

THE PAVILION CONDOMINIUM

SE 1/4, NE 1/4, SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON

DEDICATION

WE, THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL PROPERTY DESCRIBED HEREIN, HEREBY DECLARE THIS SURVEY MAP AND PLANS AND DEDICATE THE SAME FOR A CONDOMINIUM SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT, RCW 64.34, ET SEQ., AND NOT FOR ANY PUBLIC PURPOSES.

WE FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS CONTAINING OR COMPRISING ANY UNITS HEREBY CREATED ARE SUBSTANTIALLY COMPLETED.

THIS SURVEY MAP AND THESE PLANS AND ANY PORTION THEREOF ARE RESTRICTED BY LAW AND THE DECLARATION FOR THE PAVILION CONDOMINIUM, RECORDED UNDER SKAGIT COUNTY RECORDING NUMBER 200704040079.

DATED: April 4, 2007

J & J SKAGIT L.L.C.
A WASHINGTON LIMITED LIABILITY COMPANY

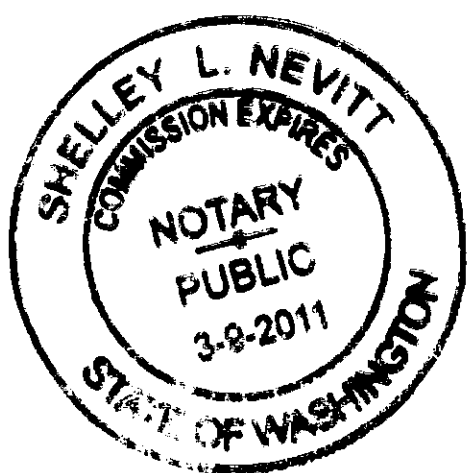
BY: John Walker
PRINTED NAME: JOHN WALKER
TITLE: MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF WASHINGTON
COUNTY OF SKAGIT

I CERTIFY THAT I HAVE EVIDENCE THAT John Walker USE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED HE IS The Managing Member OF J & J SKAGIT, LLC, AND HE SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 4th DAY OF April, 2007.



Shelley L. Nevitt
PRINT NAME: Shelley L. Nevitt
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT: Mount Vernon
MY COMMISSION EXPIRES: 3-9-2011

LEGAL DESCRIPTION

SEE LEGAL DESCRIPTION ON SHEET 2 OF 4

ASSESSOR'S CERTIFICATE

EXAMINED AND APPROVED THIS _____ DAY OF _____, 200__.

SKAGIT COUNTY ASSESSOR

DEPUTY SKAGIT COUNTY ASSESSOR

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF J & J Skagit THIS 4 DAY OF April, 2007, AT _____ M. AND RECORDED IN VOLUME _____ OF CONDOMINIUMS, PAGES _____, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY AUDITOR 200704040079

Jeanne Vangquist by Quincy Zarala
AUDITOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MAP AND PLANS OF THE PAVILION CONDOMINIUM, IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY DESCRIBED HEREIN; THAT THE COURSES AND BEARINGS ARE SHOWN CORRECTLY HEREIN; THAT ALL INFORMATION REQUIRED BY RCW 64.34.232 IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID PLANS.

Richard C. Givens Jr.
RICHARD C. GIVENS JR.
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 20698
DATE 4-3-2007

SURVEYOR'S VERIFICATION

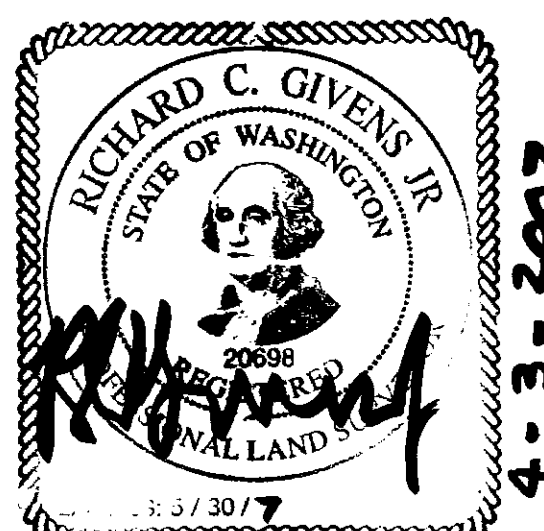
STATE OF WASHINGTON
COUNTY OF KING

RICHARD C. GIVENS JR. BEING FIRST ON OATH DULY SWORN, STATES THAT HE IS THE PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, AND THAT HE BELIEVES THE ABOVE CERTIFICATE TO BE A TRUE STATEMENT.

Richard C. Givens Jr.
RICHARD C. GIVENS JR.
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 20698

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 200__.

PRINT NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT: _____
MY COMMISSION EXPIRES: _____



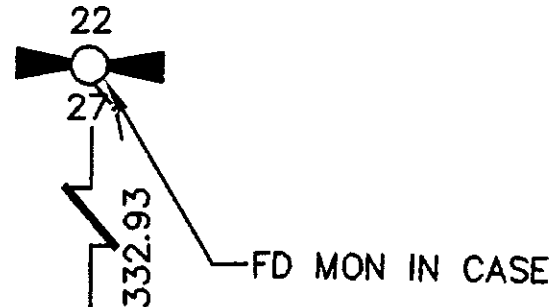
RICH GIVENS AND ASSOCIATES

3837 29TH AVE WEST • SEATTLE, WASHINGTON 98199 • TEL: (206-524-2786)



THE PAVILION CONDOMINIUM

SE 1/4, NE 1/4, SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON



NOTES:

1. THE ENTIRE PROPERTY IS LEASEHOLD REAL PROPERTY. THE LEGAL DESCRIPTION IS TAKEN FROM THE LEASE RECORDED UNDER AUDITOR'S FILE NO. 200609270122. NO OTHER PROVISION FOR LEGAL SUBDIVISION OF THE PROPERTY IS REPRESENTED BY THIS SURVEY OR HAS BEEN MADE AVAILABLE TO THE SURVEYOR.
2. THE UNITS SHOWN HEREON ARE LIMITED TO THE AREA ENCLOSED BY THE WALL, ACOUSTICAL CEILING AND FLOORS, AND SHALL INCLUDE WITHIN THE UNIT ALL LATH, FURRING, WALLBOARD, PLASTERBOARDS, PLASTER, PANELING, TILES, WALLPAPERS, PAINT, FLOORING, AND ANY MATERIALS CONSTITUTING ANY PART OF THE FINISHED SURFACES THEREOF. UNITS SHOWN ON THE FLOOR PLANS ARE MEASURED TO THE STUDS AND ARE APPROXIMATED TO THE CLOSEST SQUARE FOOT.
3. THE APPROXIMATE THICKNESS OF CERTAIN PERIMETER WALLS OF CERTAIN UNITS AS SHOWN ON THE PLANS IS ONLY ILLUSTRATIVE OF THE WALL THICKNESS AT THE LOCATION SHOWN AND IS NOT CERTIFIED AS THE THICKNESS OF ALL PORTIONS OF ALL PERIMETER WALLS OF ALL UNITS.
4. THE DIMENSIONS OF THE UNITS SHOWN HEREON ARE IN FEET AND HUNDRETHS OF A FOOT AND ARE IN ACCORDANCE WITH AS-BUILT MEASUREMENTS BASED ON MEAN VALUES.
5. THE DIMENSIONS FROM THE PROPERTY LINES TO THE BUILDING CORNERS ARE TO THE EXTERIOR FACE OF THE BUILDING AND ARE MEASURED PERPENDICULARLY AND/OR RADially TO THE PROPERTY LINES AS SHOWN.
6. UTILIZING A ZEISS SD 20R 5" TOTAL STATION THEODOLITE AND ASSOCIATED EQUIPMENT. THE SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE METHOD THROUGH THE MONUMENTS SHOWN.
7. THE SURVEY MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS OF WAC 332-130-090.
8. ELEVATIONS ARE BASED ON SKAGIT COUNTY (NAVD '88) VERTICAL DATUM AND ARE SHOWN IN FEET AND HUNDRETHS OF A FOOT.

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL F AS SHOWN ON SURVEY FOR UNITED GENERAL HOSPITAL DISTRICT NO. 304, RECORDED UNDER AUDITOR'S FILE NO. 200504290057; THENCE S 61° 42' 33" W ALONG THE SOUTH LINE OF PARCEL F AND PARCEL B OF SAID SURVEY, DISTANCE OF 347.16 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL B; THENCE N 56° 49' 37" W ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 41.43 FEET; THENCE N 00° 00' 00" E, A DISTANCE OF 323.41 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 90° 00' 00" E, A DISTANCE OF 343.05 FEET TO THE EAST LINE OF SAID PARCEL F; THENCE N 00° 50' 50" E ALONG THE EAST LINE OF SAID PARCEL F, A DISTANCE OF 153.80 FEET TO THE NORTHEAST CORNER OF SAID PARCEL F; THENCE S 88° 21' 23" E ALONG THE SOUTH LINE OF PARCEL G OF SAID SURVEY, A DISTANCE OF 96.70 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL G; THENCE N 00° 50' 50" E ALONG THE EAST LINE OF SAID PARCEL G, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID PARCEL G; THENCE N 88° 21' 23" W ALONG THE SOUTH LINE OF SAID NORTH 50 FEET, A DISTANCE OF 442.91 FEET; THENCE S 00° 00' 00" W, A DISTANCE OF 213.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SUBJECT TO DEVELOPMENT RIGHTS SET FORTH IN THE "DECLARATION".

THE DECLARANT HAS RESERVED THE RIGHT TO SUBDIVIDE UNITS IT OWNS AND TO CREATE COMMON ELEMENTS FROM UNITS IT OWNS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS TO BENEFIT TRACTS 1, 2 AND 3 FOR HOSPITAL DRIVE FROM SR-20 TO COLLINS ROAD GRANTED BY PARCELS A, B, C AND D OF THE SURVEY FOR UNITED GENERAL HOSPITAL DISTRICT NO. 304 UNDER AUDITOR'S FILE NO. 200504290057 DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL D; THENCE N 89°09' 10" W ALONG THE SOUTH LINE OF SAID PARCEL D, A DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 00°33'54" W, A DISTANCE OF 112.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°33'54" AND AN ARC DISTANCE OF 30.52 FEET; THENCE S 90°00'00" E, A DISTANCE OF 14.81 FEET TO THE WEST LINE OF TRACT 1; THENCE N 00°00'00" E ALONG SAID WEST LINE, A DISTANCE OF 34.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET AND A CHORD BEARING S 45°00'00" W; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 15.71 FEET; THENCE N 90°00'00" W, A DISTANCE OF 15.44 FEET; THENCE N 78°20'08" W, A DISTANCE OF 57.55 FEET; THENCE N 65°28'21" W, A DISTANCE OF 6.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 24.45 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°48'39" AND AN ARC DISTANCE OF 9.74 FEET; THENCE N 88°17'00" W, A DISTANCE OF 589.78 FEET; THENCE N 88°30'43" W, A DISTANCE OF 274.82 FEET; THENCE N 87°53'33" W, A DISTANCE OF 359.06 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.73 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°10'36" AND AN ARC DISTANCE OF 27.55 FEET TO THE EAST LINE OF THE COLLINS ROAD ALSO BEING THE WEST LINE OF PARCEL 'C' OF THE ABOVE DESCRIBED SURVEY FOR UNITED GENERAL HOSPITAL DISTRICT NO. 304; THENCE S 00°52'34" W ALONG THE COLLINS ROAD RIGHT-OF-WAY, DISTANCE OF 28.19 FEET TO AN ANGLE POINT IN THE COLLINS ROAD RIGHT-OF-WAY; THENCE S 88°42'00" E ALONG THE COLLINS ROAD RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SHORT PLAT NO. SW 03-93 RECORDED IN VOLUME 11 OF SHORT PLATS AT PAGES 17 AND 18, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE S 00°52'34" W ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 14.68 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.01 FEET AND A CHORD BEARING OF N 75°41'25" E; THENCE NORTHERLY, NORTH-EASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°23'30" AND AN ARC DISTANCE OF 19.79 FEET; THENCE S 88°06'51" E, A DISTANCE OF 321.20 FEET TO THE EAST LINE OF LOT 1 OF SAID SHORT PLAT NO. SW 03-93; THENCE S 87°36'14" E, A DISTANCE OF 308.73 FEET; THENCE S 88°20'18" E, A DISTANCE OF 343.14 FEET TO THE POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 180.50 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°29'07" AND AN ARC DISTANCE OF 55.08 FEET TO THE POINT OF A COMPOUND CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 17.71 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°07'47" AND AN ARC DISTANCE OF 15.50 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 154.43 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°09'28" AND AN ARC DISTANCE OF 54.33 FEET; THENCE S 00°33'54" E, A DISTANCE OF 75.84 FEET TO THE SOUTH LINE OF SAID PARCEL 'D'; THENCE S 89°09'10" E, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EASEMENTS OF RECORD:

1. RECORDING NO. 609619-DRAINFIELD PURPOSES, RECORDED JULY 7, 1961 IN FAVOR OF HERBERT AND SYLVIA CAUSLAND. EXACT LOCATION CANNOT BE DETERMINED.
2. RECORDING NO. 668141-CONNECTION TO CITY SEWER SYSTEM, RECORDED JUNE 28, 1965 IN FAVOR OF CITY OF SEDRO WOOLLEY. EXACT LOCATION CANNOT BE DETERMINED.

GRAPHIC SCALE

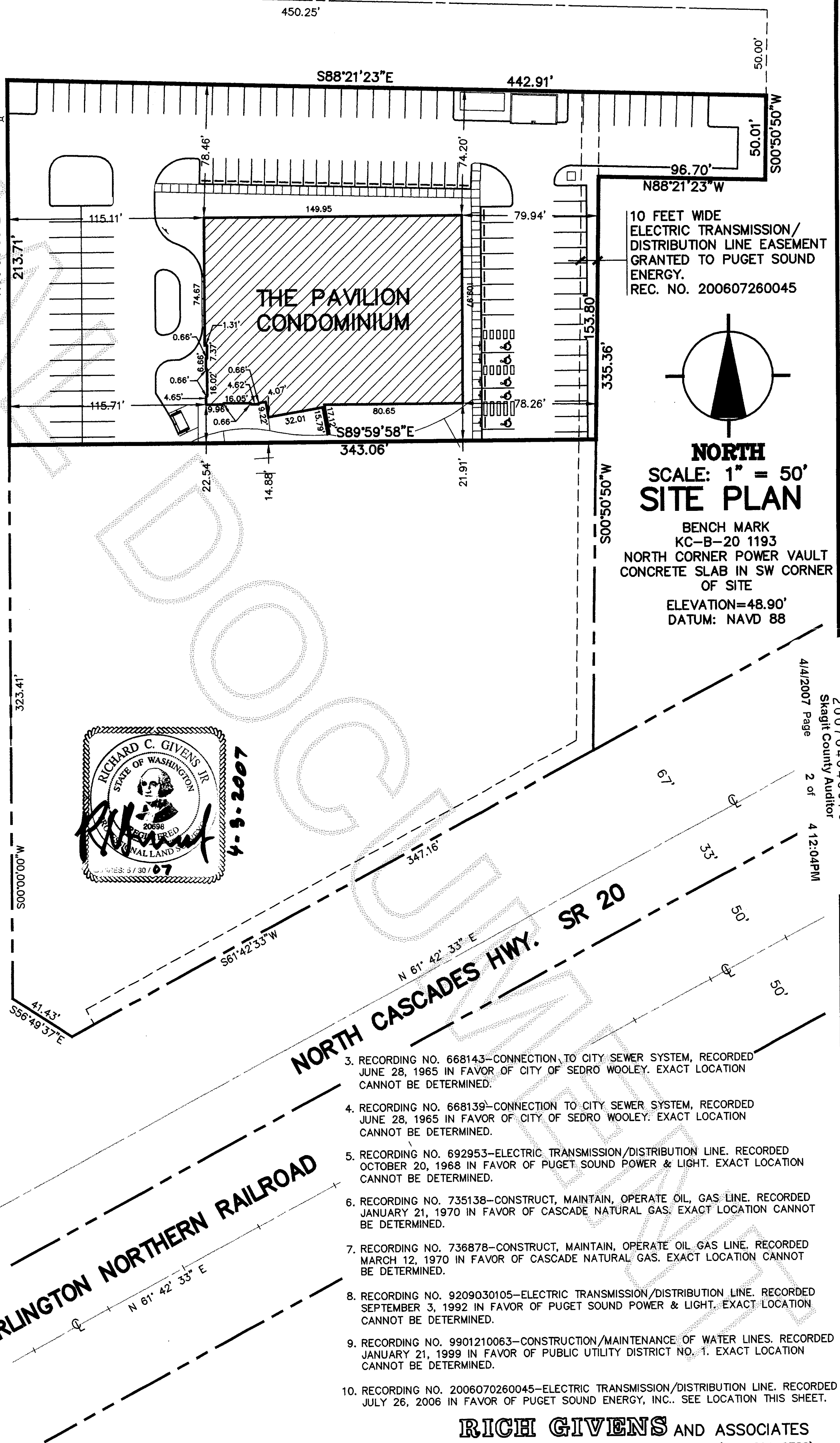


(IN FEET)

SHEET 2 OF 4

1 inch = 50 ft.

S 88° 21' 23" E 1803.09'



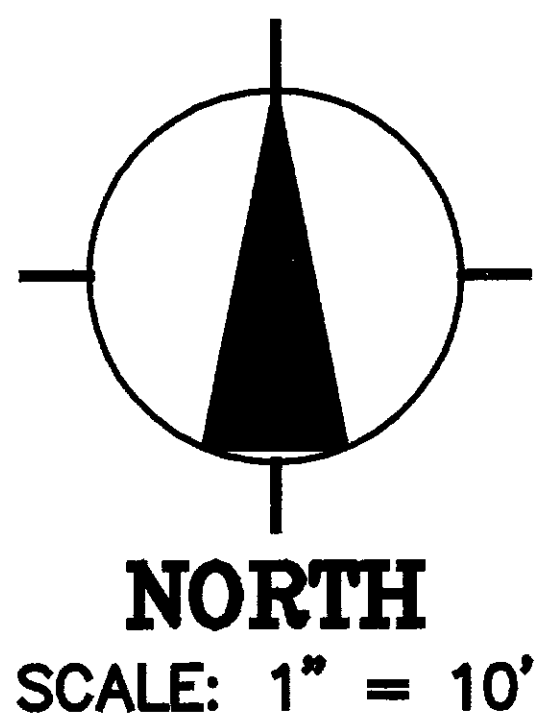
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CITY OF SEDRO WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON



200704040078
Skagit County Auditor
4/4/2007 Page 2 of 2

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NOTE:
ALL CEILING ELEVATIONS ARE FROM THE FINISHED FLOOR TO THE FACE
OF THE ACCOUSTICAL CEILING BASED ON ARCHITECTURAL PLANS PROVIDED.



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