



200203280077

Skagit County Auditor

3/28/2002 Page 1 of 8 12:48PM

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Please print legibly or type information. WASHINGTON STATE RECORDER'S Cover Sheet

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. MEMORANDUM OF LEASE
- 2.
- 3.
- 4.

Reference Numbers(s) of documents assigned or released:

Additional Reference #'s on page ____ of document.

Grantor(s) (Last name first, then first name and initials):

1. PORT OF SKAGIT COUNTY
- 2.
- 3.
- 4.

☐ Additional names on page ____ of document.

Grantee(s) (Last name first, then first name and initials):

1. HEXCEL CORPORATION
- 2.
- 3.
- 4.

☐ Additional names on page ____ of document.

Legal Description (abbreviated: i.e., lot, block, plat; or section, township, range):

LOT 52, 53, 54, 76, 77, 78, 79 AND 80, SKAGIT REGIONAL AIRPORT BINDING SITE PLAN -
PHASE 1, RECORDED AUGUST 26, 1986 UNDER AUDITOR'S FILE NO. 860825002 AND
DEPICTED ON EXHIBIT "A" ATTACHED HERETO.

Additional legal is on page ____ of document.

Assessor's Property Tax Parcel/Account Number:

8012-000-053-0100

☐ Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

MEMORANDUM OF LEASE

PORT OF SKAGIT COUNTY,

Landlord

and

HEXCEL CORPORATION,

Tenant

**15062 STEELE ROAD
BURLINGTON, WASHINGTON 98233-3600**

Record and Return to:

**SKADDEN, ARPS, SLATE, MEAGHER & FLOM LLP
Four Times Square
New York, New York 10036-6522
Attention: Susan A. Hitzig, Esq.**



MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated as of March 19, 2002 between **PORT OF SKAGIT COUNTY**, a Washington municipal corporation ("Landlord") and **HEXCEL CORPORATION** (as assignee of Orin N. Jones and Patricia C. Jones d/b/a Westar Diversified Investments), a Delaware corporation ("Tenant").

WITNESSETH:

Name of Landlord: The Port of Skagit County, having an office at P.O. Box 348, Burlington, WA 98233.

Date of Lease: As of September 5, 1989.

Date of Assignment of Lease: December 11, 1989 from Westar Diversified Investments to Hexcel Corporation.

Name of Tenant: Hexcel Corporation, having an office at Two Stamford Plaza, 281 Tresser Boulevard, Stamford, Connecticut 06901.

Premises: Lot 52, 53, 54, 76, 77, 78, 79 and 80, Skagit Regional Airport Binding Site Plan - Phase 1, recorded August 26, 1986 under Auditor's File No. 860825002 and depicted on Exhibit "A" attached hereto, in premises known as 15062 Steele Road, Burlington, Washington 98233-3600. Subject to restrictions, easements and reservations of record, if any, as of the date of the signing of the Lease. Reserving unto Landlord a non-exclusive easement over and across the premises to provide ingress and egress to any and all such buildings and areas and other adjacent properties owned by Landlord. Landlord to exercise said easement so as not to unreasonably interfere with Tenant's use of the property.

Term: Fifty (50) years, commencing on September 5, 1989 and expiring on September 4, 2039.

Counterparts: This memorandum of Lease may be executed in any number of counterparts, each of which shall constitute an original, and all of which together shall constitute one and the same instrument.



IN WITNESS WHEREOF, Landlord and Tenant have duly executed and delivered this Memorandum of Lease as of the day and year first above written.

PORT OF SKAGIT COUNTY, Landlord

By: _____

Name: _____

Title: _____

HEXCEL CORPORATION, Tenant

By: _____

Name _____

Title: _____



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Skagit County Auditor

IN WITNESS WHEREOF, Landlord and Tenant have duly executed and delivered this Memorandum of Lease as of the day and year first above written.

PORT OF SKAGIT COUNTY, Landlord

By: _____
Name:
Title:

HEXCEL CORPORATION, Tenant

By: S.C. Forsyth
Name: Stephen C. Forsyth
Title: Executive VP & CFO



STATE OF WASHINGTON)

) : ss.

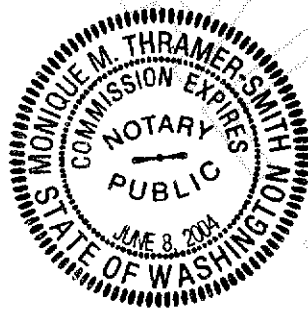
COUNTY OF SKAGIT)

On this 19 day of March, 2002, before me, the undersigned, a Notary Public in and for said state, personally appeared Jerry Kaufman known to me to be the President 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 he/she was duly authorized to execute the same on behalf of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Monique M. Thrasher-Smith
Notary Public *Monique M. Thrasher-Smith*
State of Washington

NOTARIAL SEAL



My Commission Expires: 6-8-04

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 28 2002

Amount Paid \$ 7
Skagit County Treasurer
By: *ndm* Deputy



200203280077
Skagit County Auditor

STATE OF CONNECTICUT)
) ss. Stamford
COUNTY OF FAIRFIELD)

On this 20th day of March, 2002, before me, the undersigned, a Notary Public in and for said state, personally appeared Stephen C. Forsyth personally known to me to be the Executive VP & CFO of Hexcel Corporation, a Delaware 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 he/she was duly authorized to execute the same on behalf of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public
State of Connecticut

My Commission Expires:

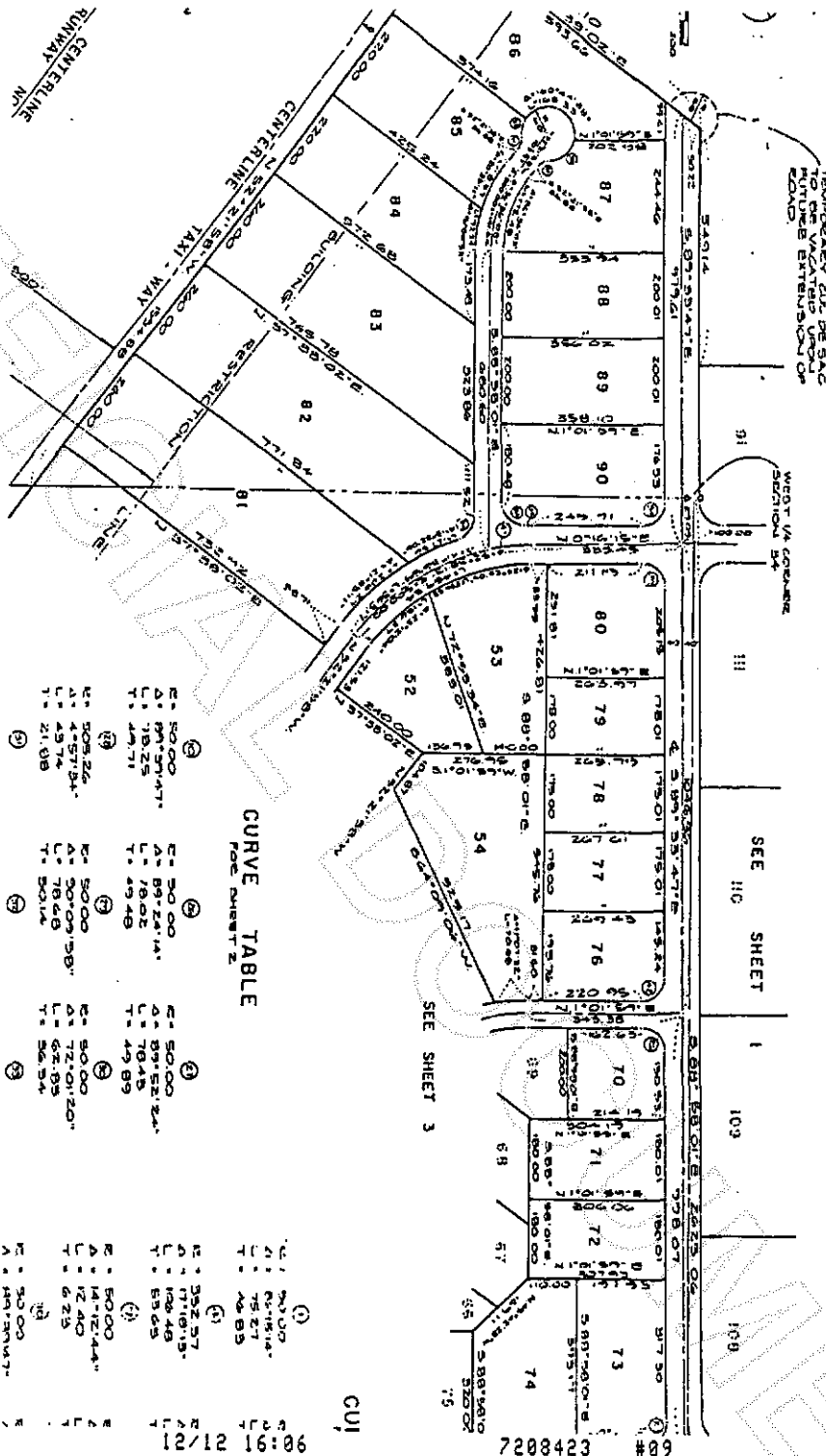
RIINA TOHVERT
NOTARY PUBLIC
MY COMMISSION EXPIRES DEC. 31, 2002



NOTARIAL SEAL



SKAGIT REGIONAL AIRPORT BINDING SITE PLAN PHASE I



CURVE TABLE
FOR SHEET 2

Station	Curve Data	Station	Curve Data	Station	Curve Data
1+00.00	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+18.02	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+36.04	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+36.04	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+54.06	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+72.08	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+72.08	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+90.10	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+108.12	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+108.12	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+126.14	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+144.16	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+144.16	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+162.18	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+180.20	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+180.20	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+198.22	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+216.24	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+216.24	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+234.26	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+252.28	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+252.28	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+270.30	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+288.32	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+288.32	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+306.34	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+324.36	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+324.36	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+342.38	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+360.40	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+360.40	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+378.42	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+396.44	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+396.44	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+414.46	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+432.48	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+432.48	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+450.50	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+468.52	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+468.52	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+486.54	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+504.56	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+504.56	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+522.58	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+540.60	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+540.60	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+558.62	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+576.64	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+576.64	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+594.66	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+612.68	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+612.68	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+630.70	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+648.72	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+648.72	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+666.74	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+684.76	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+684.76	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+702.78	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+720.80	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+720.80	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+738.82	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+756.84	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+756.84	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+774.86	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+792.88	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+792.88	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+810.90	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+828.92	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+828.92	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+846.94	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+864.96	E= 50.00 A= 89.24 L= 18.02 T= 49.89
1+864.96	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+882.98	E= 50.00 A= 89.24 L= 18.02 T= 49.89	1+900.00	E= 50.00 A= 89.24 L= 18.02 T= 49.89

EXHIBIT "A"



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Skagit County Auditor