

Exhibit A

Lot 77, "PLAT OF SPRING MEADOWS - DIV. I", as per plat recorded in Volume 17 of Plats, pages 65 and 66, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the West 20 feet of Lot 78 of said Plat of Spring Meadows - Div. I.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

P-100916-E

EXCEPTIONS:

A. TERMS AND CONDITIONS OF ORDINANCE:

Executed By: City of Sedro-Woolley
Recorded: January 26, 1994
Auditor's No.: 9401260022

B. Utility Easement shown on face of plat, as follows:

"An easement is hereby reserved for and granted to the following: The City of Sedro-Woolley, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas, GTE of the Northwest, TCI Cablevision, and their respective successors and assigns, under and upon the emergency vehicle access easement shown hereon and the exterior seven (7) feet of all lots, tracts and spaces within the subdivision lying parallel with and adjoining all street(s) in which to construct, operate, maintain, repair, replace and enlarge underground pipes, conduits, cables, wires and all necessary or convenient underground or ground mounted appurtenances thereto for the purpose of serving this subdivision and other property with sewer, water, electricity, gas, telephone service, television cable service and other utility services, together with the right to enter upon said emergency vehicle access easement and the exterior seven (7) feet of all lots, tracts and spaces at all times for the purposes herein stated."

C. Dedication shown on face of the Plat, as follows:

"Know all men by these presents that Vine Street Fund, L.L.C. and U.S. Bank National Association; the undersigned owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public highway purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon."

D. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PLAT OF SPRING MEADOWS:

Executed By: Vine Street Fund, L.L.C.
Recorded: March 4, 1999
Auditor's No.: 9903040085

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: March 26, 1999
Recorded: April 15, 1999
Auditor's No.: 9904150048
- continued -



200205210001
Skagit County Auditor

LPB-10

EXCEPTIONS CONTINUED:

D. (Continued):

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: May 20, 1999
Recorded: May 25, 1999
Auditor's No.: 9905250019

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PLAT OF SPRING MEADOWS, AS FOLLOWS:

Executed By: Vine Street Fund, LLC
Dated: July 6, 2000
Recorded: July 24, 2000
Auditor's No.: 200007240001

E. Terms and conditions of By-Laws of Plat of Spring Meadows Homeowners Association recorded April 15, 1999, under Auditor's File No. 9904150047 and as amended by instrument recorded April 25, 1999, under Auditor's File No. 9904150048.

F. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Non-exclusive easement for utilities and emergency vehicle access from Cook Road to Brook Place.
Area Affected: West 20 feet of Lots 77 and 78
Purpose: Non-exclusive easement for ingress, egress and utilities to Lot 77
Area Affected: West 20 feet of Lot 78

LTC-SC-2



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Skagit County Auditor