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Skagit County Auditor

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3/11/2004 Page

1 of

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State of Washington
Department of Transportation
Real Estate Services Office
P.O. Box 47338
Olympia, WA 98504-7338

FIRST AMERICAN TITLE CO.

67820

*Document Title: Partial Release of Lease**Reference Number of Related Document: 9105290005**Grantor(s): Skagit Valley Food Co-op**Grantee(s): Uptowne Centre, L.L.C.**Legal Description: Ptn of Lots 1, 2, 3, 4, 5, 6, 7, & 8, Block 9, Supplemental Plat of Gates' 1st and 2nd Additions to Mount Vernon, Vol. 2 of Plats, page 95(98)**Additional Legal Description is on Page(s) 5 of Document**Assessor's Tax Parcel Number(s): 37000-009-002-0006 - P52061; 3700-009-004-0004 - P52062; 3700-009-006-0002 - P52063; 3700-009-008-0109 - P52065; and 3700-009-008-0208 - P52066*SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax**PARTIAL RELEASE OF LEASE**

MAR 11 2004

State Route 536, Mount Vernon 3rd St. Intersection

Amount Paid \$
By: Skagit County Treasurer Deputy

SKAGIT VALLEY FOOD CO-OP, a not for profit Washington corporation, being the Lessee, under that certain Lease dated May, 6, 1991, executed by B & P INVESTMENTS, a Washington general partnership, as Lessor, as disclosed by Memorandum of Lease, recorded on May 29, 1991, under Recording No. 9105290005, including any addenda, renewals, modifications, and assignments thereof, in Skagit County, Washington, for and in sufficient consideration, releases from all effect of said Lease, the following described property situated in Skagit County, State of Washington:

See Exhibit A attached hereto and made a part hereof.

This Partial Release shall not be construed to in any manner discharge, release or impair the effect of said Lease upon any property other than the property specifically

PARTIAL RELEASE OF LEASE

described herein. Further, both the Lessee and the Lessor acknowledge that the granting of the deed and easement which necessitates this Partial Release of Lease is neither sufficient to activate any terms and provisions of said Lease nor alter any other terms or conditions thereof, and, that any and all monetary consideration is to be paid to the Lessors.

Dated 1-26-04, 2004

LESSEE:

SKAGIT VALLY FOOD CO-OP,
a Washington not for profit corporation

By: Frances Ambrose
FRANCES AMBROSE, President

By: Ric Boga
Ric Boga, Treasurer

LESSOR CONSENTS TO THIS DOCUMENT:

UPTOWNE CENTRE, L.L.C.,
a Washington limited liability company

By: Lawrence W. Pirkle
LAWRENCE W. PIRKLE,
Manager/Executor/Member

By: Dr. Richard A. Bertelsen
DR. RICHARD A. BERTELSEN,
Manager/Executor/Member

By: Janis J. Bertelsen
JANIS J. BERTELSEN,
Manager/Executor/Member

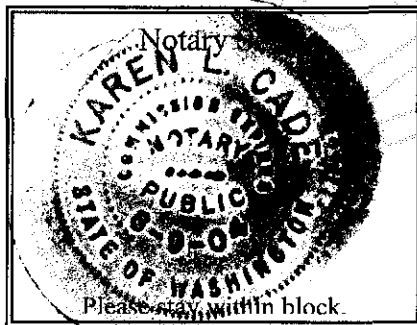


PARTIAL RELEASE OF LEASE

STATE OF WASHINGTON)
: ss.
County of Skagit)

On this day of 26th of January, 2004, before me personally appeared FRANCES AMBROSE, to me known to be the President of 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 authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal the day and year last above written.

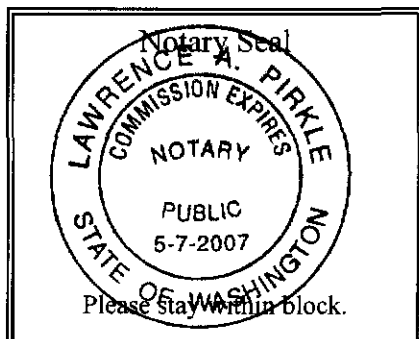


Karen L. Cade
Notary (print name) Karen L. Cade
Notary Public in and for the State of Washington,
residing at Mount Vernon
My Appointment expires 10-9-2004

STATE OF WASHINGTON)
: ss.
County of Skagit)

On this ³⁰ day of January, 2004, before me personally appeared LAWRENCE W. PIRKLE, to me known to be the manager/executor/member of UPTOWNE CENTRE, L.L.C., a Washington limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.



Lawrence A. Pirkle
Notary (print name) Lawrence A. Pirkle
Notary Public in and for the State of Washington,
residing at Mt. Vernon
My Appointment expires 5-7-07

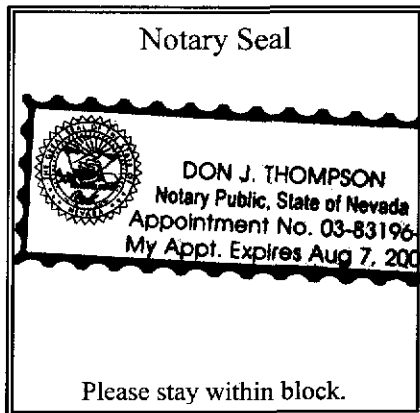


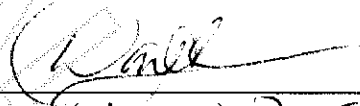
PARTIAL RELEASE OF LEASE

STATE OF NEVADA)
)
 : ss.
County of Clark)

On this 7th day of February, 2004, before me personally appeared DR. RICHARD A. BERTELSEN and JANIS J. BERTELSEN, to me known to be the managers/executors/members of UPTOWNE CENTRE, L.L.C., a Washington limited liability company, that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

GIVEN under my hand and official seal the day and year last above written.




Notary (print name) Don J Thompson
Notary Public in and for the State of Nevada
Residing at Las Vegas
My Appointment expires 8/7/07



PARTIAL RELEASE OF LEASE

EXHIBIT A

All that portion of the hereinafter described PARCEL "A" lying southeasterly of a line beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) A 15+39.20 on the A line survey of SR 536, Mount Vernon 3rd St. Intersection and 35 feet northwesterly therefrom; thence southwesterly parallel with and/or radially from said A line survey to a point opposite HES A 13+00 thereon and the end of this line description.

PARCEL "A"

Lots 1, 2, 3, 4, 5, 6 and the west half of Lots 7 and 8, Block 9, Supplemental Plat of Gates' 1st and 2nd Additions to Mount Vernon, Skagit County, Washington, as per plat recorded in Volume 2 of Plats, page 95(98), records of Skagit County;
EXCEPT Easterly 6 feet of Lots 1, 2, 3, 4 and westerly 6 feet of Lots 5, 6, 7 and 8 for alley as conveyed to the City of Mount Vernon by deeds recorded under Recording Nos. 182578, 182580, 182585, 182586, and 184389.

The lands herein described contain an area of 204 square feet, more or less, the specific details concerning all of which are to be found in that certain map of definite location now of record and on file in the office of the Secretary of Transportation at Olympia, and bearing date of approval November 22, 2002, revised March 14, 2003.

Reviewed:

Just RB [Signature] JAD RAD

Dated: 1-26-04

