



200505020135  
Skagit County Auditor

5/2/2005 Page 1 of 4 11:22AM

**Return Address:**

Automatic Laundry Company, Ltd.  
P.O. Box 1134  
Lynnwood, WA 98046-1134

Please print legibly or type information.

**Document Title(s) (Or transactions contained therein):**

1. Memorandum of Lease (Unrecorded)
- 2.
- 3.
- 4.

**Grantor(s) (Last name first, then first name and initials):**

1. Big Lake Management Company
- 2.
- 3.
- 4.
5. ☐ Additional Names on Page \_\_\_\_\_ of Document.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**Grantee(s) (Last name first, then first name and initials):**

1. Automatic Laundry Company, Ltd.
- 2.
- 3.
- 4.
5. ☐ Additional Names on Page \_\_\_\_\_ of Document.

MAY 02 2005

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

**Legal Description (Abbreviated: i.e. Lot, Block, Plat; or Section, Township, Range):**

QTR: 03 SECT: 36 TWN: 34 RNG: 04 BIG LAKE WATER FRONT TRS, ACRES 3.16, ALL THAT PORTION OF LOTS 20, 21 AND 22, "BIG LAKE WATERFRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF SHORELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON BY DEED RECORDED JUNE 16, 1959, UNDER AUDITOR'S FILE NO. 581848, SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON LOTS 20, 21 AND 22, "BIG LAKE WATERFRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE (SEE ATTACHED EXHIBIT A)

Complete Legal Description is on Page 4 of Document.

**Reference Number(s) (Of documents assigned or released):**

**Assessor's Property Tax Parcel/Account Number**

P61982 XrefID 3862-000-023-0004

The Auditor/Recorder will rely on the information provided on this cover sheet. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**Return Address:**

Automatic Laundry Company  
P.O. Box 1134  
Lynnwood, WA 98036-1134

ANY WRITING, TEXT, INITIALS, REVISIONS OR NOTARY SEAL APPEARING OUTSIDE THESE MARGINS MAY  
DISQUALIFY THIS DOCUMENT FOR RECORDING

New

**MEMORANDUM OF LEASE**

Grantor(s) ("Owner"): BIG LAKE MANAGEMENT COMPANY

Grantee ("Company"): AUTOMATIC LAUNDRY COMPANY, LTD

Legal Description (abbreviated): QTR: 03 SECT: 36 TWN: 34 RNG: 04 BIG LAKE WATER FRONT  
TRS, ACRES 3.16, ALL THAT PORTION OF LOTS 20, 21 AND 22 (SEE ATTACHED EXHIBIT A) XX  
Parcel #:

~~P021345~~ P61982

Address:

17867 W Big Lake Blvd, Mount Vernon WA 98274

This is the MEMORANDUM OF LEASE of that certain unrecorded lease dated between Owner  
and Company, concerning the premises commonly known as Big Lake RV Park, and legally described as  
set forth above or on EXHIBIT A attached hereto and made a part hereof.

For good and valuable consideration Owner leases to Company exclusive use and possession of all  
common laundry areas now existing or hereafter created in said apartment complex, as space for laundry  
equipment, for the term and under the provisions contained in the aforementioned unrecorded lease, which  
unrecorded lease is incorporated in this Memorandum by reference and thereby made a part hereof.

**1. Term.** The term of this lease is not disclosed herein, but it is not less than one (1) year nor  
more than twenty (20) years from the date of this lease.

**2.** This Memorandum is not a complete summary of the aforementioned unrecorded lease; and the  
provisions of this Memorandum shall not be used in interpreting the lease provisions. In the event of a  
conflict between this Memorandum and said lease, the provisions of said lease shall control.

Company:  
Automatic Laundry Company, Ltd.

Owner:  
Big Lake Management Company

By

Authorized Representative

By

4/11/05

PAGE 1  
4/6/05



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DISQUALIFY THIS DOCUMENT FOR RECORDING

STATE OF Washington  
COUNTY OF Skagit ) ss.

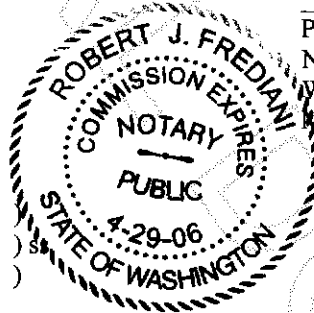
[Individual Capacity]

I certify that I know or have satisfactory evidence that Douglas Barnett is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be the free and voluntary act for the uses and purposes mentioned in the instrument.

[Representative Capacity]

I certify that I know or have satisfactory evidence that \_\_\_\_\_ is the person who appeared before me, and said person acknowledged that \_\_\_\_\_ signed this instrument, on oath stated that \_\_\_\_\_ was authorized to execute the instrument and acknowledged it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED 4-11-05

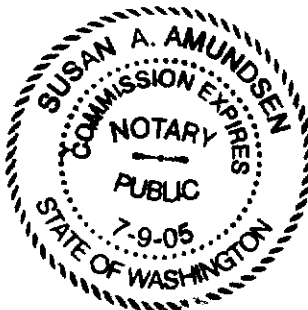


Print Name Robert J. Frediani  
NOTARY PUBLIC in and for the State of  
Washington, residing at Snohomish  
My appointment expires 4-29-06

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that Richard R. Smith is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as an Authorized Representative of Automatic Laundry Company, Ltd., a Texas limited partnership, By: JCP Holding, L.P., its general partner, By: JCP Holding Genpar, LLC, its general partner to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED 4-6-2005



Print Name Susan A. Amundsen  
NOTARY PUBLIC in and for the State of  
Washington, residing at Shoreline  
My appointment expires 7-9-05

PAGE 2  
4/6/05



200505020135  
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**EXHIBIT A / LEGAL DESCRIPTION:**

QTR: 03 SECT: 36 TWN: 34 RNG: 04

Parcel Number P61982 XrefID 3862-000-023-0004

BIG LAKE WATER FRONT TRS, ACRES 3.16, ALL THAT PORTION OF LOTS 20, 21 AND 22, "BIG LAKE WATERFRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND OF SHORELANDS OF THE SECOND CLASS, AS CONVEYED BY THE STATE OF WASHINGTON BY DEED RECORDED JUNE 16, 1959, UNDER AUDITOR'S FILE NO. 581848, SITUATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON LOTS 20, 21 AND 22, "BIG LAKE WATERFRONT TRACTS, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 12, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 23, AS SAID POINT IS SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 2 OF SURVEYS, PAGE 203, UNDER AUDITOR'S FILE NO. 7911050027, RECORDS OF SAID COUNTY AND STATE; THENCE NORTH 24 DEGREES 27' 53" WEST ALONG THE EASTERLY LINE OF SAID LOT 22 AND 23, 110.51 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE NORTH 75 DEGREES 48' 31" EAST, 39.20 FEET; THENCE SOUTH 87 DEGREES 25' 22" EAST, 54.48 FEET; THENCE NORTH 88 DEGREES 27' 44" EAST, 39.14 FEET; THENCE NORTH 54 DEGREES 22' 19" EAST, 8.23 FEET; THENCE NORTH 33 DEGREES 06' 00" EAST, 21.65 FEET; THENCE NORTH 26 DEGREES 29' 14" EAST, 8.05 FEET; THENCE NORTH 15 DEGREES 04' 10" WEST, 7.68 FEET; THENCE NORTH 23 DEGREES 45' 52" WEST, 15.59 FEET TO A POINT ON A CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 89 DEGREES 51' 28" EAST AND IS 70.81 FEET DISTANT; THENCE NORTHERLY AND NORTHEASTERLY, FOLLOWING SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 43 DEGREES 15' 47", AN ARC DISTANCE OF 53.47 FEET; THENCE LEAVING SAID CURVE, NORTH 41 DEGREES 20' 43" EAST, 15.53 FEET TO A POINT ON A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 50 DEGREES 40' 51" WEST AND IS 51.70 FEET DISTANT; THENCE NORTHEASTERLY, FOLLOWING SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32 DEGREES 47' 00", AN ARC DISTANCE OF 29.58 FEET; THENCE LEAVING SAID CURVE, NORTH 76 DEGREES 28' 38" EAST, 72.33 FEET; THENCE NORTH 65 DEGREES 32' 07" WEST, 211.58 FEET, MORE OR LESS, TO THE APPROXIMATE LINE OF NAVIGABILITY OF BIG LAKE AND THE END OF SAID DESCRIBED LINE.



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5/2/2005 Page

4 of

4 11:22AM