



200110170062

, Skagit County Auditor

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After Recording Return To: **PORT OF SKAGIT COUNTY**
P.O. BOX 348
BURLINGTON, WA 98233

Document Title(s): **ASSIGNMENT OF LEASE**

Grantor(s): **NORDIC TUGS, INC.**

Additional Name(s) on page ____ of Document.

Grantee(s): **BCG NORTHWEST, LLC**

Additional Name(s) on page ____ of Document.

Abbreviated Legal Description:

Lot 110 of the Skagit Regional Airport Binding Site Plan, Phase I, as recorded in Book 7 of Short Plats, pages 111 through 120, inclusive, records of Skagit County, Washington, under Auditor's File No. 860825002, as amended by boundary line adjustment recorded under Auditor's File No. 200002040075, being all in a portion of the Northwest Quarter of Section 34, Township 35 North, Range 3 East, W.M.

Said property contains 4.85 acres.

Additional Legal(s) on page ____ of Document.

Assessor's Parcel/Tax ID Number: **P118244**

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

OCT 17 2001

Amount Paid \$
Skagit County Treasurer
By: *[Signature]* Deputy

ASSIGNMENT OF LEASE

FOR VALUE RECEIVED, NORDIC TUGS, INC., a Washington corporation, as Assignor, hereby grants, bargains, sells, assigns, transfers and delivers unto BCG, NORTHWEST, L.L.C., a Washington corporation, as Assignee, Assignor's interest and position in and to the lease dated the 1st day of March, 2000, by and between the PORT OF SKAGIT COUNTY, a Washington municipal corporation, as Lessor, and NORDIC TUGS, INC., a Washington corporation, as Lessee, said lease being the lease under which Assignor claims right, title and interest from the PORT OF SKAGIT COUNTY. This Assignment is being done as part of a reorganization of corporate finances.

Consent by the PORT OF SKAGIT COUNTY to this Assignment of Lease is based on:

1. The Assignee's assumption of all the Assignor's obligations contained in the above referenced lease, and acceptance of, and agreement and covenant to comply with, all the terms and conditions contained in the above referenced lease, between the PORT OF SKAGIT COUNTY, as Lessor, and NORDIC TUGS, INC., as Lessee, said document incorporated herein.
2. The Assignee's personal guarantee of the performance and fulfillment of obligations of the above referenced lease.
3. The Assignor's financial obligations to the PORT OF SKAGIT COUNTY being current and Assignor's compliance with its obligations to the PORT OF SKAGIT COUNTY under the above referenced lease.
4. The Assignee's proof of being a financially responsible Assignee.
5. The Assignee's agreement that all notices and payments hereunder may be delivered or mailed. If delivered by messenger, courier (including overnight air courier) or facsimile transmittal, the same shall be deemed delivered when received at the street addresses or facsimile numbers listed below. All notices and payments mailed, whether sent by regular post or by certified or registered mail, shall be deemed to have been given on the second business day following the date of mailing, if properly mailed to the mailing addresses provided below, and shall be conclusive evidence of the date of mailing. The parties may designate new or additional addresses for mail or delivery by providing notice to the other party as provided in this section.



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ASSIGNMENT OF LEASE
ASSIGNOR: NORDIC TUGS, INC.
ASSIGNEE: BCG NORTHWEST, L.L.C.

To Lessor:

Street Address:

Port of Skagit County
15400 Airport Drive
Burlington, WA 98233

Phone No. (360) 757-0011

Mailing Address:

Port of Skagit County
P. O. Box 348
Burlington, WA 98233

Fax No.: (360) 757-0014

To Assignee:

Street Address:

BCG Northwest, L.L.C.
11367 Higgins Airport Way
Burlington, WA 98233

Phone No. (360) 757-8847

Mailing Address:

BCG Northwest, L.L.C.
11367 Higgins Airport Way
Burlington, WA 98233

Fax No. (360) 757-8831

The signatures of the Assignor hereinafter made constitute evidence of Assignor's guarantee of the matters set forth in paragraph 3, above.

The signatures of the Assignee hereinafter made constitute evidence of Assignee's agreement to comply with the matters referenced in the paragraphs above and Assignee's personal guarantee of the performance and fulfillment of the obligations referenced in the paragraphs above.

DATED this 20th day of August, 2001.

ASSIGNOR:

NORDIC TUGS, INC.

By James A. Cress 8-20-01
Signature date

JAMES A. CRESS
Print name

ASSIGNEE:

BCG NORTHWEST, L.L.C.

James A. Cress 8-20-01
Signature date

JAMES A. CRESS
Print name

ASSIGNMENT OF LEASE
ASSIGNOR: NORDIC TUGS, INC.
ASSIGNEE: BCG NORTHWEST, L.L.C.

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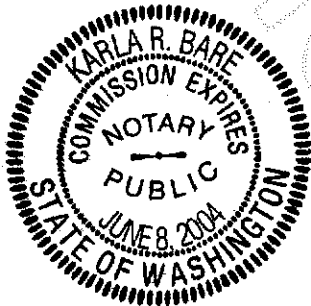


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Skagit County Auditor

STATE OF WASHINGTON)
: SS.
COUNTY OF SKAGIT)

On this 20 day of August, 2001, before me personally appeared James A. Cress to me known to be the President of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were duly authorized to execute the same and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



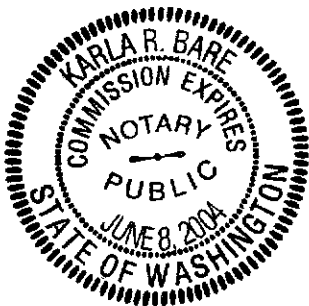
Karla R. Bare
(Signature)
Karla R. Bare
(Print Name)

NOTARY PUBLIC in and for the State of Washington,
residing at Mount Vernon, WA
My Commission expires: 6-8-04

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this 20 day of August, 2001, before me personally appeared James A. Cress to me known to be the member of the LLC corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were duly authorized to execute the same and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Karla R. Bare
(Signature)
Karla R. Bare
(Print Name)

NOTARY PUBLIC in and for the State of Washington,
residing at Mount Vernon, WA
My Commission expires: 6-8-04

ASSIGNMENT OF LEASE
ASSIGNOR: NORDIC TUGS, INC.
ASSIGNEE: BCG NORTHWEST, L.L.C.

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CONSENT TO ASSIGNMENT

The PORT OF SKAGIT COUNTY hereby consents to the assignment of the above referenced lease, and specifically, on the conditions hereinbefore set forth.

DATED this 21 day of August, 2001.

PORT OF SKAGIT COUNTY

By: Brian Rolfson

President

Attest:

Glenn Allen

Secretary

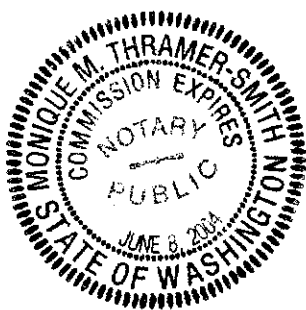
STATE OF WASHINGTON)

SS

COUNTY OF SKAGIT)

On this 21 day of August, 2001, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Brian Rolfson and Glenn Allen to me known to be the President and Secretary, respectively, of the Port Commission of the **Port of Skagit County**, a municipal corporation, the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were duly authorized to execute the same and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Monique M. Thramer-Smith
(Signature)

Monique M. Thramer-Smith
(Print Name)

Notary Public in and for the State of Washington,

residing at Burlington

My Commission expires: 6-8-04

ASSIGNMENT OF LEASE
ASSIGNOR: NORDIC TUGS, INC.
ASSIGNEE: BCG NORTHWEST, L.L.C.



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