

RETURN ADDRESS:

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



200411010187

Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

103119-P

MODIFICATION OF DEED OF TRUST

Reference # (if applicable): 200301170122

Additional on page ____

Grantor(s):

1. SEA-VAN INVESTMENTS ASSOCIATES

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").

INITIAL INITIAL INITIAL INITIAL

**MODIFICATION OF DEED OF TRUST
(Continued)**

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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 endorser 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.

INITIAL INITIAL INITIAL INITIAL

[Handwritten signatures and initials over the word "INITIAL"]



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MODIFICATION OF DEED OF TRUST
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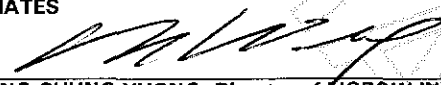
GRANTOR:

SEA-VAN INVESTMENTS ASSOCIATES


UNISON DEVELOPMENT COMPANY, Managing Partner of SEA-VAN INVESTMENTS ASSOCIATES

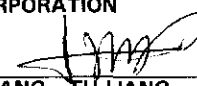
By: 
JAMES HUNG, President of UNISON DEVELOPMENT COMPANY

LIGROW INVESTMENTS LIMITED, General Partner of SEA-VAN INVESTMENTS ASSOCIATES

By: 
WONG CHUNG YUONG, Director of LIGROW INVESTMENTS LIMITED

TRANSPACIFIC INVESTMENT CORPORATION, General Partner of SEA-VAN INVESTMENTS ASSOCIATES

By: 
CHEN WENG LONG, Director of TRANSPACIFIC INVESTMENT CORPORATION

By: 
CHIANG FU-LIANG, Director of TRANSPACIFIC INVESTMENT CORPORATION

LENDER:

CATHAY BANK

X 
Authorized Officer



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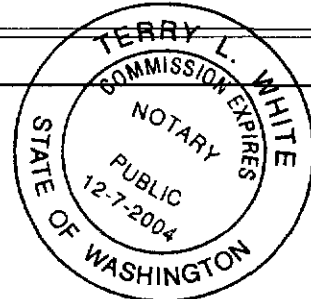
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MODIFICATION OF DEED OF TRUST
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PARTNERSHIP ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)



On this 20th day of October, 2004, before me, the undersigned Notary Public, personally appeared **JAMES HUNG, President of UNISON DEVELOPMENT COMPANY**, and personally known to me or proved to me on the basis of satisfactory evidence to be a of the partnership that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By Terry L. White Residing at Mount Vernon
Notary Public in and for the State of WA My commission expires 12-7-2004

PARTNERSHIP ACKNOWLEDGMENT

STATE OF _____)
) SS
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared **WONG CHUNG YUONG, Director of LIGROW INVESTMENTS LIMITED**, and personally known to me or proved to me on the basis of satisfactory evidence to be a of the partnership that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By _____ Residing at _____
Notary Public in and for the State of _____ My commission expires _____

LU HON SAN
(Advocates & Solicitors)
Johor Bahru

18/10/2004



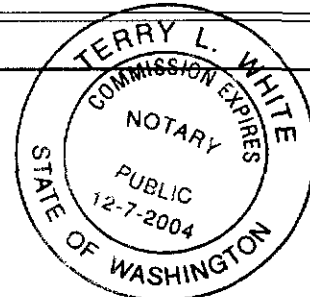
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MODIFICATION OF DEED OF TRUST
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PARTNERSHIP ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)



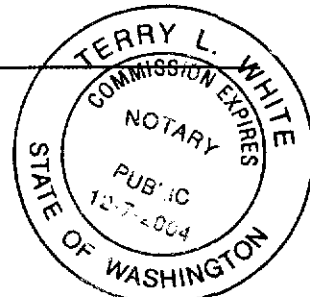
On this 20th day of October, 2004, before me, the undersigned Notary Public, personally appeared **CHEN WENG-LONG, Director of TRANSPACIFIC INVESTMENT CORPORATION**, and personally known to me or proved to me on the basis of satisfactory evidence to be a of the partnership that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By Terry L. White
Notary Public in and for the State of WA.

Residing at Mount Vernon
My commission expires 12-7-2004

PARTNERSHIP ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)



On this 20th day of October, 2004, before me, the undersigned Notary Public, personally appeared **CHIANG FU-LIANG, Director of TRANSPACIFIC INVESTMENT CORPORATION**, and personally known to me or proved to me on the basis of satisfactory evidence to be a of the partnership that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By Terry L. White
Notary Public in and for the State of WA.

Residing at Mount Vernon
My commission expires 12-7-2004



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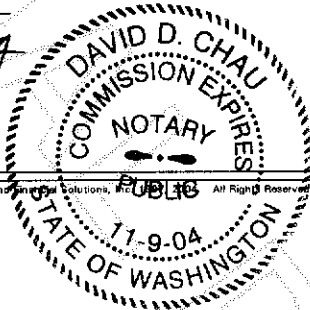
LENDER ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF King)

On this 28th day of October, 20 04, before me, the undersigned Notary Public, personally appeared Tom Chang and personally known to me or proved to me on the basis of satisfactory evidence to be the Lender, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By [Signature]
Notary Public in and for the State of WA

Residing at Kent
My commission expires 11-9-04



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PARTNERSHIP ACKNOWLEDGMENT

STATE OF Washington)
) SS
COUNTY OF Skagit)

On this 25th day of October, 2004, before me, the undersigned Notary Public, personally appeared **WONG CHUNG YUONG, Director of LIGROW INVESTMENTS LIMITED**, and personally known to me or proved to me on the basis of satisfactory evidence to be a of the partnership that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By Jimmy J. White
Notary Public in and for the State of wa.

Residing at Mount Vernon
My commission expires 12-7-2004



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