



200405180069

Skagit County Auditor

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Bannister Septic
1927 South 17th. Street
Mount Vernon, WA. 98274
Phone 360-428-4949 Fax 360-428-4949

**AGREEMENT FOR MANAGEMENT SERVICES
OF THE ON-SITE SEWAGE SYSTEM**

This agreement for Management Services ("Agreement") prepared April 30, 2004 is hereby entered into by and between Bannister Septic ("Manager") and Pacific Service LLC ("Owner").

The Owner possesses a parcel of property with an existing or proposed residence at 11172 Marine Drive, Anacortes, WA. 98221 and further identified by Assessor P# 61845.

Tract 2 Survey 2003 1180120 Pt N Lots 34-37 Anaco Beach

This agreement establishes the responsibilities of the Manager for monitoring and maintenance of a repair on-site sewage treatment and disposal system. The system is a AX20-1B ("System"). The maintenance schedule is based upon the Operation and Maintenance Manual provided by Orenco Systems Inc., the sewage system designer ("Designer") and in accordance with guidelines set forth by the Washington State Department of Health. Monitoring will help assure ongoing satisfactory mechanical operation, detection of System or equipment failure and may allow detection of other potential problems that could threaten the operation of the System.

This Agreement is for a three-year period, but will remain continuously in effect until terminated in writing by either the Manager or Owner. A written notification of termination of this agreement must be provided by either party wishing to end the agreement and delivered to the second party. Such agreement must be presented sixty (60) days prior to termination of the agreement. If for any reason the Manager discontinues this agreement a written notice thirty days prior to termination will be sent to the Skagit County Health Department (Health Department"). Upon discovery of a change in Ownership of the subject property, the Manager shall notify the Health Department within thirty (30) days of such finding.

The Owner agrees to grant the Manager, representatives, agents or successors of the Manager, access to the System at all reasonable times for maintenance and inspection purposes. The Owner shall assume all responsibilities and costs in keeping monitoring stations accessible without advance notification. This includes making sure that all tanks are equipped with risers (septic tank inlet and outlet, surge tank) to the finish surface, that there are inspection ports and/or squirt ports on the laterals (when applicable to the system) and that there is no excessive weed growth over or around the System.

The Owner agrees to provide the Manager with an approved copy of the Operation & Maintenance Manual prepared by Orenco Systems Inc. and a copy of the complete as-built drawing as generated by the System designer.

Once the System has been put into operation, the Owner must contact the Manager at the appropriate times so the Manager can monitor the System during the third, sixth and twelfth month of operation in the first year of use and once a year thereafter. During each monitoring inspection the Manager shall perform an overall performance evaluation of the System as defined in by Orenco Systems Inc. and specific to the AX20.

Should the Manager detect problems and/or failure of the System or any component of the System, the Owner agrees to allow the Manager to further investigate the problem(s) and to make repairs and/or adjustments to maintain or bring to compliance the operation of the System. The Owner and the Health Department will be notified by the Manager orally and/or in writing within seven (7) days of discovery of any System operational problem.

One copy of each monitoring report and any recommendations of the Manager will be provided to the following:

Owner
Pacific Service LLC
P.O. Box 445
Anacortes, WA. 98221

Health Department
Skagit County Health Department
Attn. Steve Olsen
700 South Second Street #301
Mount Vernon, WA. 98273

Notifications to the Manager shall be sent to:

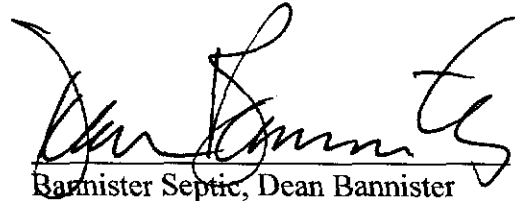
Bannister Septic
Attn. Dean Bannister
1927 South 17th. Street
Mount Vernon, WA. 98274



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Routine monitoring, maintenance and repairs will be billed in accordance with rates in effect at the time of service.

Services are payable in full upon receipt of each billing, however, such payment shall be made no later than thirty (30) days after the billing date. Overdue balances shall be charged an additional 1.5% per month interest, compounded monthly.



Bannister Septic, Dean Bannister

Owner
_____, 2004
Date

A fully executed copy of this Agreement will be sent to the Skagit County Health Department within seven (7) days of Owner approval.



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Pacific Service, LLC
Chris Gaudin
Owner
5/17/04, 2004
Date

Dean Bannister
Bannister Septic, Dean Bannister

A fully executed copy of this Agreement will be sent to the Skagit County Health Department within seven (7) days of Owner approval.



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STATE OF WASHINGTON }

ACKNOWLEDGMENT - Individual

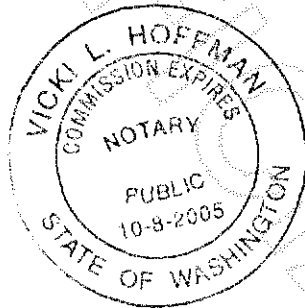
County of SKAGIT }

On this day personally appeared before me CHARLES BAREFIELD

to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that HE signed the same as HIS free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 17TH day of MAY, 2004.



Vicki L. Hoffman

Notary Public in and for the State of Washington
Residing at ANACORTES

My appointment expires 10-8-05

STATE OF WASHINGTON }

ACKNOWLEDGMENT - Individual

County of }

On this day personally appeared before me _____

to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 20_____.

Notary Public in and for the State of Washington
Residing at _____

My appointment expires _____



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