

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005110643

SUBJECT TO:

NOTES ON THE FACE OF SAID PLAT:

- A. Legal description from First American Title Insurance Company subdivision guarantee No. H-593375, dated August 23, 2002. Easements, restrictions and reservations disclosed in said subdivision guarantee as follows: Auditor's File Nos. 667911 and 667912 (ingress egress and utilities); Auditor's File No. 259092 (reservation contained in deed from Hamilton Farm and Timer Company); Auditor's File No. 9703120087 (Utility & Access Easement Agreement); Auditor's File No. 9703120088 (Annexation Agreement); Auditor's File No. 9608120096 (Special use permit entry & order) Auditor's File No. 9809290163 (record of Survey); Auditor's File No. 666097 (ingress, egress & utilities); Auditor File No. 2002031090104 (Utilities Systems Easement).
- B. Plat number and date of approval shall be included in all deeds and contracts
- C. Water: P.U.D #1 of Skagit County
- D. Storm Sewer: City of Mount Vernon
- E. Sanitary Sewer: City of Mount Vernon
- F. Zoning R-1, 9.6.
- G. Power: Puget Sound Energy
- H. Gas: Cascade Natural Gas Corporation
- I. Cable TV: AT&T Broadband
- J. Telephone: Verizon
- K. Impact Fee Notice: All lots within this subdivision are subject to impact fees payable in issuance of a building permit
- L. An easement for ingress, egress, and utilities is granted over, under, and across the South 20.00 feet of that portion of Lot 6 lying adjacent to Skagit County Parcel #P28172 and shall be for the exclusive use of the owners. Heirs and assigns of said parcel #P28172. See easement recorded under Auditor's File No. 200211150099
- M. No fill or landscape materials shall be placed within the drainage easement along the North 10' of Lots 27 through 30.
- N. A non-exclusive utility easement is hereby reserved for the Benefit of Lots 33, 36, 37 and 38 in the area shown and to the City of Mount Vernon for the purposes of installation and maintenance of sanitary Sewer and Storm Water Conveyance Lines.

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Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: November 14, 2002

Auditor's No(s): 200211140201, records of Skagit County, Washington

Executed By: Mount Vernon Pacific West

WATER PIPELINE EASEMENT ON THE FACE OF SAID PLAT:

Easement are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors and assigns, the perpetual rights, privilege, and authority enabling the PUD to do all things necessary or proper in the Construction and maintenance of a waterline. Lines or related facilities, including the right to construct operate, maintain, inspect, improve, remove, restore, alter replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the PUD easement as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also, the right to cut and/or trim all brush timber, trees or other growth standing or growing upon the lands of grantor which, in the opinion of the district constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the district's use of the easement.

PRIVATE DRAINAGE EASEMENT ON THE FACE OF SAID PLAT:

An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of all abutting 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 the costs thereof shall be borne equally by the present and future owners of the abutting property and their heirs, 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.

EASEMENT DEDICATION ON FACE OF SAID PLAT:

An easement is hereby reserved for and granted to the City of Mount Vernon Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Corporation and AT&T Broadband and their respective successors and assigns under and upon the exterior ten (10) feet identified upon this plat of Skagit View Estates. 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. With the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

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SETBACKS ON FACE OF SAID PLAT:

Front yard setbacks minimum 20 feet
Back yard setbacks minimum 20 feet
Side yard setbacks minimum 5 feet the total of the two side yards shall be a minimum of 15 feet .

Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 13, 200
Auditor's No.: 2203190104, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon
And Between: Gretchen D. Mattison, as Trustee of the Gretchen D. Mattison Trust
Recorded: March 12, 1997
Auditor's No.: 9703120087, records of Skagit County, Washington
Providing: Utility and Access Easement Agreement

Agreement, including the terms and conditions thereof; entered into;
By: City of Mount Vernon
And Between: Gretchen D. Mattison as Trustee of the Gretchen D. Mattison Trust
Recorded: March 12, 1997
Auditor's No.: 9703120088, records of Skagit County, Washington
Providing: City of Mount Vernon Annexation for Agreement

Reservations and Restrictions set forth in instruments recorded under Auditor's File No. 667911 and 67912, records of Skagit County, Washington.

Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 10 feet adjacent to street

Easement for ingress, egress and utilities reserved by Alfred J. Gritz, as disclosed by deed recorded April 13, 1965, under Auditor's File No. 666097, records of Skagit County, Washington.
Affects: Said premises and other property

Reservation in favor of Hamilton Farm and Timber Company to drain an adjacent tract into ditch, as disclosed by deed recorded November 25, 1933, under Auditor's File No. 259092, records of Skagit County, Washington.

Terms and conditions set forth in special use permit for a storm water detention pond, and recorded August 12, 1996, under Auditor's File No. 9608120096, records of Skagit County, Washington.

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STATE OF WASHINGTON
COUNTY OF Snohomish

SS

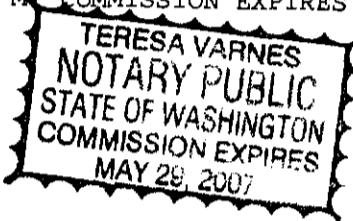
ON THE 1st DAY OF December, 2005 BEFORE ME, THE
UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED

Guy Willett AND _____ TO ME KNOWN
TO BE THE GENERAL PARTNER(S) OF mv Pacific West Investments A LIMITED
PARTNERSHIP AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND
VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNER(S) FOR THE USES AND
PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT he WAS/WERE
AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID
PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST
ABOVE WRITTEN.

Teresa Varnes

PRINTED NAME: Teresa Varnes
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Wenatchee. MY COMMISSION EXPIRES ON
5/29/07.



STATE OF WASHINGTON
COUNTY OF _____

SS

ON THE _____ DAY OF _____, 20____ BEFORE ME, THE
UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED

AND _____ TO ME KNOWN
TO BE THE GENERAL PARTNER(S) OF _____, A LIMITED
PARTNERSHIP AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND
VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNER(S) FOR THE USES AND
PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ WAS/WERE
AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF SAID
PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST
ABOVE WRITTEN.

PRINTED NAME: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____ . MY COMMISSION EXPIRES ON _____.

NOTARY/RDA /092100



200512020095
Skagit County Auditor

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On Nov. 8, 2005 before me, Satoko Shiragaki, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Takashi Ito
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____

