

Return Address:
PW Funding
200 Old Country Road, Suite 580
Mineola, NY 11501



200402190115

Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

109784-TE

Document Title(s) (for transactions contained therein): 1. Assumption and Release Agreement (First Assumption) 2. 3. 4.
Reference Number(s) of Documents assigned or released: (on page 1 of documents(s)) 200207190001
Grantor(s) 1. Peregrine Holdings, LLC 2. Kevin E. Ware 3. Kari J. Ware 4.
Additional Names on page _____ of document.
Grantee(s) 1. Sunridge MHC, LLC 2. Brian Fitterer 3. FANNIE MAE 4.
Additional Names on page _____ of document.
Legal Description (abbreviated i.e. lot, block, plat or section, township, range) Lots 1-117, "LITTLE MOUNTAIN ESTATES MOBILE HOME PARK"
Additional legal is on page _____ of document.
Assessor's Property Tax Parcel/Account Number 340428-2-013-0005, P28012, 340428-2-004-0000, P27997, 340428-2-005-0100, P27999
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**ASSUMPTION AND RELEASE AGREEMENT
(First Assumption)**

This Assumption and Release Agreement ("Agreement") is made effective as of February 10, 2004, by and among PEREGRINE HOLDINGS, LLC, a Washington limited liability company ("Transferor"), KEVIN E. WARE and KARI J. WARE (collectively, the "Original Key Principal"), SUNRIDGE MHC, LLC, an Oregon limited liability company ("Transferee"), BRIAN FITTERER (the "New Key Principal") and FANNIE MAE.

RECITALS:

A. Fannie Mae is the holder of that certain Multifamily Note (the "Note"), dated as of July 18, 2002, in the original principal amount of \$3,750,000.00 made by Transferor to PW Funding Inc., a Delaware corporation ("Original Lender"), which Note evidences a loan ("Loan") made by Original Lender to Transferor. To secure the repayment of the Note, Transferor also executed and delivered a Multifamily Deed of Trust, Assignment of Rents and Security Agreement (the "Security Instrument"), dated as of July 18, 2002 and recorded in the Official Records of Skagit, State of Washington ("Official Records") on July 19, 2002, as Document No. 200207190001, that grants a lien on the property described in Exhibit A to this Agreement (the "Property"). The Transferor is liable for the payment and performance of all of Transferor's obligations under the Note, the Security Instrument and all other documents executed in connection with the Loan, as listed on Exhibit B to this Agreement (collectively, the "Loan Documents"). Each of the Loan Documents has been duly assigned or endorsed to Fannie Mae. The current servicer of the Loan is the Original Lender ("Servicer").

B. The Original Key Principal is liable for the obligations of Key Principal under (i) the Acknowledgement and Agreement of Key Principal to Personal Liability for the Exceptions to Non-Recourse Liability attached to the Note and (ii) the Security Instrument (collectively, the "Acknowledgement").

C. New Key Principal desires to assume the obligations of the Original Key Principal under the Acknowledgement.

D. In order to accommodate Transferee's 1031 exchange, Transferor is transferring the Property to Transferee and Transferee intends to transfer the Property to the Little Mountain Estates MHC, LLC, a Washington limited liability company immediately thereafter.

E. Fannie Mae has been asked to consent to the transfer of the Property to the Transferee and the assumption by the Transferee of the obligations of the Transferor under the Loan Documents.



F. Fannie Mae has been asked to consent to the release of the Original Key Principal from his obligations under the Acknowledgement and to accept the assumption by New Key Principal of the Original Key Principal's obligations under the Acknowledgement.

G. Fannie Mae has agreed to consent to the transfer of the Property by Transferor to Transferee subject to the terms and conditions stated below.

In consideration of the foregoing and the mutual covenants and promises set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Fannie Mae, Transferor, Original Key Principal, Transferee and New Key Principal agree as follows:

1. Assumption of Obligations. The Transferee agrees to assume all of the payment and performance obligations of the Transferor set forth in the Note, the Security Instrument and the other Loan Documents in accordance with their respective terms and conditions, as the same may be modified by this Agreement, including without limitation, payment of all sums due under the Note. The Transferee further agrees to abide by and be bound by all of the terms of the Loan Documents, all as though each of the Loan Documents had been made, executed and delivered by the Transferee.
2. Transferor's and Original Key Principal's Representations and Warranties. The Transferor and the Original Key Principal represent and warrant to Fannie Mae as of the date of this Agreement that:
 - (a) The Note has an unpaid principal balance of \$3,696,736.79, and prior to default bears interest at the rate of Six and Sixty-One percent (6.61%) per annum;
 - (b) The Note requires that monthly payments of principal and interest in the amount of \$23,974.48 made on or before the first (1st) day of each month, continuing to and including August 1, 2012, when all sums due under the Loan Documents will be immediately due and payable in full;
 - (c) The Security Instrument is a valid first lien on the Property for the full unpaid principal amount of the Loan and all other amounts as stated in the Security Instrument;
 - (d) There are no defenses, offsets or counterclaims to the Note, the Security Instrument or the other Loan Documents;
 - (e) There are no defaults by the Transferor under the provisions of the Note, the Security Instrument or the other Loan Documents;



(f) All provisions of the Note, the Deed of Trust and other Loan Documents are in full force and effect;

(g) There are no subordinate liens of any kind covering or relating to the Property, nor are there any mechanics' liens or liens for unpaid taxes or assessments encumbering the Property, nor has notice of a lien or notice of intent to file a lien been received; and

The Transferor and Original Key Principal understand and intend that Fannie Mae will rely on the representations and warranties contained herein.

3. Transferee's and the New Key Principal's Representations and Warranties. The Transferee and the New Key Principal represent and warrant to Fannie Mae as of the date of this Agreement that neither Transferee nor the New Key Principal has any knowledge that any of the representations made by Transferor and Original Key Principal in Paragraph 2 above are not true and correct.
4. Consent to Transfer. Fannie Mae hereby consents to the transfer of the Property to the Transferee and to the assumption by the Transferee of all of the obligations of the Transferor under the Loan Documents, subject to the terms and conditions set forth in this Agreement. Fannie Mae's consent to the transfer of the Property to the Transferee is not intended to be and shall not be construed as a consent to any subsequent transfer which requires the Lender's consent pursuant to the terms of the Security Instrument.
5. Assumption of Liability by the New Key Principal. The New Key Principal hereby assumes all liability under the provisions of the Acknowledgement.
6. Release of Transferor and Original Key Principal. In reliance on the Transferor's and the Original Key Principal's and the Transferee's and New Key Principal's representations and warranties in this Agreement, Fannie Mae releases Transferor and the Original Key Principal from all of their respective obligations under the Loan Documents, provided, however, that the Transferor is not released from any liability pursuant to this Agreement or Section 18 of the Security Instrument. If any material element of the representations and warranties made by the Transferor and Original Key Principal contained herein is false as of the date of this Agreement, then the release set forth in this Paragraph 6 will be cancelled as of the date of this Agreement and the Transferor and Original Key Principal will remain obligated under the Loan Documents as though there had been no such release.
7. Priority/Modification. This Agreement embodies and constitutes the entire understanding among the parties with respect to the transactions contemplated herein, and all prior or contemporaneous agreements, understandings, representations, and



statements, oral or written, are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, modification, amendment, discharge, or termination is sought, and then only to the extent set forth in such instrument. Except as expressly modified hereby, the Note, Security Instrument and other Loan Documents shall remain in full force and effect and this Agreement shall have no effect on the priority or validity of the liens set forth in the Security Instrument or the Loan Documents, which are incorporated herein by reference. Transferor and the Original Key Principal hereby ratify/ratifies the agreements made by it/them to Fannie Mae in connection with the Loan and agree(s) that, except to the extent modified hereby, all of such agreements remain in full force and effect.

8. No Impairment of Lien. Nothing set forth herein shall affect the priority or extent of the lien of any of the Loan Documents, nor, except as expressly set forth herein, release or change the liability of any party who may now be or after the date of this Agreement, become liable, primarily or secondarily, under the Loan Documents.
9. Costs. The Transferee and the Transferor agree to pay all fees and costs (including attorneys' fees) incurred by Fannie Mae and the Servicer in connection with Fannie Mae's consent to and approval of the transfer of the Property and a transfer fee of \$36,967.37 in consideration of the consent to that transfer.
10. Financial Information. The Transferee and New Key Principal represent and warrant to Fannie Mae that all financial information and information regarding the management capability of Transferee and New Key Principal provided to the Servicer or Fannie Mae was true and correct as of the date provided to the Servicer or Fannie Mae and remains materially true and correct as of the date of this Agreement.
11. Addresses. Transferee's address for notice hereunder and under the Loan Documents is:

Sunridge MHC, LLC
c/o Investment Property Group
450 Newport Center Drive, Suite 595
Newport Beach, CA 92660

Transferor's address for notice hereunder and under the Loan Documents is:

Peregrine Holdings, LLC
18419 Peregrine Lane
Mount Vernon, WA 98274



12.

Complete Release. Transferee and Transferor and the Original Key Principal and the New Key Principal, jointly and severally as between Transferee and New Key Principal, unconditionally and irrevocably release and forever discharge Original Lender, Fannie Mae, and their respective successors, assigns, agents, directors, officers, employees, and attorneys, and each current or substitute trustee under the Security Instrument (collectively, the "Indemnitees") from all Claims, as defined below, and jointly and severally agree to indemnify Indemnitees, and hold them harmless from any and all claims, losses, causes of action, costs and expenses of every kind or character in connection with the Claims or the transfer of the Property. Notwithstanding the foregoing, Transferor shall not be responsible for any Claims arising from the action or inaction of Transferee and New Key Principal, and Transferee and New Key Principal shall not be responsible for any Claims arising from the action or inaction of Transferor or the Original Key Principal. As used in this Agreement, the term "Claims" shall mean any and all possible claims, demands, actions, costs, expenses and liabilities whatsoever, known or unknown, at law or in equity, originating in whole or in part, on or before the date of this Agreement, which the Transferor, Original Key Principal, or any of their respective partners, members, officers, agents or employees, may now or hereafter have against the Indemnitees, if any and irrespective of whether any such Claims arise out of contract, tort, violation of laws, or regulations, or otherwise in connection with any of the Loan Documents, including, without limitation, any contracting for, charging, taking, reserving, collecting or receiving interest in excess of the highest lawful rate applicable thereto and any loss, cost or damage, of any kind or character, arising out of or in any way connected with or in any way resulting from the acts, actions or omissions of Indemnitees, including any requirement that the Loan Documents be modified as a condition to the transactions contemplated by this Agreement, any charging, collecting or contracting for prepayment premiums, transfer fees, or assumption fees, any breach of fiduciary duty, breach of any duty of fair dealing, breach of confidence, breach of funding commitment, undue influence, duress, economic coercion, violation of any federal or state securities or Blue Sky laws or regulations, conflict of interest, NEGLIGENCE, bad faith, malpractice, violations of the Racketeer Influenced and Corrupt Organizations Act, intentional or negligent infliction of mental distress, tortious interference with contractual relations, tortious interference with corporate governance or prospective business advantage, breach of contract, deceptive trade practices, libel, slander, conspiracy or any claim for wrongfully accelerating the Note or wrongfully attempting to foreclose on any collateral relating to the Note, but in each case only to the extent permitted by applicable law. Transferor and Transferee agree that Fannie Mae and Original Lender have no fiduciary or similar obligations to Transferor or Transferee and that their relationship is strictly that of creditor and debtor. This release is accepted by Fannie Mae and Original Lender pursuant to this Agreement and shall not be construed as an admission of liability on the part of either. Transferor and Transferee and the Original Key Principal and New Key



Principal hereby represent and warrant that they are the current legal and beneficial owners of all Claims, if any, released hereby and have not assigned, pledged or contracted to assign or pledge any such Claim to any other person.

13. Miscellaneous.

(a) This Agreement shall be construed according to and governed by the laws of the jurisdiction in which the Property is located without regard to its conflicts of law principles.

(b) If any provision of this Agreement is adjudicated to be invalid, illegal or unenforceable, in whole or in part, it will be deemed omitted to that extent and all other provisions of this Agreement will remain in full force and effect.

(c) No change or modification of this Agreement shall be valid unless the same is in writing and signed by all parties hereto.

(d) The captions contained in this Agreement are for convenience of reference only and in no event define, describe or limit the scope or intent of this Agreement or any of the provisions or terms hereof.

(e) This Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns.

(f) This Agreement may be executed in any number of counterparts with the same effect as if all parties hereto had signed the same document. All such counterparts shall be construed together and shall constitute one instrument, but in making proof hereof it shall only be necessary to produce one such counterpart.

(g) THIS WRITTEN AGREEMENT AND THE OTHER LOAN DOCUMENTS, AS AMENDED, REPRESENT THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS OR SUBSEQUENT ORAL AGREEMENTS. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.



IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

TRANSFeree:

SUNRIDGE MHC, LLC, a Oregon limited liability company

By: 

Name: Brian Fitterer

Its: Manager

NEW KEY PRINCIPAL:



Brian Fitterer

Address: 450 Newport Center Drive, Suite 595
Newport Beach, California 92660



TRANSFEROR:

PEREGRINE HOLDINGS, LLC, a Washington
limited liability company

By: *Kevin E. Ware*

Name: Kevin E. Ware

Title: Manager

By: *Kari J. Ware*

Name: Kari J. Ware

Title: Manager

ORIGINAL KEY PRINCIPAL:

Kari J. Ware

Kari J. Ware

Address: 18419 Peregrine Lane
Mount Vernon, Washington 98274

Kevin E. Ware

Kevin E. Ware

Address: 18419 Peregrine Lane
Mount Vernon, Washington 98274

FANNIE MAE

By: *Winslow Hayward* (Seal)

Name: Winslow Hayward

Assistant Vice President

Title: _____

*[Signature Page to Assumption and Release Agreement for Little Mountain Estates, Skagit
County, Washington]*

Assumption and Release Agreement - Fannie Mae Multistate



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EXHIBIT A
to
ASSUMPTION AND RELEASE AGREEMENT

PARCEL "A":

The East 188.44 feet (as measured at right angles to the East line of said subdivision) of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 34 North, Range 4 East, W.M., EXCEPT the North 30 feet thereof for County road.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

The West $\frac{1}{3}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, EXCEPT the North 30 feet thereof for County road, and the West $\frac{1}{3}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, all in Section 28, Township 34 North, Range 4 East, W.M.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

(Said Parcels "A" and "B" combined are also shown as Lots 1-117, inclusive of that certain Survey entitled, "Little Mountain Estates Mobile Home Park", recorded April 11, 1991, under Auditor's File No. 9104110058.)



EXHIBIT B
to
ASSUMPTION AND RELEASE AGREEMENT

1. Multifamily Note dated as of July 18, 2002, by Transferor to Original Lender, as endorsed to Fannie Mae.
2. Multifamily Deed of Trust, Assignment of Rents and Security Agreement, dated as of July 18, 2002, by Transferor for the benefit of Original Lender, as subsequently assigned to Fannie Mae and as amended by this Agreement.
3. Replacement Reserve and Security Agreement dated as of July 18, 2002 by and between Transferor and Original Lender.
4. Completion Repair and Security Agreement dated as of July 18, 2002 by and between Transferor and Original Lender.
4. Certificate of Borrower dated as of July 18, 2002 by Transferor.




CERTIFICATE OF ACKNOWLEDGMENT

State of Washington }
County of Skagit } ss.

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that on February 10, 2004, personally appeared before me Kevin E. Ware, known to me (or satisfactorily proven) to be the Manager of PEREGRINE HOLDINGS, LLC, a Washington limited liability company, whose name is signed to the annexed instrument and acknowledged said instrument to be the act and deed of PEREGRINE HOLDINGS, LLC for purposes therein contained.

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY -- -- PUBLIC
MY COMMISSION EXPIRES 12-31-07

WITNESS my hand and official seal:

Notary Public

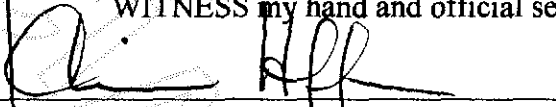
[SEAL]
My Commission Expires: 12/31/2007

CERTIFICATE OF ACKNOWLEDGMENT

State of Washington }
County of Skagit } ss.

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that on February 10, 2004, personally appeared before me Kari J. Ware, known to me (or satisfactorily proven) to be the Manager of PEREGRINE HOLDINGS, LLC, a Washington limited liability company, whose name is signed to the annexed instrument and acknowledged said instrument to be the act and deed of Peregrine Holdings, LLC for purposes therein contained.

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

WITNESS my hand and official seal:

Notary Public

[SEAL]
My Commission Expires: 12/31/2007



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Orange } ss.

On February 10, 2004 before me, Sara M. Michaud, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Brian L. Fitterer
Name(s) of Signer(s)

- Personally known to me
- Proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Sara M. Michaud
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Assumption and Release Agreement (First Assumption)

Document Date: February 10, 2004 Number of Pages: 8 + exhibits

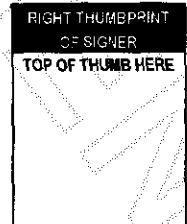
Signer(s) Other Than Named Above: Kevin Ware, Kari Ware, Fannie Mae representative

Capacity(ies) Claimed by Signer

Signer's Name: Brian L. Fitterer

- Individual
- Corporate Officer—Title(s): _____
- Partner— Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: Manager of Sunridge MHC, LLC, an Oregon limited liability company.

Signer Is Representing: _____



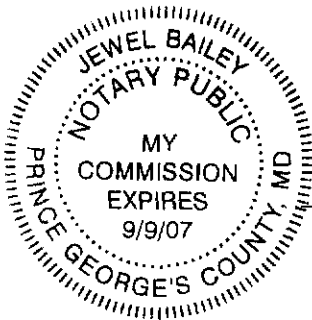
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CERTIFICATE OF ACKNOWLEDGMENT

State of Maryland }
County of Prince George's } ss.

I, the undersigned, a Notary Public in and for the aforesaid jurisdiction, do hereby certify that on February 12th, 2004, personally appeared before me Winslow Hayward, known to me (or satisfactorily proven) to be the Asst. Vice President of FANNIE MAE, a corporation organized and existing under the laws of the United States of America, whose name is signed to the annexed instrument and acknowledged said instrument to be the act and deed of FANNIE MAE for purposes therein contained.

WITNESS my hand and official seal:



Jewel Bailey

Notary Public

[SEAL]
My Commission Expires: 9-9-07

