



200407060238
Skagit County Auditor

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WHEN RECORDED RETURN TO:

Jaime L. Neal
Dorsey & Whitney LLP
U.S. Bank Centre
1420 Fifth Avenue, Suite 3400
Seattle, WA 98101-4010

LAND TITLE OF SKAGIT COUNTY

112321-SE

STATUTORY WARRANTY DEED

Grantor: CC BEVERAGE (U.S.) CORPORATION

Grantee: SAKUMA COMMERCIAL, LLC

Abbreviated Legal Description: Lot 21, Hopper Road Bus. Park

Assessor's Property Tax Parcel Account Number(s): P116594; P115481

Reference Numbers of Related Documents: N/A

STATUTORY WARRANTY DEED

Grantor, CC BEVERAGE (U.S.) CORPORATION, a Washington corporation, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration* in hand paid, receipt and sufficiency of which are acknowledged, conveys and warrants to SAKUMA COMMERCIAL, LLC, a Washington limited liability company ("Grantee") the buildings and improvements located on that certain land located in Skagit County, Washington which land is more particularly described on Exhibit A, attached hereto and incorporated herein by this reference;

*as part of an IRS Section 1031 Tax-Deferred Exchange

SUBJECT TO those Permitted Exceptions more particularly described on Exhibit B, attached hereto and incorporated herein by this reference.

DATED June 29, 2004.

CC BEVERAGE (U.S.) CORPORATION, a
Washington corporation

By: B. Morley
Print Name: Bruce E MORLEY
Print Title: Secretary

#3460
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 06 2004

Amount Paid \$ 10324.00
Skagit Co. Treasurer
By [Signature] Deputy



UNOFFICIAL DOCUMENT

PROVINCE OF BRITISH COLUMBIA)
) ss.
COUNTY OF VANCOUVER)

I certify that I know or have satisfactory evidence that Bruce E. MORLEY is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Secretary of CC BEVERAGE (U.S.) CORPORATION to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 29, 2004

Douglas Charles Morley
(Signature of Notary)

DOUGLAS CHARLES MORLEY
(Name legibly printed or stamped)

Notary Public in and for the Province of British Columbia, residing at NORTH VANCOUVER BC
My appointment is not expired.

DOUGLAS C. MORLEY
BARRISTER AND SOLICITOR
DAVIS & COMPANY
2800 - 666 Burrard Street
Vancouver, BC V6C 2Z7



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**EXHIBIT A TO DEED
LEGAL DESCRIPTION**

Lot 21, "HOPPER ROAD BUSINESS PARK, REVISED BINDING SITE PLAN,"
recorded on January 30, 2003, under Auditor's File No. 200301300162, records of Skagit
County, Washington.

Situate in County of Skagit, State of Washington.



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EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

1. Rights or claims of parties in possession not shown in the public records.
2. Public or private easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by accurate survey or inspection of the premises.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished imposed by law and not shown by the public records, or Liens under the Workmen's Compensation Act not shown by the public records.
5. Rights of use, control or regulation by the United States of America, in the exercise of powers over navigation; any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing issuance thereof; (c) water rights, claims or title to water.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage removal.
8. General taxes not now payable or matters relating to special assessments and special levies, if any, preceding the same becoming a lien.
9. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes.
10. Utilities easements granted to the City of Burlington, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns, as shown on the Hopper Road Business Park Revised Binding Site Plan, recorded under Auditor's No. 200301300162.
11. Provisions of the Hopper Road Business Park Binding Site Plan, recorded under Auditor's No. 200301300162, related to storm water quality and detention.
12. Dedication shown on the Hopper Road Business Park Binding Site Plan, recorded under Auditor's No. 200301300162, providing for the dedication and maintenance public roads and ways.
13. Provisions of the Hopper Road Business Park Binding Site Plan, recorded under Auditor's No. 200301300162, related to landscaping and maintenance.



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14. Easement granted to Public Utility District No. 1 of Skagit County, recorded May 12, 1997 under Auditor's No. 9705120070.
15. Easement granted to Port of Skagit County, recorded June 17, 1999 under Auditor's No. 9906170089.
16. Easement granted to Public Utility District No. 1 of Skagit County, recorded June 25, 1999 under Auditor's No. 9906250015.
17. Declaration of Conditions, Covenants, and Restrictions for Hopper Road Business Park (formerly known as Riverbed Industrial Park), recorded January 7, 2003 under Auditor's No. 200301300163.
18. Matters Disclosed by Record of Survey, recorded January 30, 2003 under Auditor's No. 200301300162.
19. Easement granted to Port of Skagit County, recorded May 10, 2000 and June 4, 2002 under Auditor's Nos. 200005100049, 200005100050 and 200206040007.
20. Easement granted to Skagit County PUD, recorded December 4, 1996 under Auditor's No. 9612040092.



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BILL OF SALE

This Bill of Sale, dated June 29, 2004, is made and delivered by CC Beverage (U.S.) Corporation, a Washington corporation ("Seller"), and Sakuma Commercial, LLC, a Washington limited liability company ("Buyer").

I. Sale and Transfer of Personal Property Assets. For good and valuable consideration, the receipt, adequacy and legal sufficiency of which are hereby acknowledged, and as contemplated by Section 14 of the Purchase and Sale Agreement, dated April 15, 2004 (as amended, supplemented or otherwise modified, the "Purchase Agreement"), by and between the Buyer and the Seller, the Seller hereby sells, transfers, assigns and conveys, grants and delivers to the Buyer, effective as of the Closing (as that term is defined in the Purchase Agreement), all of the Seller's right, title and interest in and to all the personal property assets described in Section 14 of the Purchase Agreement (the "Personal Property Assets").

*as part of an IRS Section 1031 Tax-Deferred Exchange

IN WITNESS WHEREOF, the Seller and the Buyer have executed this Bill of Sale as of the date first written above.

SELLER:

CC BEVERAGE (U.S.) CORPORATION, a Washington corporation

By: *B. Morley*
Print Name: Bruce E MORLEY
Print Title: Secretary

BUYER:

SAKUMA COMMERCIAL, LLC, a Washington limited liability company

By: *S. Sakuma*
Print Name: STEVEN M. SAKUMA
Print Title: MANAGER



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