

Return Address:

Fairway Commercial Mortgage Corporation
6650 SW Redwood Lane, Suite 290
Portland, OR 97224



200603210110
Skagit County Auditor

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118390-S
LAND TITLE OF SKAGIT COUNTY

WASHINGTON STATE RECORDER'S COVER SHEET
Please print or type information (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. Amendment to Commercial Deed of Trust and Assignment of Rents
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page N/A of document 200510110019

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

1. La Conner Fruit & Produce Market, LLC, a Washington limited liability company
 - 2.
 - 3.
 - 4.
- Additional names on page N/A of document.

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

1. Fairway Commercial Mortgage Corporation
2. Land Title of Skagit County
- 3.
- 4.

- Additional names on page N/A of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

A ptn of Blk.1, Map of LaConner & of Tr.6, Plate 18, LaConner Tidelands

- Additional legal is on page 1 of document.

Assessor's Property Tax Parcel/Account Number: 4123-023-000-0105 & 4129-018-006-0004

- Assessor Tax# not yet assigned: N/A

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

WHEN RECORDED, RETURN TO:

Fairway Commercial Mortgage Corporation
6650 SW Redwood Lane, Suite 290
Portland, OR 97224

AMENDMENT TO COMMERCIAL DEED OF TRUST

AND

ASSIGNMENT OF RENTS

(SECURITY AGREEMENT AND FIXTURE FILING)

THIS AMENDMENT TO COMMERCIAL DEED OF TRUST AND ASSIGNMENT OF RENTS (the "Amendment") is made this 17th day of March, 2006, among the Grantor, La Conner Fruit & Produce Market, LLC, a Washington limited liability company, whose address is 18820 NE 159th Street, Woodinville, WA 98070 (the "Borrower"); Land Title of Skagit County, whose address is 111 East George Hopper Road, Burlington, WA. 98233 (the "Trustee"); and the Beneficiary, Fairway Commercial Mortgage Corporation, an Oregon corporation, whose address is 6650 SW Redwood Lane, Suite 290, Portland, OR 97224 (the "Beneficiary" or "Lender").

I. GRANTING CLAUSE

A. This Amendment is intended to amend a Commercial Deed of Trust and Assignment of Rents (the "Trust Deed") previously executed by the Borrower and securing an original indebtedness in the amount of \$250,000.00. The Trust Deed was recorded on October 11, 2005, as Document No. 200510110019 in the Skagit County, State of Washington official records. The Trust Deed encumbers the property more particularly described as:

See Exhibit "A"

together with all buildings, improvements and tenements now or in the future erected on the property, and all previously or in the future vacated alleys and streets abutting the property, and all easements, rights, appurtenances, leases, including, without limitation, the leases, permits or agreements now or hereafter existing, however evidenced, covering all or any portion of the property, together with all rents or monies due or to become due thereunder; and together with all now existing or in the future arising or acquired; (a) revenues, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock appurtenant to the property; (b) fixtures, machinery, equipment located or to be located on the property, including, without limitation, personal property required for the maintenance and operation of the property (including, but not limited to, engines, boilers, incinerators, building materials, and all appliances, escalators and elevators, and related machinery and equipment, fire prevention and extinguishing apparatus, security and access control apparatus, communications apparatus, plumbing, plumbing fixtures, water heaters, paneling, attached floor and wall coverings); (c) timber to be cut; and (d) estate, interest, claims or demands, and other general intangibles now or in the future relating to the property, including, but not limited to, all insurance which the Grantor now has or may in the future acquire in and to the property, and all present or future refunds or rebates of taxes or assessments on the property and all compensation, awards, damages or rights of action arising out of or relating to any taking of the property described above. All of the foregoing shall be deemed to be and remain a part of the property covered by this Trust Deed. The specific enumerations herein shall not exclude the general.

B. This Trust Deed is hereby amended to provide that it now secures an indebtedness of Four Hundred Fifteen Thousand and 00/100ths Dollars (\$415,000.00).



C. The Beneficiary is the current beneficiary under the Trust Deed.

D. Except as provided in this Amendment, and the other agreements associated with this transaction, all other provisions of the Trust Deed shall remain in full force and effect.

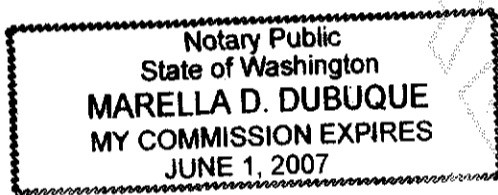
IN WITNESS WHEREOF, Borrower has executed this Trust Deed the day and year first written above.

LA CONNER FRUIT & PRODUCE MARKET, LLC

By: Robert E. Alfano
Robert E. Alfano, Manager

STATE OF WASHINGTON)
County of Skagit) ss.

This instrument was acknowledged before me on March 17th, 2006, by Robert E. Alfano, as Manager of La Conner Fruit & Produce Market, LLC, a Washington limited liability company.



MARELLA D. DUBUQUE
Marella D. Dubuque
Notary Public - State of Washington
My Commission Expires: 6-1-07



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Skagit County Auditor

REQUEST FOR RECONVEYANCE

To Trustee:

The undersigned is the holder of the Note or Notes secured by this Trust Deed. Said Note or Notes, together with all other Indebtedness secured by this Trust Deed, have been paid in full. You are hereby directed to cancel said Note or Notes and this Trust Deed, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Trust Deed to the person or persons legally entitled to that estate.

Date: _____
By _____
Title _____

--(Space Below This Line Reserved For Beneficiary and Recorder)--



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Skagit County Auditor

EXHIBIT "A"

PARCEL "A":

Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington,

EXCEPT that portion of said premises lying North of a line that is 50 feet South of and parallel with the North line of said Block,

ALSO EXCEPTING any portion of said premises lying below the line of mean high tide,

AND ALSO EXCEPTING the following:

Beginning at the intersection of the South line of fractional Block 1 of said "MAP OF LACONNER, WHATCOM COUNTY, WASH. TERRY., 1872", and the East line of the tidelands in front of and abutting on said Block 1;
thence Northerly along the East line of said Block 1, 100 feet to a point 165.2 feet from the intersection of the East line of said Block 1, produced Northerly and the South line of Lot 2, Section 36, Township 34 North, Range 2 East, W.M.;
thence West parallel with the South line of said Lot 2 to the East line of said tidelands and thence Southerly along the East line of said tidelands to the point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

Tract 6, Plate 18, "TIDE AND SHORE LANDS AT LACONNER", filed in the Office of the State Land Commission at Olympia, Washington,

EXCEPT the South 90 feet thereof.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "C":

That portion of Block 1, "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872", as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, lying North of a line that is 50 feet South of and parallel to the North line of said Block 1,

EXCEPT that portion thereof, if any, lying within tidelands.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "D":

All interest in harbor area Lease between the State of Washington, as lessor, and B. A. Dvorak, as Lessee, dated July 31, 1989, recorded October 15, 1993, under Auditor's File No. 9310150097, and the amendment thereto recorded October 15, 1993, under Auditor's File No. 9310150098, further described as follows:

That portion of the Harbor Area as shown on Plate 18, tide and shorelands of Section 36, Township 34 North, Range 2 East, W.M., LaConner Harbor, described as follows:

Beginning at the Northwest corner of Tract 6 of said Plate 18;
thence South 17°42'27" West along the West line of said Tract 6 a distance of 108.15 feet;
thence North 89°43'00" West a distance of 36.68 feet;
thence North 17°42'28" East, a distance of 140.45 feet;
thence South 89°43'00" East a distance of 36.68 feet;
thence South 17°42'28" West a distance of 32.29 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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