

RECORDED AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

Kevin Rogerson
City Attorney
City of Mount Vernon
910 Cleveland Avenue
P.O. Box 809
Mount Vernon, WA 98273



201602120084

Skagit County Auditor

2/12/2016 Page

1 of

16

\$161.00

2:36PM

**MEMORANDUM OF PROPERTY RIGHTS ACQUISITION
AND SETTLEMENT AGREEMENT**

Grantor: Commercial Cold Storage, Inc., a Washington corporation

Grantee: City of Mount Vernon, Washington, a Washington municipal corporation

Legal Description: Official legal descriptions at attached Exhibits 1-4

Assessor's Tax Parcels: P26489, P26531, P26532, P26490, P26491, P26504 and P26505

Reference # (If applicable): N/A

**MEMORANDUM OF PROPERTY RIGHTS ACQUISITION
AND SETTLEMENT AGREEMENT**

COMMERCIAL COLD STORAGE, INC.

AND

CITY OF MOUNT VERNON

1. **Memorandum of Agreement.** This is a Memorandum of that certain Property Rights Acquisition and Settlement Agreement dated February 4, 2016 ("Memorandum") between, Commercial Cold Storage, Inc., a Washington corporation ("CCS") and the City of Mount Vernon, a Washington municipal corporation ("City"). City and CCS are each a "Party", and collectively the "Parties," to this Agreement. The Parties agree as follows.

2. **Project and Property.** The City is in the process of completing the Mount Vernon flood control project ("Project"), consistent with a Conditional Letter of Map Revision ("CLOMR") issued by the Federal Emergency Management Agency ("FEMA"). CCS owns property within the Project alignment. The CCS Property is described in attached Exhibit 1. The Project requires the acquisition of both fee simple property interests and permanent and temporary easements from CCS.

3. **Agreement.** Pursuant to that certain Property Rights Acquisition and Settlement Agreement ("Agreement") dated February 4, 2016, CCS has granted to City certain property rights in Skagit County, Washington. Legal descriptions are attached at Exhibits 2-4 hereto (hereinafter collectively referred to as the "Property").

4. **Property.** The Agreement provides, in part, for the transfer of Property and other use of the Property, including:

4.1 Transfer of a fee acquisition area by bargain and sale deed recorded under separate instrument; see legal description at attached Exhibit 2;

4.2 A Permanent easement, recorded under separate instrument; see legal description at attached Exhibit 3.

4.3 Temporary constructions easements, recorded under separate instrument; see legal description at attached Exhibit 4; and

4.4 Certain rights and responsibilities relating to the construction of Phase III of the City's Project.

5. **Purpose of Memorandum; Filing.** This Memorandum is prepared for the purpose of giving record notice of the Agreement. This Memorandum shall not constitute an amendment or modification of the Agreement, and in the event of any conflict between the terms of this Memorandum and the Agreement, the terms of the Agreement shall control. The Agreement is on file in the Office of the City Clerk, City of Mount Vernon, City Hall, 910 Cleveland Avenue, Mount Vernon, WA 98273-0809.

GRANTOR: **COMMERCIAL COLD STORAGE INC.**



By: Reidar Tynes, Chairman of the Board

Date: 2/04-12

GRANTEE: **CITY OF MOUNT VERNON, WASHINGTON**



By: Jill Boudreau, Mayor

Date: 2/4/16

Attest:



Alicia D. Husheka, Finance Director

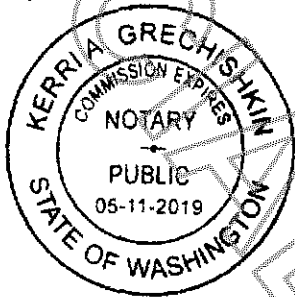
STATE OF WASHINGTON

SS.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Reidar Tynes is the person who appeared before me and acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Chairman of Commercial Cold Storage to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF I have hereunto set my hand and official seal this 4th day of February, 2016.



Kerri A. Grechishkin
(Signature of Notary)

Kerri A. Grechishkin
(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of
Washington, residing at Mount Vernon
My appointment expires 5/11/2019

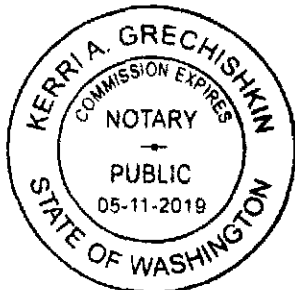
STATE OF WASHINGTON

SS.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Lill Badreau is the person who appeared before me and acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Mayor of Mount Vernon, WA, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF I have hereunto set my hand and official seal this 4th day of February, 2016.



Kerri A. Grechishkin
(Signature of Notary)

Kerri A. Grechishkin
(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of
Washington, residing at Mount Vernon
My appointment expires 5/11/2019

EXHIBIT 1: THE GRANTOR PROPERTY

Property located in Skagit County, Washington, Assessors Tax Parcels P26489, P26531, P26532, P26490, P26491, P26504 and P26505, described as follows.

Parcel A:

That portion of Government Lot 6 in Section 19 and of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of Snoqualmie Street as shown fronting on Blocks 8 and 9 in "Riverside Addition to the Town of Mount Vernon", according to the plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington, produced West and the Westerly line of First Street as established in the City of Mount Vernon, Washington; thence South 20 degrees 00' West along the Westerly line of said First Street a distance of 633.48 feet to an angle point in said Street line; thence South 52 degrees 07' West along the Westerly line of said First Street a distance of 56.68 feet to the true point of beginning; thence South 55 degrees 04' West along the Westerly line of First Street a distance of 8.47 feet; thence South 51 degrees 49' West along the Westerly line of First Street a distance of 34.84 feet; thence South 72 degrees 09' West a distance of 57.31 feet; thence South 89 degrees 06' West a distance of 51.48 feet; thence North 70 degrees 00' West a distance of 326 feet, more or less to the bank of Skagit River; thence Northeasterly along said river bank to a point which bears North 70 degrees 00' West from the true point of beginning; thence South 70 degrees 00' East a distance 375 feet, more or less, to the true point of beginning.

Parcel B:

That portion of the Southeast 1/4 of the Southeast 1/4 and of Government Lot 6 in Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of Snoqualmie Street, as shown fronting on Blocks 8 and 9 in "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", produced West, and the Westerly line of First Street as established in the City of Mount Vernon, Washington; thence South 20 degrees 00' West along the Westerly line of said First Street 343.34 feet to the true point of beginning; thence South 20 degrees 00' West along the Westerly line of said First Street 290.14 feet to an angle point in said street line; thence South 52 degrees 07' West along the Westerly line of said First Street, 56.68 feet; thence North 70 degrees 00' West 375 feet, more or less, to the bank of the Skagit River; thence Northeasterly along said river bank to a point which bears North 70 degrees 00' West from the true point of beginning; thence South 70 degrees 00' East 285 feet, more or less, to the true point of beginning

Parcel C:

That portion of the Southeast 1/4 of the Southeast 1/4 and of Government Lot 6 of Section 19, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

Beginning at a point on the West line of First Street, 60 feet West of the Southwest corner of Block 7, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 24, and 75 feet Northerly, as measured along said West line, from its intersection with the North line of Snoqualmie Street if the same were extended, said point being the Northeast corner of that certain tract conveyed to Stokely-Van Camp, Inc., an Indiana corporation, by Deed recorded under Auditor's File No. 518834; thence South 20 degrees 00' West, along the Westerly line of First Street, 478.34 feet, more or less, to the Northeast corner of that certain tract of land described in Contract of Sale in favor of Skagit Investors, a general partnership, recorded under Auditor's File No. 8009040009; thence North 70 degrees 00' West, along the North line of said Skagit Investors tract, 285 feet, more or less to the bank of the Skagit River; thence Northerly, along the said river bank, to intersect a line 75 feet Northerly of and parallel with the North line of Snoqualmie Street, if the same were extended Westerly; thence Easterly, along said line to the Point of Beginning.

Parcel D:

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Commencing 60 feet West of the Southwest corner of Block 7, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", according to the Plat thereof recorded in Volume 3 of Plats, Page 24, said point being the intersection of the North line of Snoqualmie Street, if the same were extended, and the West line of First Street; thence Northerly along the West line of said First Street, 75 feet to the Northeast corner of that certain tract of land conveyed to Stokely-Van Camp, Inc., an Indiana corporation, by deed recorded under Auditor's File No. 518834, records of Skagit County, Washington, and the true point of beginning; thence continuing Northerly along the West line of First Street, to a point 85 feet Northerly of the intersection of said West line of First Street with the North line of Broadway, if extended Westerly; thence Westerly, at right angles, to the Skagit River; thence Southerly along said river to intersect a line 75 feet Northerly of and parallel with the North line of Snoqualmie Street, if the same were extended Westerly; thence Easterly along said line to the true point of beginning.

EXHIBIT 2: THE CITY FEE ACQUISITION AREA

LEGAL DESCRIPTION FOR FEE ACQUISITION

That portion of the below described **Parcels A, B, C, and D** being a part of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 (Government Lot 6) of Section 19, and the Northwest 1/4 of the Northeast 1/4 of Section 30, all in Township 34 North, Range 4 East, W.M., more particularly described as follows:

A portion of the below described **Parcel D** lying Northerly and Westerly of the following described line:

Commencing at a point on the West line of First Street, being the intersection of the West line of First Street with the North line of Snoqualmie Street extended Westerly, according to the plat of "Riverside Addition to the Town of Mount Vernon", recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington; Thence North 21°31'26" East, for a distance of 435.25 feet along said West line of First Street to the Easterly corner of the below described **Parcel D**; Thence North 68°28'34" West along the Northerly line of said **Parcel D**, for a distance of 90.25 feet to the **Point of Beginning** of herein described line; Thence South 21°26'50" West, for a distance of 384.95 feet, to a point hereinafter referred to as "**Point A**"; Thence North 88°02'54" West, for a distance of 90 feet, more or less, to the bank of the Skagit River and the **Terminus** of herein described line.

Containing 22,212 square feet, more or less.

Together with that portion of the below described **Parcels A, B, and C** lying Westerly of the following described line:

Commencing at said "**Point A**" of the above described line; Thence South 42°30'53" West, for a distance of 364.52 feet to the **Point of Beginning**; Thence the following courses and distances; South 36°16'00" West, 85.60 feet; South 47°54'40" West, 45.96 feet; South 36°34'19" West, 152.05 feet; South 33°37'35" West, 179.73 feet; South 30°24'54" West, 99.89 feet to a point on the South line of the below described **Parcel A** and the **Terminus** of herein described line. This described area is bound on the North by a line that bears North 53°44'00" West from said **Point of Beginning** to the Bank of the Skagit River and on the South by the Southerly line of said **Parcel A** bearing North 68°28'34" West to said river bank.

Containing 34,156 square feet, more or less.

Situate in Skagit County, Washington

Parcel A, B, C, and D descriptions per Schedule "C"
Guardian Northwest Title and Escrow Commitment No. 107152

Parcel A:

That portion of Government Lot 6 in Section 19 and of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of Snoqualmie Street as shown fronting on Blocks 8 and 9 in "Riverside Addition to the Town of Mount Vernon", according to the plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington, produced West and the Westerly line of First Street as established in the City of Mount Vernon, Washington; thence South 20 degrees 00' West along the Westerly line of said First Street a distance of 633.48 feet to an angle point in said Street line; thence South 52 degrees 07' West along the Westerly line of said First Street a distance of 56.68 feet to the true point of beginning; thence South 55 degrees 04' West along the Westerly line of First Street a distance of 8.47 feet; thence South 51 degrees 49' West along the Westerly line of First Street a distance of 34.84 feet; thence South 72 degrees 09' West a distance of 57.31 feet; thence South 89 degrees 06' West a distance of 51.48 feet; thence North 70 degrees 00' West a distance of 326 feet, more or less to the bank of Skagit River; thence Northeasterly along said river bank to a point which bears North 70 degrees 00' West from the true point of beginning; thence South 70 degrees 00' East a distance 375 feet, more or less, to the true point of beginning.

Parcel B:

That portion of the Southeast 1/4 of the Southeast 1/4 and of Government Lot 6 in Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of Snoqualmie Street, as shown fronting on Blocks 8 and 9 in "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", produced West, and the Westerly line of First Street as established in the City of Mount Vernon, Washington; thence South 20 degrees 00' West along the Westerly line of said First Street 343.34 feet to the true point of beginning; thence South 20 degrees 00' West along the Westerly line of said First Street 290.14 feet to an angle point in said street line; thence South 52 degrees 07' West along the Westerly line of said First Street 56.68 feet; thence North 70 degrees 00' West 375 feet, more or less, to the bank of the Skagit River; thence Northeasterly along said river bank to a point which bears North 70 degrees 00' West from the true point of beginning; thence South 70 degrees 00' East 285 feet, more or less, to the true point of beginning.

Parcel C:

That portion of the Southeast 1/4 of the Southeast 1/4 and of Government Lot 6 of Section 19, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

Beginning at a point on the West line of First Street, 60 feet West of the Southwest corner of Block 7, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 24, and 75 feet Northerly, as measured along said West line, from its intersection with the North line of Snoqualmie Street if the same were extended, said point being the Northeast corner of that certain tract conveyed to Stokely-Van Camp, Inc., an Indiana corporation, by Deed recorded under Auditor's File No. 518834; thence South 20 degrees 00' West, along the Westerly line of First Street, 478.34 feet, more or less, to the Northeast corner of that certain tract of land described in Contract of Sale in favor of Skagit Investors, a general partnership, recorded under Auditor's File No. 8009040009; thence North 70 degrees 00' West, along the North line of said Skagit Investors tract, 285 feet, more or less to the bank of the Skagit River; thence Northerly, along the said river bank, to intersect a line 75 feet Northerly of and parallel with the North line of Snoqualmie Street, if the same were extended Westerly; thence Easterly, along said line to the Point of Beginning.

Parcel D:

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Commencing 60 feet West of the Southwest corner of Block 7, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", according to the Plat thereof recorded in Volume 3 of Plats, Page 24, said point being the intersection of the North line of Snoqualmie Street, if the same were extended, and the West line of First Street; thence Northerly along the West line of said First Street, 75 feet to the Northeast corner of that certain tract of land conveyed to Stokely-Van Camp, Inc., an Indiana corporation, by deed recorded under Auditor's File No. 518834, records of Skagit County, Washington, and the true point of beginning; thence continuing Northerly along the West line of First Street, to a point 85 feet Northerly of the intersection of said West line of First Street with the North line of Broadway, if extended Westerly; thence Westerly, at right angles, to the Skagit River; thence Southerly along said river to intersect a line 75 feet Northerly of and parallel with the North line of Snoqualmie Street, if the same were extended Westerly; thence Easterly along said line to the true point of beginning.

Prepared by Larry Steele & Associates, Inc.
1334 King Street, Ste. 1
Bellingham WA 98229
360-676-9350
Job #03314.2
December 18, 2015



1/27/16

EXHIBIT 3: THE CITY PERMANENT EASEMENT AREA

LEGAL DESCRIPTION FOR PERMANENT EASEMENT

That portion of the below described **Parcels C and D** being a part of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 (Government Lot 6) of Section 19, Township 34 North, Range 4 East, W.M., more particularly described as follows:

Commencing at a point on the West line of First Street, being the intersection of the West line of First Street with the North line of Snoqualmie Street extended Westerly, according to the plat of "Riverside Addition to the Town of Mount Vernon", recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington: Thence North 21°31'26" East, a distance of 435.25 feet along said West line of First Street to the Easterly corner of the below described **Parcel D**: Thence North 68°28'34" West along the Northerly line of said **Parcel D**, for a distance of 84.25 feet to the **Point of Beginning**; Thence South 21°26'50" West, for a distance of 382.82 feet; Thence North 88°00'12" West, for a distance of 6.36 feet, to a point hereinafter referred to as "**Point A**"; Thence North 21°26'50" East, for a distance of 384.94 feet to the north line of said **Parcel D**: Thence South 68°28'34" East, for a distance of 6.00 feet, to the **Point of Beginning**.

Containing 2.303 square feet, more or less.

Together with a portion of said **Parcel C and D** lying Northerly and Westerly of the following described line;

Beginning at said "**Point A**" of the above described line; Thence the following courses and distances; South 21°26'51" West, 12.88 feet; South 66°20'19" West, 46.14 feet; South 43°38'59" West, 115.72 feet; South 36°14'11" West, 20.08 feet; North 68°57'30" West, 1.52 feet; North 21°31'51" East, 0.17 feet; North 68°28'09" West, 0.50 feet; South 21°31'51" West, 7.90 feet; South 36°16'00" West, 15.23 feet; North 70°47'21" West, 5.50 feet; North 21°16'35" East, 0.41 feet; North 75°47'25" West, 0.80 feet; South 12°12'10" West, 0.34 feet; South 21°22'52" West, 23.22 feet; South 36°16'00" West, 20.15 feet; North 68°27'19" West, 2.31 feet; South 21°05'33" West, 8.61 feet; South 36°16'41" West, 98.61 feet; Thence North 53°44'00" West, for a distance of 49 feet, more or less, to the bank of the Skagit River and the **Terminus** of herein described line. This described area is bounded on the North by a line that runs from the above said "**Point A**" North 88°00'12" West, for a distance of 15.90 feet; Thence North 88°03'29" West, for a distance of 74 feet, more or less, to said river bank.

Containing 16,524 square feet, more or less.

Situate in Skagit County, Washington

Parcel C and D descriptions per Schedule "C"
Guardian Northwest Title and Escrow Commitment No. 107152

Parcel C:

That portion of the Southeast 1/4 of the Southeast 1/4 and of Government Lot 6 of Section 19, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

Beginning at a point on the West line of First Street, 60 feet West of the Southwest corner of Block 7, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 24, and 75 feet Northerly, as measured along said West line, from its intersection with the North line of Snoqualmie Street if the same were extended, said point being the Northeast corner of that certain tract conveyed to Stokely-Van Camp, Inc., an Indiana corporation, by Deed recorded under Auditor's File No. 518834; thence South 20 degrees 00' West, along the Westerly line of First Street, 478.34 feet, more or less, to the Northeast corner of that certain tract of land described in Contract of Sale in favor of Skagit Investors, a general partnership, recorded under Auditor's File No. 8009040009; thence North 70 degrees 00' West, along the North line of said Skagit Investors tract, 285 feet, more or less to the bank of the Skagit River; thence Northerly, along the said river bank, to intersect a line 75 feet Northerly of and parallel with the North line of Snoqualmie Street, if the same were extended Westerly; thence Easterly, along said line to the Point of Beginning.

Parcel D:

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Commencing 60 feet West of the Southwest corner of Block 7, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", according to the Plat thereof recorded in Volume 3 of Plats, Page 24, said point being the intersection of the North line of Snoqualmie Street, if the same were extended, and the West line of First Street; thence Northerly along the West line of said First Street, 75 feet to the Northeast corner of that certain tract of land conveyed to Stokely-Van Camp, Inc., an Indiana corporation, by deed recorded under Auditor's File No. 518834, records of Skagit County, Washington, and the true point of beginning; thence continuing Northerly along the West line of First Street, to a point 85 feet Northerly of the intersection of said West line of First Street with the North line of Broadway, if extended Westerly; thence Westerly, at right angles, to the Skagit River; thence Southerly along said river to intersect a line 75 feet Northerly of and parallel with the North line of Snoqualmie Street, if the same were extended Westerly; thence Easterly along said line to the true point of beginning.

Prepared by Larry Steele & Associates, Inc.
1334 King Street, Ste. 1
Bellingham WA 98229
360-676-9350
Job #03314.2
January 26, 2016



1/26/16

EXHIBIT 4: THE CITY TEMPORARY CONSTRUCTION EASEMENT AREAS

LEGAL DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT

That portion of the below described **Parcels A, B, C, and D**, being a part of the Southeast 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southeast 1/4 (Government Lot 6) of Section 19, and the Northwest 1/4 of the Northeast 1/4 of Section 30, all in Township 34 North, Range 4 East, W.M., more particularly described as follows:

Temporary Construction Easement Area A

Commencing 60 feet West of the Southwest corner of Block 7, "Riverside Addition to the Town of Mount Vernon", according to the Plat thereof recorded in Volume 3 of Plats, Page 24, said point being the intersection of the North line of Snoqualmie Street, if the same were extended, and the West line of First Street; Thence North $21^{\circ}31'26''$ East, along the West line of said First Street, for a distance of 435.25 feet to the Northeasterly corner said **Parcel D** and to the **Point of Beginning**; Thence North $68^{\circ}28'34''$ West, along the Northerly line of said **Parcel D** for a distance of 84.25 feet; Thence South $21^{\circ}26'50''$ West, for a distance of 188.50 feet to a point herein referenced to as **Point A**; Thence South $68^{\circ}34'16''$ East, for a distance of 84.00 feet to the West line of said First Street; Thence North $21^{\circ}31'26''$ East along said West line of said First Street, for a distance of 188.35 feet to the **Point of Beginning**.

Containing 15,852 square feet, more or less.

Together with that portion described as follows:

Temporary Construction Easement Area B

Beginning at said **Point A** referenced above; Thence South $21^{\circ}26'50''$ West, for a distance of 194.33 feet to a point herein referenced to as **Point B**; Thence South $88^{\circ}00'12''$ East, for a distance of 51.74 feet; Thence North $21^{\circ}25'27''$ East, for a distance of 177.11 feet; Thence North $68^{\circ}34'16''$ West, for a distance of 48.72 feet to the **Point of Beginning**.

The intent of Temporary Construction Easement Area B is to be bounded on the Southeast side by a wall being used in common by the Dry Storage building on the Westerly side and a building on the Easterly side of said common wall.

Containing 9,054 square feet, more or less.

Together with that portion described as follows:

Temporary Construction Easement Area C

Beginning at said Point B referenced above; Thence South 21°26'50" West, for a distance of 47.61 feet; Thence North 68°29'09" West, for a distance of 37.21 feet; Thence South 21°32'41" West, for a distance of 126.31 feet; Thence North 68°57'30" West, for a distance of 51.51 feet; Thence North 21°31'51" East, for a distance of 0.17 feet; Thence North 68°28'09" West, for a distance of 0.50 feet; Thence South 21°31'51" West, for a distance of 22.47 feet; Thence North 68°16'05" West, for a distance of 9.37 feet; Thence North 75°47'25" West, for a distance of 0.80 feet; Thence South 12°12'10" West, for a distance of 0.34 feet; Thence South 21°22'52" West, for a distance of 42.71 feet; Thence North 68°27'19" West, for a distance of 7.48 feet; Thence South 21°05'33" West, for a distance of 33.92 feet; Thence South 68°05'58" East, for a distance of 8.49 feet; Thence South 21°30'29" West, for a distance of 186.78 feet; Thence North 68°37'47" West, for a distance of 59.38 feet; Thence South 21°36'54" West, for a distance of 127.77 feet; Thence North 68°23'06" West, for a distance of 33.95 feet; Thence South 21°41'23" West, for a distance of 45.49 feet; Thence South 21°41'23" West, for a distance of 100.23 feet; Thence North 68°14'01" West, for a distance of 47.17 feet; Thence South 33°37'35" West, for a distance of 57.26 feet; Thence South 30°24'54" West, for a distance of 53.21 feet; Thence North 68°28'34" West, for a distance of 5.06 feet to a point herein referenced to as Point C; Thence North 30°24'54" East, for a distance of 54.13 feet; Thence North 33°37'35" East, for a distance of 179.73 feet; Thence North 36°34'19" East, for a distance of 152.05 feet; Thence North 47°54'40" East, for a distance of 45.96 feet; Thence North 36°16'00" East, for a distance of 85.60 feet; Thence North 53°44'00" West, for a distance of 44 feet, more or less, to the top of bank of the Skagit River; Thence Northeasterly along the top of bank of said Skagit River for a distance of 318 feet, more or less; Thence South 88°02'43" East for a distance of 96 feet, more or less, to the Point of Beginning.

Containing 39,748 square feet, more or less.

Together with that portion described as follows:

Temporary Construction Easement Area D

Beginning at said Point C referenced above; Thence South 68°28'34" East, for a distance of 283.98 feet; Thence South 73°40'26" West, for a distance of 43.76 feet; Thence North 89°22'34" West, for a distance of 51.48 feet to a point on the Southerly line of said Parcel A; Thence North 68°28'34" West, along the Southerly line of said Parcel A, for a distance of 208.41 feet; Thence North 30°24'54" East, for a distance of 45.76 feet to the Point of Beginning.

Containing 11,460 square feet, more or less.

Situate in Skagit County, Washington.

Parcel A, B, C, and D Descriptions per Schedule "C"
Guardian Northwest Title and Escrow Commitment No. 107152

Parcel A:

That portion of Government Lot 6 in Section 19 and of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of Snoqualmie Street as shown fronting on Blocks 8 and 9 in "Riverside Addition to the Town of Mount Vernon", according to the plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington, produced West and the Westerly line of First Street as established in the City of Mount Vernon, Washington; thence South 20 degrees 00' West along the Westerly line of said First Street a distance of 633.48 feet to an angle point in said Street line; thence South 52 degrees 07' West along the Westerly line of said First Street a distance of 56.68 feet to the true point of beginning; thence South 55 degrees 04' West along the Westerly line of First Street a distance of 8.47 feet; thence South 51 degrees 49' West along the Westerly line of First Street a distance of 34.84 feet; thence South 72 degrees 09' West a distance of 57.31 feet; thence South 89 degrees 06' West a distance of 51.48 feet; thence North 70 degrees 00' West a distance of 326 feet, more or less to the bank of Skagit River; thence Northeasterly along said river bank to a point which bears North 70 degrees 00' West from the true point of beginning; thence South 70 degrees 00' East a distance 375 feet, more or less, to the true point of beginning.

Parcel B:

That portion of the Southeast 1/4 of the Southeast 1/4 and of Government Lot 6 in Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the South line of Snoqualmie Street, as shown fronting on Blocks 8 and 9 in "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", produced West, and the Westerly line of First Street as established in the City of Mount Vernon, Washington; thence South 20 degrees 00' West along the Westerly line of said First Street 343.34 feet to the true point of beginning; thence South 20 degrees 00' West along the Westerly line of said First Street 290.14 feet to an angle point in said street line; thence South 52 degrees 07' West along the Westerly line of said First Street 56.68 feet; thence North 70 degrees 00' West 375 feet, more or less, to the bank of the Skagit River; thence Northeasterly along said river bank to a point which bears North 70 degrees 00' West from the true point of beginning; thence South 70 degrees 00' East 285 feet, more or less, to the true point of beginning

Parcel C:

That portion of the Southeast 1/4 of the Southeast 1/4 and of Government Lot 6 of Section 19, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

Beginning at a point on the West line of First Street, 60 feet West of the Southwest corner of Block 7, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", as per plat recorded in Volume 3 of Plats, page 24, and 75 feet Northerly, as measured along said West line, from its intersection with the North line of Snoqualmie Street if the same were extended, said point being the Northeast corner of that certain tract conveyed to Stokely-Van Camp, Inc., an Indiana corporation, by Deed recorded under Auditor's File No. 518834; thence South 20 degrees 00' West, along the Westerly line of First Street, 478.34 feet, more or less, to the Northeast corner of that certain tract of land described in Contract of Sale in favor of Skagit Investors, a general partnership, recorded under Auditor's File No. 8009040009; thence North 70 degrees 00' West, along the North line of said Skagit Investors tract, 285 feet, more or less to the bank of the Skagit River; thence Northerly, along the said river bank, to intersect a line 75 feet Northerly of and parallel with the North line of Snoqualmie Street, if the same were extended Westerly; thence Easterly, along said line to the Point of Beginning.

Parcel D:

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Commencing 60 feet West of the Southwest corner of Block 7, "RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON", according to the Plat thereof recorded in Volume 3 of Plats, Page 24, said point being the intersection of the North line of Snoqualmie Street, if the same were extended, and the West line of First Street; thence Northerly along the West line of said First Street, 75 feet to the Northeast corner of that certain tract of land conveyed to Stokely-Van Camp, Inc., an Indiana corporation, by deed recorded under Auditor's File No. 518834, records of Skagit County, Washington, and the true point of beginning; thence continuing Northerly along the West line of First Street, to a point 85 feet Northerly of the intersection of said West line of First Street with the North line of Broadway, if extended Westerly; thence Westerly, at right angles, to the Skagit River; thence Southerly along said river to intersect a line 75 feet Northerly of and parallel with the North line of Snoqualmie Street, if the same were extended Westerly; thence Easterly along said line to the true point of beginning.

Prepared by Larry Steele & Associates, Inc.
Land Surveyors
1334 King Street, Ste. 1
Bellingham WA 98229
360-676-9350
Job #03314.2
January 26, 2016

