RETURN ADDRESS:
CATHAY BANK
WASHINGTON LENDING
DIVISION
18030 EAST VALLEY
HIGHWAY
KENT, WA 98032-2502

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LAND TITLE OF SKAGIT COUNTY

103119-P

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200301170122 Grantor(s):

1. SEA-VAN INVESTMENTS ASSOCIATES

Additional on page ____

Grantee(s)

1, CATHAY BANK

Legal Description: Lots 1-10, 13-16, Alpine Crest Condo., Skagit Co., WA.Additional on page 2 Assessor's Tax Parcel ID#: P118813, P118814, P118815 & P118816.

THIS MODIFICATION OF DEED OF TRUST dated October 5, 2004, is made and executed between SEA-VAN INVESTMENTS ASSOCIATES, whose address is 4127 EAGLEMONT DRIVE, MOUNT VERNON, WA 98274 ("Grantor") and CATHAY BANK, WASHINGTON LENDING DIVISION, 18030 EAST VALLEY HIGHWAY, KENT, WA 98032-2502 ("Lender").

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DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated October 21, 2002 (the "Deed of Trust") which has been recorded in SKAGIT County, State of Washington, as follows:

Recorded on January 17, 2003, as Instrument No. 200301170122.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in SKAGIT County, State of Washington:

LOTS 1 THROUGH 10, AND 13 THROUGH 16, ALPINE CREST CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF RECORDED MAY 3, 2004, UNDER AUDITOR'S FILE NO. 200405030218, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND SURVEY MAP AND PLANS THEREOF RECORDED UNDER AUDITOR'S FILE NO. 200405030217, RECORDS OF SKAGIT COUNTY, WASHINGTON.

The Real Property or its address is commonly known as 1600A-D, 1602A-B, 1606A-D and 1612A-D, ALPINE CREST LOOP, MOUNT VERNON, WA 98274. The Real Property tax identification number is P118813, P118814, P118815 & P118816.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

- 1. Lender and Beneficiary on the Deed of Trust is now Cathay Bank as successor in interest to General Bank by merger.
- 2. **Definition of Note**. The word "Note" means the Promissory Note dated October 21, 2002, in the principal amount of \$662,000.00 from Borrower to Lender, as modified by a Change In Terms Agreement of even date herewith, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. NOTICE TO TRUSTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED OCTOBER 5, 2004.

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| GRANTOR: | |
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| SEA-VAN INVESTMENTS ASSOCIATES | |
| | |
| UNISON DEVELOPMENT COMPANY, Managing Partner of S | SEA-VAN INVESTMENTS |
| ASSOCIATES | |
| ou Cans Thorns | |
| JAMES HUNG, President of UNISON DEVELOPMENT CO | OMPANY |
| | |
| LIGROW INVESTMENTS LIMITED, General Partner of Si | EA WAR INVESTMENTS |
| ASSOCIATES | EN-ANA HAAESIMEMIS |
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| By: WONG CHUNG YUONG, Director of CIGROW INVESTME | ENTS LIMITED |
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| TRANSPACIFIC INVESTMENT CORPORATION, General | Partner of SEA-VAN |
| INVESTMENTS ASSOCIATES | A SEA-VAIN |
| - d 21 400 | |
| CHEN WENC LONG, Director of TRANSPACIFIC | INVESTMENT |
| CORPORATION | |
| By: | |
| CHIANG FU-LIANG, Director of TRANSPACIFIC CORPORATION | INVESTMENT |
| CORPORATION | |
| | |
| LENDER: | |

CATHAY BANK

Authorized Officer

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| Notary Public, personally appeared JAMES HUNG, President (known to me or proved to me on the basis of satisfactory e | |
| Modification of Deed of Trust and acknowledged the Modification | |
| partnership, by authority of statute or its Partnership Agreemen | nt, for the uses and purposes therein mentioned, and on |
| path stated that he or she is authorized to execute this Modific he partnership. | ation and in fact executed the Modification on behalf of |
| re partnership. | $\sim 1/1$ |
| Luy . Will | Residing at 11 punt Clernon |
| Notary Public in and for the State of WQ | Residing at Mount Clernon My commission expires 12-7-2004 |
| votary Public in and for the State of 100 Com- | My commission expires $\frac{1}{2}$ |
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| Notary Public, personally appeared WONS CHUNG YUONG personally known to me or proved to me on the basis of satisfa | for evidence to be a of the partnership that executed |
| he Modification of Deed of Trust and acknowledged the Modifi | ication to be the free and voluntary act and deed of the |
| partnership, by authority of statute or its Partnership Agreemen | for the uses and purposes therein mentioned, and on |
| ath stated that he or she is authorized to execute this Modific | ation and in fact executed the Modification on behalf of |
| he partnership. | |
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| Notary Public in and for the State | My commission expires |
| (Advocates & Solicitors Johor Bahru | " |
| Johor Bahru 18/10 | 104 |
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| | | TERRY L. |
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| PARTNERSHIP ACKNOW | VLEDGMENT | COMMISSION |
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| On this 20th day of October Notary Public, personally appeared CHEN WENG-LONG, Director of | , 20 04 | , before me, the undersigned |
| Notary Public, personally appeared CHEN WENG-LONG, Director of personally known to me or proved to me on the basis of satisfactory | TRANSPACIFIC INV | ESTMENT CORPORATION, and |
| the Modification of Deed of Trust and acknowledged the Modification | on to be the free and | d voluntary act and deed of the |
| partnership, by authority of statute or its Partnership Agreement, for oath stated that he or she is authorized to execute this Modification | | |
| the partnership. | •— | ha 111 |
| De lung l. White | Residing at \angle | Mount Clernor |
| Notary Public in and for the State of <u>Wa</u> : | My commission | on expires 12-7-2009 |
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| | | TERRY L |
| PARTNERSHIP ACKNOV | VIEDGMENIT | (Miller) |
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| On this day of Notary Public, personally appeared | Ton Clique | , 20, 0 | efore me, the undersighed and personally known to |
| me or proved to me on the basis of satisfactor | ory evidence to be the | Lender | , authorized |
| agent for the Lender that executed the within free and voluntary act and deed of the said | and foregoing instrumed Lender, duly authorized (| ht and acknowledged by the Lender through | said instrument to be the h its board of directors or |
| otherwise, for the uses and purposes therein n | mentioned, and on oath st | tated that he or she is | |
| said instrument and that the seal affixed is the | corporate seal of said Le | nder. | 10 1 |
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| On this day of October Public, personally appeared WONG CHUNG YUONG, Director personally known to me or proved to me on the basis of satisfactory evidence Modification of Deed of Trust and acknowledged the Modification to partnership, by authority of statute or its Partnership Agreement, for the oath stated that he or she is authorized to execute this Modification and | dence to be a of the partnership that executed be the free and voluntary act and deed of the uses and purposes therein mentioned, and on |
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