2

DATE: 2/10/15



SURVEY IN PORTIONS OF THE SE 1/4 OF THE SW 1/4 OF SECTION 32, T. 35 N., R. 4 E., M.M. AND IN THE NE 1/4 OF THE NW 1/4 OF SECTION 5, T. 34 N., R. 4 E., M.M. BURLINGTON, WASHINGTON FOR: QUALITY SEAFOOD SERVICES, LLC

FB: PG: LIGSER & ASSOCIATES, PLLC SCALE: 1"=60'
SURVEYING & LAND-USE CONSULTATION
MOUNT VERNON, WA 98275 360-419-1442
5-015 ROS/DWG