

After Recording Return to:
City of Mount Vernon
910 Cleveland Ave.
Mount Vernon, WA 98273

Document Title: Parking Agreement & Covenant

Grantor(s): SVH Partners LLC

Grantee: City of Mount Vernon, a Municipal Corporation

Abbreviated Legal Description: Ptn SW ¼ of Section 20, Twp 34N, Rge 04E, W.M.

Full Legal Description: A legal description and exhibit map identifying the areas subject to this Parking Agreement are within the accompanying Exhibit "A" and Exhibit "B"

Assessor's Tax Parcel No: P53012, P53018, and P53021

PARKING AGREEMENT & COVENANT

THIS AGREEMENT is entered into on this 19th day of October, 2023, by and between the City of Mount Vernon hereinafter referred to as the "City" and SVH PARTNERS, LLC, a Washington limited liability company, hereinafter referred to as "Owner".

The Owner hereby agrees as follows:

1. The Owner owns a medical office building and real property developed with parking lots identified as follows:
 - a. The medical office building is addressed at 211 South 13th Street, Mount Vernon and is identified by the Skagit County Assessor as parcel P53018.
 - b. The parking lot located immediately east of the medical office building is addressed as 225 S 13th Street, Mount Vernon and is identified by the Skagit County Assessor as parcel P53021.
 - c. The parking lot located west of the medical office building is addressed as 209 S 12th Street, Mount Vernon and is identified by the Skagit County Assessor as parcel P53012.

The above-identified parking lots are legally described within Exhibit A and are shown within Exhibit B which are attached hereto and incorporated herein by this reference (the "Project"); and

2. The Project includes two off-street parking lots which are described and shown within the attached Exhibits A and B. These parking lots supply the needed number, location, and configuration of off-street parking spaces codified within Mount Vernon Municipal Code (MVMC) Chapter 17.84 for the medical office building at 211 S 13th Street; and
3. This Agreement satisfies one of the requirements outlined within City Resolution 1009 that approved the Traffic Concurrency and Site Plan Review for City permit numbers: ENGR21-0216 and PLAN21-0252; and,
4. Pursuant to City Resolution 1009, Owner has prepared and executed this Agreement stipulating that, as long as the medical office building in the Project is in existence, the 161 parking spaces associated with the Project will be used exclusively for parking purposes for the Project as necessary to meet the number of parking spaces required by Chapter 17.84 MVMC at the time the Project was permitted; and
5. Parking for the Project can be relocated to other properties only if the below listed conditions are satisfied:
 - a. Owner must submit a revised parking plan to the City before parking is relocated.
 - b. The revised parking plan must result in no less than 161 parking spaces being reserved for the medical building addressed as 225 S 13th Street convenient to the medical office building.
 - c. The revised parking plan must comply with Chapter 17.84 MVMC or successor ordinances then in effect.
 - d. Parking will not be relocated until the City provides approval, in writing, to the owner for the revised parking plan.

6. The parties to this Agreement are:

A. The "City" is the City of Mount Vernon, Washington, a municipal corporation, whose address is 910 Cleveland Avenue, Mount Vernon, WA 98273.

B. The "Owner(s)" is SVH Partners, LLC, whose address is 232 7th Avenue N., Suite 100, Seattle, WA 98109

7. Notices, demands, correspondence to the City and Owner shall be sufficiently given if dispatched by pre-paid first-class mail to the addresses of the parties as designated in Section 6.

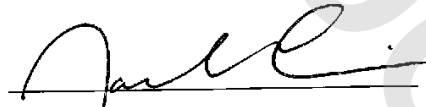
8. This Agreement and Covenant shall run with the land and shall be binding upon the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have cause this Agreement & Covenant to be executed as of the dates set forth below:

NAME OF LLC: SVH Partners LLC
LLC IS MANAGED BY
(SELECT AS APPLICABLE) ☐ Member Managed ☒ Manager Managed
STATE OF
INCORPORATION: Washington
LLC ADDRESS 232 7th Avenue North, Suite 100, Seattle, WA 98109

Dated this 17th day of October, 2023

Signature:



Printed Name:

Joel Aslanian

Title:

(Member/Manager)

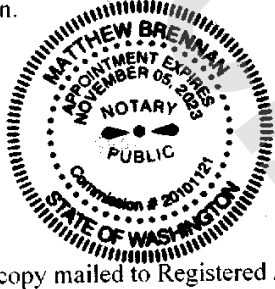
Manager

NOTARY ACKNOWLEDGEMENT(S) FOR A LIMITED LIABILITY COMPANY

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

On the 17th day of October, 2023, before me personally appeared Joel Aslanian to me personally known, who, being by me duly sworn, did say that he or she is the member/manager of SVH Partners LLC, a limited liability company of the state of Washington, executed the foregoing Designation of Agent in behalf of said limited liability company by authority of its Articles of Organization and/or its Operating Agreement; and acknowledged said Designation of Agent to be the free act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
Notary Public Signature


Residing at Seattle

My appointment expires 11/05/2023

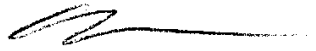
Date copy mailed to Registered Agent: _____

CITY OF MOUNT VERNON

Approved as to form:



Jill Boudreau,
Mayor



Kevin Rogerson,
City Attorney

Date Signed: 10/19/23

Date Signed: 10/19/23

EXHIBIT A

Legal Description of Property Subject to this Parking Agreement

**PARKING LOT IDENTIFIED AS SKAGIT COUNTY ASSESSOR PARCEL NUMBER P53021
ADDRESSED AS 225 S 13TH STREET:**

PARCEL G:

LOT 9, AND THE SOUTH 35.00 FEET OF LOT 10, BLOCK 2, "HARTLEY & RINGS ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL H:

LOT 10, EXCEPT THE SOUTH 35 FEET THEREOF AND THE SOUTH 60 FEET OF LOT 11 BLOCK 2, "HARTLEY & RINGS ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL I:

LOT 11, EXCEPT THE SOUTH 60.00 FEET THEREOF, ALL OF LOT 12, AND THE SOUTH 13 FEET OF LOT 13, ALL IN BLOCK 2, "HARTLEY & RINGS ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON

PARCEL J:

THE NORTH 52.00 FEET OF LOT 13, AND THE SOUTH 3.53 FEET OF LOT 14, BLOCK 2, "HARTLEY & RINGS ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL K:

THE NORTH 71.47 FEET OF LOT 14, AND ALL OF LOT 15, EXCEPT FOR THE NORTH 46.47 FEET OF LOT 15, BLOCK 2, "HARTLEY & RINGS ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL L:

THE NORTH 46.47 FEET OF LOT 15, AND ALL OF LOT 16, BLOCK 2, "HARTLEY & RINGS ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**PARKING LOT IDENTIFIED AS SKAGIT COUNTY ASSESSOR PARCEL NUMBER P53012
ADDRESSED AS 209 S 12TH STREET:**

PARCEL A:

THE NORTH 13.00 FEET OF THE SOUTH 33.00 FEET OF LOT 5, BLOCK 1, "HARTLEY & RINGS ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THE SOUTH 20.00 FEET OF LOT 5, BLOCK 1, AND LOT 6, BLOCK 1, "HARTLEY & RINGS ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON. EXCEPT THE SOUTH 10.00 FEET OF SAID LOT 6, BLOCK 1. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

LOT 7 AND THE SOUTH 10.00 FEET OF LOT 6, BLOCK 1, "HARTLEY & RINGS ADDITION TO MOUNT VERNON", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 16, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT B

Exhibit Map of Property Subject to this Parking Agreement Provided for Illustrative Purposes Only

