

Exhibit "A"

A. RESERVATION CONTAINED IN DEED:

From: Puget Mill Company, a corporation
Recorded: December 18, 1926
Volume/Page: Volume 142 of Deeds, page 146
As follows:

"The party of the first part hereby reserves unto itself and unto its successors and assigns, the full, complete and absolute right to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases, coal, minerals, party of the second part, its successors and assigns, shall be reasonably compensated for all damages done to the surface and soil of said land and the improvements thereon in carrying on any of such operation."

NOTE: Pope Resources, a Delaware Limited now claims ownership of the mineral interests according to instrument recorded May 22, 1986, under Auditor's File No. 8605220031.

B. DECLARATION OF RESTRICTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF:

By: Self-Help Housing, a Washington non-profit corporation
Dated: June 1, 1998
Recorded: June 23, 1998
Auditor's No.: 9806230104

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon
Purpose:

To construct, or cause to construct, maintain, replace, reconstruct, and remove all cut and fill slopes, with all appurtenances incident thereto or necessary therewith, in and across the said premises, for the purpose of constructing or cause to construct, and removal of all utilities, including, but not limited to sanitary sewage facilities, storm drainage facilities, power transmission facilities, telephone communication facilities, cable television facilities, natural gas facilities, water facilities and any other utility without limitation, with all appurtenances incident thereto and necessary therewith, in the said premises, and to cut and remove from the said premises any trees and other obstruction that may endanger the safety of or interfere with the use of such facilities or appurtenances in and across said premises, and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary, useful or convenient for the enjoyment of the easement hereby granted; and the right of conveyance of said easement and privileges.

- Continued -



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6 3:35PM

C. (Continued):

Unless the City Engineer has granted approval, property owner is prohibited from building improvements in and across said premises. All revenue from the sale of merchantable timber within said easement is to be paid to the Grantor.

Area Affected:

A 74.00 foot wide easement to the City of Mount Vernon for utilities purposes over, under and across a portion of the Southwest ¼ of the Southeast ¼ of Section 9, Township 34 North, Range 4 East, W.M., being 37.00 feet left and 37.00 feet right of the following described centerline:

Beginning at the Southwest corner of said subdivision (South ¼ corner); thence North 0°47'05" West 594.35 feet along the West line of said subdivision, also being the centerline of North 30th Street, to a point of curvature; thence along the arc of said curve to the right having a radius of 355.00 feet, through a central angle of 66°37'03", an arc distance of 412.76 to a point of tangency; thence North 65°49'58" East 496.30 feet to a point of curvature; thence along the arc of said curve to the left having a radius of 423.24 feet, through a central angle of 36°03'41", an arc distance of 266.38 feet to a point of tangency; thence North 29°46'17" East 17.32 feet, more or less, to the North line of said Southwest ¼ of the Southeast ¼ and the terminus of said centerline.

EXCEPT existing road rights-of-way.

Dated: November 24, 1998
Recorded: December 31, 1998
Auditor's No.: 9812310051

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The City of Mount Vernon
Purpose:

To construct, or cause to construct, maintain, replace, reconstruct, and/or remove in and across the said premises, for the purposes of transportation including but not limited to asphalt, curb, gutter, storm drainage and sidewalk facilities, with all appurtenances incident thereto or necessary therewith, in and across the said premises, and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary, useful or convenient for the enjoyment of the easement hereby granted; and the right of conveyance of said easement and privileges. Unless the City Engineer has granted approval, property owner is prohibited from building improvements in and across said premises. All revenue from the sale of merchantable timber within said easement is to be paid to the Grantor.

Area Affected:

A 60.00 foot wide easement to the City of Mount Vernon for street purposes (North 30th Street) over, under and across a portion of the Southwest ¼ of the Southeast ¼ of Section 9, Township 34 North, Range 4 East, W.M., being 30.00 feet left and 30.00 feet right of the following described centerline:

Beginning at the Southwest corner of said subdivision (South ¼ corner); thence North 0°47'05" West 594.35 feet along the West line of said subdivision, also being the centerline of North 30th Street, to a point of curvature; thence along the arc of said curve to the right having a radius of 355.00 feet, through a central angle of 66°37'03", an arc distance of 412.76 to a point of tangency; thence North 65°49'58" East 496.30 feet to a point of curvature; thence along the arc of said curve to the left having a radius of 423.24 feet, through a central angle of 36°03'41", an arc distance of 266.38 feet to a point of tangency; thence North 29°46'17" East 17.32 feet, more or less, to the North line of said Southwest ¼ of the Southeast ¼ and the terminus of said centerline, EXCEPT existing road rights-of-way.

Dated: November 24, 1998
Recorded: December 31, 1998
Auditor's No.: 9812310052



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E. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Self Help Housing, a Washington corporation
And: City of Mount Vernon, a Washington municipal corporation
Dated: February 8, 2000
Recorded: February 14, 2000
Auditor's No.: 200002140087

F. PRIVATE DRAINAGE EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting private lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, and the costs thereof shall be borne equally by, the present and future owners of the abutting private lot owners and their heirs, owners personal representatives, and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

G. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp. and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated. Property owner is prohibited from building improvements within this area unless approval has been granted by the City Engineer. Additionally said front yard easement area shall be utilized for sidewalk and driveway purposes.

H. NOTES CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

1. • - Indicates rebar or screw in lead set with yellow cap inscribed Lisser 22960.
◆ - Indicates concrete monument in case set with cap inscribed Lisser 22960.
○ - Indicates existing pipe or rebar found.
2. Description and exception information is from First American Title Insurance Company, order no. 55218, dated March 3, 1999, Sept. 17, 1999.
3. For additional subdivision and meridian information, see "Plat of Centennial Grove" recorded in Volume 15 of Plats, page 26, "Plat of Firwest Estates" recorded in Volume 12 of Plats, pages 72 and 73, and City of Mount Vernon Short Plat No. MV-2-89, recorded in Volume 8 of Short Plats, page 157, all in records of Skagit County, Washington.
4. Meridian: Assumed.
5. Basis of bearing: South line of the Southeast ¼ of Section 9, Township 34 North, Range 4 East, W.M. Bearing = North 89°54'20" West;
6. Instrumentation: Leitz Set 4A Theodolite Distance Meter;
7. Survey procedure: Field Traverse: All distances shown are measured in feet.
8. This plat is subject to and together with easements, reservations, restrictions, covenants and other instruments of record including but not limited to those documents mentioned in title report referenced in note 2 above and being recorded under Skagit County Auditor's File Numbers 9804150105, 9812100109, 9901280109, 9901280110, 9902100143, 9902010144, 9901280111, 9901280112, 9901280113, 9902010145, 9902010146, 9812310051, 9812310052, 9812040021, 9812040022, & 199908120018, and Volume 142 of Deeds, page 146.



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H. (Continued):

9. All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.
10. Owner/Developer: Self Help Housing 405 Hoag Road
Mount Vernon, WA 98273

Phone: 360-424-0333.
11. Zoning: Rosewood P.U.D. (R-1.9 6)
12. Utility Sources: Telephone G.T.E.
Power Puget Sound Energy
Television TCI Cablevision
Storm City of Mount Vernon
Sewer City of Mount Vernon
Water Public Utility District No. 1 of Skagit County
Gas Cascade Natural Gas
13. Building Set Backs: Single family lots are
front: 20'; lots at street intersections have two front yards
rear: 20'
side: 7.5' (or as otherwise shown hereon)
common wall lots
front: 20'; lots at street intersections have two front yards
rear: 20'
side: 0' on common side: 7.5' on non common sides (or as otherwise shown hereon)
14. Wetlands areas shown hereon were delineated by Aqua-Terr Systems Inc., Sedro-Woolley, WA in May 1995 and April 1996.
15. Storm water facilities - operation/maintenance stormwater drainage/detention facilities common to the "Plat of Rosewood P.U.D., Phase No. 1" is dedicated to the City of Mount Vernon in Tract "A".
16. All lots and tracts shown hereon are subject to the requirements and conditions of the final P.U.D. for Rosewood P.U.D..
17. Building permits shall not be issued on lots shown hereon, 1-30, 39-49, and 51-64, until the required improvements for Phase 1 are fully completed to the satisfaction of the City of Mount Vernon Engineering Department.

H. (Continued):

18. The Developer/Rosewood Homeowner's Association shall be responsible for the following P.U.D. requirements on Tract "A" open space, not to be considered a building site: installation and maintenance of landscaping and wetland signs.
19. Tract "B" is not to be considered a separate building site. Tract "B" is for open space, playground and critical areas preservation purposes. Activities shall comply with P.U.D. requirements and City of Mount Vernon Critical Areas Ordinance No. 2482. No clearing or removal of existing vegetation on the property is permitted without the written consent of the City of Mount Vernon. No structures shall be placed on Tract "B" without the written consent of the City of Mount Vernon, "structures" shall mean any building wall, driveway, walkway, patio, garage, storage shed, carport, mailboxes, swimming pools, rockery, dog run, or playground equipment. The developer/Rosewood Homeowner's Association shall be responsible for the following P.U.D. requirements on Tract "B": installation and maintenance of landscaping, wetland signs and playground equipment.



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20. Tract "C" is not to be considered a separate building site. Tract "C" is for open space purposes. No structures shall be placed on Tract "C" without the written consent of the City of Mount Vernon. "Structures" shall mean any building, wall, driveway, walkway, patio, garage, storage shed, carport, mailboxes, swimming pools, rockery, dog run, or playground equipment. The developer/Rosewood Homeowner's Association shall be responsible for the following P.U.D. requirements on Tract "C": installation of landscaping and playground equipment.
21. Tract "X" is not to be considered a separate building site. Tract "X" is for phasing purposes only. Building permits shall not be issued on Tract "X" until such time as future phase approvals are received. Future phases shall meet the requirements of the approved final P.U.D. for Rosewood P.U.D.
22. Building permits shall not be issued on Tract "Y", future daycare site, until such time as future phase approvals are received.
23. Tract "Z" is not to be considered a separate building site. Tract "Z" is for a pathway easement and is further encumbered by a 20 foot wide easement to the City of Mount Vernon for sanitary sewer purposes. The developer/Rosewood Homeowner's Association shall be responsible for the following P.U.D. requirements on Tract "Z": installation of landscaping, pathway and maintenance thereof.

I. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
 Purpose: Street and utility easement area
 Area Affected: As shown

J. PROTECTIVE COVENANTS, CONDITION AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

By: Self-Help Housing, a Washington Not-For-Profit Corporation
 Recorded: May 29, 2002
 Auditor's File No.: 200205290098

K. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
 Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity.
 Area Affected: Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.)
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.
Easement No. 3: All areas located within a 5 (five) feet perimeter of the exterior surface of all ground mounted vaults and transformers.
 Dated: Not disclosed
 Recorded: June 16, 2003
 Auditor's No.: 200306160285

End of Exhibit "A"



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