

AFTER RECORDING RETURN TO:
David B. and Juliet M. Allen
4501 Fidalgo Bay Road #701
Anacortes, WA 98221



200404280065

Skagit County Auditor

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EXHIBIT B
OPTION TO PURCHASE

P19443

THIS amends the Condominium Rental Agreement dated April 27, 2004 between EAGLE INVESTMENTS, INC., a Nevada corporation (Eagle), and DAVID B. ALLEN and JULIET M. ALLEN, husband and wife (Allen). The parties agree as follows:

1. The Property. Condo Unit #701, 4501 Fidalgo Bay Road, Anacortes, WA 98221, legally described as: Unit 701, "The Cove on Fidalgo Bay, a Condominium, Phase 1," as per Plat recorded on September 12, 2002 under Auditor's File No. 20020902078, records of Skagit County, Washington; and the declaration recorded September 12, 2002 under Auditor's File No. 200209120077. Situated in the County of Skagit, State of Washington.
2. Option to Purchase. For the consideration of \$10,000, the receipt of which is hereby acknowledged by Eagle, Allen is hereby granted an option to purchase the Property, pursuant to the terms of this Agreement. The option shall remain in effect for 36 months from the date of this Agreement and shall entitle Allen to have the option to acquire the interest of Eagle in the Property for the sum of \$319,000. Such option shall expire at the earlier of three (3) years from the date of this Lease Option Agreement or fifteen (15) days after notice of default and failure to cure by Allen for missing any payment or other default under Lease Paragraph 11.
3. Exercise of Option. In the event that Allen exercises the option, Allen shall pay all costs at closing, including excise tax, title insurance, escrow fees, recording fees and any other closing costs. In the event that Allen exercises the option before May 1, 2005, Allen shall pay an additional 2% prepayment penalty (\$6,380). Eagle shall pay at closing a commission in the amount of \$13,160 to John L. Scott/Anacortes and Rick Bennett as the listing and selling agent. No other commission shall be payable by Eagle or Allen. In the event that Allen fails to exercise the option, Allen shall vacate the Property on or before May 1, 2007, or earlier if Allen defaults on any payment due under the Lease Option Agreement and fails to cure the default within 15 days after notice by Eagle of such default. At closing, Allen will be credited toward the purchase price for any prepaid rent or Security Deposit. If Allen fails to exercise the option, the Security Deposit will be dealt with as described in paragraph 12 of the Lease Option Agreement.

4. Binding of Successors. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

5. Notices. All notices under this Agreement shall be in writing and delivered in person or sent by registered or certified mail to the respective parties as follows:

Eagle Investments, Inc. 11917 Marine View Drive
Edmonds, WA 98020

David and Juliet Allen 4501 Fidalgo Bay Road #701
Anacortes, WA 98221

This Option to Purchase Agreement is executed this 27th day of April, 2004.

Eagle Investments, Inc.

By: _____

Title: _____

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

David B. Allen

APR 28 2004

Juliet M. Allen

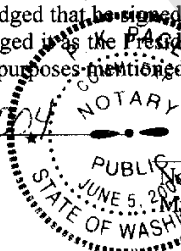
Amount Paid \$
Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON _____)

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that KENNETH KNIGHT is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged in as the President of Eagle Investments, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 27, 2004



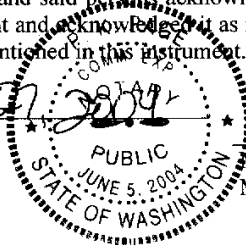
Notary Public in and for the state of WA
My appointment expires: 06/05/04

STATE OF WASHINGTON _____)

COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that David B. Allen and Juliet M. Allen are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they execute the instrument and acknowledged in as individuals to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 27, 2004



Notary Public in and for the state of WA
My appointment expires: 06/05/04



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