



200503280007

Skagit County Auditor

3/28/2005 Page 1 of 2 8:42AM

Document Title(s) (or transactions contained herein):

Storm System Maintenance Requirements

Legal Description (abbreviated: i.e. lot, block, plat or quarter, section, township and range):

Tract "A" Skagit County Binding Site Plan No. PL-04-0916

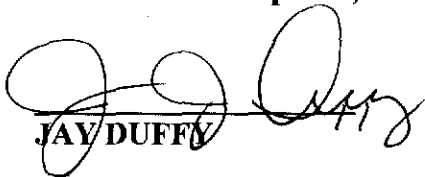
A portion of the S ½ of the NE ¼ Sec 19, Twp 35 N, Rge 4 E

Assessor's Parcel/Tax I.D. Number:

P36909

As owner of said parcel I agree to the attached Storm System Maintenance Requirements.

Fast Break Enterprises, LLC


JAY DUFFY


State of Washington)

) ss

County of Skagit)

I certify that I know or have satisfactory evidence that JAY DUFFY is the person who appeared before me and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

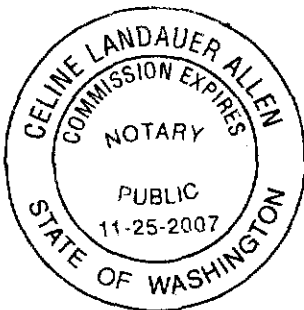
Dated: 3-25-05


(Signature)

NOTARY PUBLIC

Celine Landauer Allen
Print Name of Notary

My appointment expires: 11-25-07



STORM SYSTEM MAINTENANCE REQUIREMENTS
COMMERCIAL SITE EXPANSION

for

Fast Break Enterprises, LLC

JOB #02021

March 14, 2005

1. ALL REQUIREMENTS HEREIN ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL WORK INVOLVING THE REMOVAL AND DISPOSAL OF DEBRIS FROM THE DRAINAGE SYSTEM MUST BE PERFORMED BY PERSONNEL LICENSED AND EXPERIENCED TO PERFORM THIS TYPE OF WORK. THE PROPERTY OWNER MUST KEEP A COPY OF ALL RECORDS INVOLVING CLEANING AND MAINTENANCE OF THE DRAINAGE SYSTEM. MAINTENANCE OF THE DRAINAGE SYSTEM SHALL INCLUDE ALL CATCH BASINS, STORM PIPES, AND THE DETENTION POND.

2. DURING ALL TIME PERIODS WHEN CLEANING AND FLUSHING OF THE STORM SYSTEM IS OCCURRING, THE OUTLET ENDS OF ALL PIPES ENTERING THE DETENTION POND SHALL BE TEMPORARILY WRAPPED WITH A LARGE FILTERING SACK TO CAPTURE ALL DEBRIS THAT WOULD OTHERWISE BE WASHED INTO THE DETENTION POND.

3. THE PROPERTY OWNER MUST CONTRACT WITH A COMPANY THAT IS SKILLED AND LICENSED TO PERFORM STORM SYSTEM CLEANINGS. A SCHEDULE MUST BE ESTABLISHED SO THE FOLLOWING EVENTS OCCUR:

MINIMUM ONE TIME PER TWO-MONTHS:

- A) THE OWNER SHALL INSPECT THE DETENTION POND FOR FLOATING DEBRIS, AND REMOVE IT. THE OWNER SHALL ALSO VISUALLY INSPECT EACH CATCH BASIN FOR FLOATING DEBRIS, AND REMOVE IT ALSO.

MINIMUM OF ONE TIME PER TWO & ONE-HALF YEARS:

- A) CATCH BASIN SUMPS SHALL BE VACUUMED CLEAN OF ACCUMULATED DEBRIS.

MINIMUM OF ONE TIME PER EVERY FIVE YEARS:

- A) STORM PIPES SHALL BE FLUSHED CLEAN PRIOR TO VACUUMING ALL STRUCTURES CLEAN OF ACCUMULATED DEBRIS.
- B) THE DETENTION POND SHALL BE CLEANED OF ACCUMULATED DEBRIS AND OVERGROWN VEGETATION.

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200503280007
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3/28/2005 Page

2 of

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