

Order No: 92747

Schedule "B-1"

EXCEPTIONS:

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, CREED, OR NATIONAL ORIGIN, CONTAINED INSTRUMENT:

Executed By: TYA Partners, a Washington General Partnership
Recorded: March 7, 2003
Auditor's No.: 200303070186
As follows: Five (5) years no part used for or operated as grocery store

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation
Dated: July 11, 2005
Recorded: July 18, 2005
Auditor's No.: 200507180085
Purpose: 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 and control of water and electronic information
Area Affected: Roadways and a portion of each Lot adjacent to roadways

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: November 2, 2005
Recorded: November 10, 2005
Auditor's No.: 200511100116
Executed By: The Great American Dream, Inc.

D. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING BINDING SITE PLAN:

Binding Site Plan: Thyme Square Binding Site Plan
Recorded: November 10, 2005
Auditor's No.: 200511100117

Said matters include but are not limited to the following:

1. The undersigned, being owners, hereby declare this Binding Site Plan and dedicate and convey forever to Lots 1 - 24 an undivided interest in Tracts "B", "C", "D", "E", "F", "G" and "H", as shown on this plan, as defined hereon and dedicate and convey forever to Lots 1 - 25, an undivided interest in the Tract "A", as shown on this plan, as defined hereon. Said undersigned owners also hereby dedicate to the public for road and utility purposes, the East 10 feet of Lot 25, as well as the easements to the public and to the City of Sedro-Woolley, for purposes stated on the plan herein.



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2. Any lot within this subdivision may be subject to impact fees payable on issuance of a building permit as outlined in the City of Sedro-Woolley Ordinance. Applicable at the time of building permit application.
3. All roof and footing drains shall be connected to the on-site storm drain system provided.
4. Plat number and date of approval shall be included in all deeds and contracts.
5. A non-exclusive easement is hereby reserved for an granted to the City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., Cascade Natural Gas Corporation, Verizon, AT&T Cablevision, and their respective successors and assigns under and upon the front ten feet of all lots, as shown on the plan herein, abutting public and private rights-of-way or access easements, 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 service 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. All property owners are prohibited from building dwelling structures, garages, carports or other improvements which may interfere with the uses and purposes stated herein, within said easements, except for driveways, sidewalks and vegetative landscaping or as defined in the applicable conditions, covenants, and restrictions. Other than as stated, any structure placed within said easements by a lot owner or owners, shall not be compensated for loss in the event the grantee of said easement(s) has need to exercise their rights as stated herein.
6. Access to stormwater facilities and sanitary sewer manholes and clean-outs to remain unobstructed for inspection and maintenance of the systems.
7. No permanent building, deck, fencing or other structure shall be erected within the easements.
8. Lot ownerships shall have an undivided interest in tracts in accordance with the declaration and dedication described above. Tract "A" shall be for the purposes of providing access and utilities to the binding site plan. Tract "A" shall remain the undivided interest of all lot ownerships until such time as said tract may be dedicated to the public for road and utility purposes.
9. Tract "B" shall remain as a private access to all lots of this binding site plan, except Lot 25.
10. The private play area, Tract "C" is to remain an open private recreation area for the use of the lot owners and their guests.
11. Tracts "D", "E", "F", "G" and "H" are for use as private pedestrian ingress and egress and for private utility purposes unless noted otherwise.
12. All tracts shown on the binding site plan are private, along with the stormwater facilities and roads therein. The Homeowner's Association shall be responsible for maintaining said roadways and stormwater facilities in good operating and aesthetic condition. The City of Sedro-Woolley and P.U.D. No. 1 have easements over and under the various lots and tracts as shown on the plan herein, for maintenance, repair and construction of the facilities owned by said city and P.U.D. No. 1.



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13. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water and communication line, 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 and communication lines or other similar public services over, across, along, in and under the lands 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, or other growth standing or growing upon the lands of the grantor which, in the opinion of the District, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The grantor agrees that title to all brush, 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 of 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.

- 14. Sewage – City of Sedro-Woolley.
- 15. Storm – City of Sedro – Woolley.
- 16. Water – Skagit P.U.D. No. 1.
- 17. Power – Puget Sound Energy.
- 18. Phone – Verizon.
- 19. Gas – Cascade Natural Gas.

20. Easements are granted to the City of Sedro-Woolley, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege and authority enabling the City to do all things necessary or proper in the construction and maintenance of sewer, stormwater, and communication line, 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 sewer stormwater, and communication lines or other similar public services over, across, along, in and under the lands 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, or other growth standing or growing upon the lands of the grantor which, in the opinion of the City, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The grantor agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the City.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind of the easement area without written approval of the City Public Works Director. 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 City's use of the easement.

- 21. Building setback lines.



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- 22. Private 10 foot wide and 5 foot wide pedestrian easement affecting Lot 25.
- 23. Sanitary sewer easement affecting Lots 9 – 16, 25 and Tracts "B", "C" and "E".
- 24. Mailbox easement affecting Lot 1 and Tract "E".

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.
Dated: May 17, 2006
Recorded: February 14, 2007
Auditor's No.: 200702140052
Purpose: Broadband Communication System
Area Affected: Subject property and other property

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 2, 2005
Recorded: February 14, 2005
Auditor's No.: 200502140151
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated



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