



200310310138

Skagit County Auditor

10/31/2003 Page

1 of

5 11:45AM

Return Address:

LAND TITLE COMPANY: SKAGIT COUNTY

109755

Document Title(s) (or transactions contained therein):

1. Memorandum of Ground Lease
- 2.

Reference Number(s) of Documents assigned or released:

on page of _____ of document

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantor(s) (Last name, First, Middle Initial)

OCT 31 2003

1. JJMD Investments LLC
- 2.
- 3.
4. _____ Additional names on page _____ of document.

Amount Paid \$6
Skagit Co. Treasurer
By *[Signature]* Deputy

Grantee(s) (Last name, First, Middle Initial)

1. JJMD Buildings LLC
- 2.
- 3.
4. _____ Additional names on page _____ of document.

Legal description: (Lot, block, plat name, section-township-range)

Ptn A B C of 19-35-4

_____ Additional legal is on page _____ of document.

Assessor's Property Tax Parcel Account Number(s):

P36908

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE is made this 30th day of October, 2003 between JJMD INVESTMENTS, LLC, a Washington Limited Liability Company ("Landlord") and JJMD BUILDINGS, LLC, a Washington Limited Liability Company ("Tenant").

Landlord and Tenant entered into a Lease Agreement, dated October 30th, 2003, pursuant to which Landlord leased to Tenant and Tenant leased from Landlord certain real property in the City of Mount Vernon, County of Skagit, State of Washington, described in Exhibit A attached to this Memorandum of Lease for a term of twenty-five (25) years, commencing November 1st, 2003 and ending October 31, 2028, together with options to renew the Lease Agreement.

This Memorandum is not a complete summary of the Lease Agreement and should not be used in interpreting provisions of the Lease Agreement. In the event of conflict between this Memorandum and the Lease Agreement, the Lease Agreement shall control. This Memorandum is executed solely for the purpose of recording and making public notice of the existence of the Lease Agreement.

IN WITNESS WHEREOF, the parties have executed this instrument the day and year first above written.

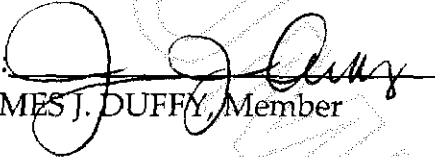
LANDLORD:

JJMD INVESTMENTS, LLC

By: 
JAMES J. DUFFY, Member

TENANT:

JJMD BUILDINGS, LLC

By: 
JAMES J. DUFFY, Member

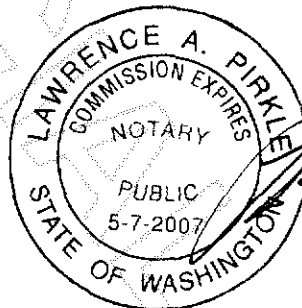


200310310138
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me JAMES J. DUFFY, to me known to be a member/manager of JJMD INVESTMENTS, LLC, a Washington Limited Liability Company, and acknowledged the said instrument to be the free and voluntary act and deed of said member/ manager for the uses and purposes therein mentioned, and on oath stated that JAMES J. DUFFY was authorized to execute said instrument on behalf of said Limited Liability Corporation.

GIVEN under my hand and official seal this 30th day of October, 2003.



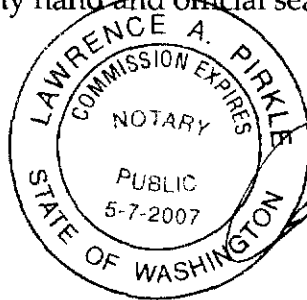
LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
State of Washington
Residing at Mount Vernon
My Commission expires: 5/7/07

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me JAMES J. DUFFY, to me known to be a member/manager of JJMD BUILDINGS, LLC, a Washington Limited Liability Company, and acknowledged the said instrument to be the free and voluntary act and deed of said member/ manager for the uses and purposes therein mentioned, and on oath stated that JAMES J. DUFFY was authorized to execute said instrument on behalf of said Limited Liability Corporation.

GIVEN under my hand and official seal this 30th day of October, 2003.



LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
State of Washington
Residing
My Con



200310310138

Skagit County Auditor

DESCRIPTION:

That portion of the following described Parcels "A", "B" and "C" lying southerly of an arc line described as follows:

Beginning at a point on the West line of Parcel "A" below described, 1,000 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;
thence Easterly along the arc of a curve whose radius is 1,000 feet and whose central point is said intersection of the centerline of Cook Road and Interstate 5 to the Westerly line of the Sam Bell Road right of way and the terminus of this arc line.

PARCEL "A"

Lot B, Short Plat No. 22-82, approved July 29, 1982, recorded July 29, 1982 in Book 6 of Short Plats, page 6, under Auditor's File No. 8207290006 and being a portion of the South $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 4 East, W.M.

EXCEPTING therefrom the South 40 feet of the West 200 feet of said Lot B as measured along the West and South lines thereof;

TOGETHER WITH a non-exclusive easement for road and utilities over, under and across Regency Place as the same is shown on the face of said Short Plat No. 22-82.

PARCEL "B"

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the Westerly line of what is commonly known as the S.L. Bell Road, as said road existed on August 9, 1920, where said Westerly line intersects the North line of said subdivision;
thence West along the said North line, 436 feet;
thence Southerly and Easterly parallel with the Westerly line of the above mentioned S.L. Bell Road, 500 feet;
thence Easterly at right angles to a point on the Westerly line of said S.L. Bell Road that is 500 feet Southeasterly as measured along said road, from the POINT OF BEGINNING;
thence Northerly and Westerly along said Westerly line, 500 feet to the POINT OF BEGINNING;

PARCEL "C"

That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence North $87^{\circ}32'12''$ West along the North line of said subdivision 711.36 feet to the West right of way line of Old 99 Highway;
thence South $5^{\circ}37'37''$ East along said highway right of way, 500 feet to the TRUE POINT OF BEGINNING;



200310310138

Skagit County Auditor

DESCRIPTION CONTINUED::

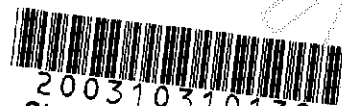
thence North $87^{\circ}32'12''$ West, 436.0 feet;
thence South $81^{\circ}47'07''$ East, 444.57 feet to the West line of Old 99 Highway;
thence North $5^{\circ}37'37''$ West along said line, 45.00 feet to the TRUE POINT OF BEGINNING;

EXCEPTING from the above described parcel, the following described "Tract X":

TRACT "X":

Beginning at a point on the West line of said Lot B, Short Plat 22-82, 1,000.00 feet Northwesterly of the intersection of the centerlines of Cook Road and Interstate 5;
thence South $20^{\circ}11'00''$ East along said West line of Lot B, Short Plat No. 22-82 for a distance of 176.63 feet to an angle point on said West line;
thence South $37^{\circ}46'43''$ East along said West line for a distance of 370.32 feet, more or less, to the Northwesterly corner of the South 40 feet of the West 200 feet of said Lot B (as measured along the West and South lines thereof);
thence North $52^{\circ}13'17''$ East along the Northerly line of said South 40 feet of the West 200 feet for a distance of 200.00 feet to the Northeasterly corner thereof;
thence South $37^{\circ}46'43''$ East along the Easterly line of said South 40 feet of the West 200 feet, or Easterly line extended, for a distance of 74.53 feet;
thence North $15^{\circ}04'59''$ West for a distance of 128.79 feet to a point of curvature;
thence along the arc of said curve to the right, concave to the East, having a radius of 530.00 feet, through a central angle of $30^{\circ}08'06''$ an arc distance of 278.76 feet, more or less, to a cusp on a non-tangent curve (being the North line of the above described parcel);
thence along the arc of said curve to the left, concave to the South, having an initial tangent bearing of North $77^{\circ}23'34''$ West, a radius of 1,000.00 feet, through a central angle of $12^{\circ}52'10''$, an arc distance of 224.61 feet, more or less, to the East line of said Lot B, Short Plat 22-82;
thence continue along said curve to the left having a radius of 1,000.00 feet, through a central angle of $13^{\circ}36'21''$ an arc distance of 237.47 feet, more or less, to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.



200310310138
Skagit County Auditor

10/31/2003 Page

5 of

5 11:45AM