

COVER SHEET



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RETURN TO:

WAGGON, INC., P.S.

103 NORTH TOWNSHIP

SEEDS WOLLEY, WA 98284

**CHICAGO TITLE IQB2836  
ACCOMMODATION RECORDING**

Chicago Title Company has placed  
this document for recording as a  
customer courtesy and accepts no  
liability for its accuracy or validity

DOCUMENT TITLE(S) (or transactions contained herein):

Memorandum of Lease

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

N/A

☐ ADDITIONAL REFERENCE NUMBERS ON PAGE \_\_\_\_\_  
OF DOCUMENT.

GRANTOR(S) (Last name, first name and initials):

1. Stanislaw Properties, L.L.C. (Landlord)
- 2.
- 3.
- 4.

☐ ADDITIONAL NAMES ON PAGE \_\_\_\_\_ OF DOCUMENT.

GRANTEE(S) (Last name, first name and initials):

1. Janicki Industries, Inc. (Tenant)
- 2.
- 3.
- 4.

☐ ADDITIONAL NAMES ON PAGE \_\_\_\_\_ OF DOCUMENT.

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range):

ptn. NW 1/4 of SE 1/4, 18-35-5 E.W.M.; Also ptn SW 1/4 of SE 1/4  
18-35-5 E.W.M.; Also ptn SW 1/4 of SE 1/4, 23-35-4 E.W.M.

☐ ADDITIONAL LEGAL(S) ON PAGE Exhibit A / \_\_\_\_\_ OF DOCUMENT.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

P39412; P39415; P107872; P107870; P107869;  
P39397; P39400; P39399; P39396; P105289;  
P105290

☐ TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE \_\_\_\_\_ OF DOCUMENT.

After recording return to:

Kevin B. McGoffin  
103 North Township  
Sedro-Woolley, WA 98284

#### MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE executed this 1st day of November, 2005, between STANISLAW PROPERTIES, L.L.C. ("Landlord") and JANICKI INDUSTRIES, INC. ("Tenant").

1. **Purpose:** The parties execute this Memorandum of Lease for recording purposes only.

2. **Incorporation by Reference:** The parties incorporate herein by reference that certain Commercial Lease Agreement entered into the 1st day of April, 2001, and amended on the 1st day of August, 2001 (First Amendment), and amended on the 1st day of November 1, 2005 (Second Amendment). This memorandum also includes all future amendments of said Commercial Lease Agreement. The term of the lease, as amended, is for a term of ten (10) years from November 1, 2005, with three (3) ten-year (10 year) extension terms.

3. **Property Description.** The Commercial Lease Agreement (including amendments) concerns real property in Sedro-Woolley, Skagit County, Washington, commonly known as: 1476 Moore Street (P39412); 1456 Moore Street (P39415),

1.



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excluding the residence thereupon; 1510 Moore Street (P107872); 1542 Moore Street (P107870); 632 Fruitdale Road (P107869); approximately 8.28 acres of vacant land identified by 1405 McCargile Road (P39397) and (P39400); the property identified by (P39399) and (P39396), excluding the residences thereupon; 617 Sunset Park Drive (P105289); and 621 Sunset Park Drive (P105290). The properties are legally described in Exhibit A attached hereto and incorporated herein.

4. **Restrictions.** Tenant may not assign the lease, or any interest therein, nor let or sublet the premises, or any part thereof, or any privilege appurtenant thereto, nor permit the occupancy or use of any part thereof by any other person without the written consent of the Landlord first had and obtained, which consent will not be unreasonably withheld.

5. **No Option to Purchase.** This lease does not contain an option to purchase the leased premises.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease the day and year first above written.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 28 2006

Landlord:

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

STANISLAW PROPERTIES, L.L.C.

Tenant:

JANICKI INDUSTRIES, INC.

By *Mary T. Janicki McGoffin*  
Mary T. Janicki McGoffin  
Its: Authorized Member

By *Peter Janicki*  
Peter Janicki  
Its: President



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State of Washington )  
 ) ss.  
County of Skagit )

I certify that I know or have satisfactory evidence that MARY T. JANICKI MCGOFFIN is the person who appeared before me, and said person acknowledged that she signed this lease memorandum instrument, on oath stated that she was authorized to execute the lease memorandum instrument and acknowledged it as the authorized signing member of STANISLAW PROPERTIES, L.L.C., to be the free and voluntary act of such party for the uses and purposes mentioned in the lease agreement.

DATED this 1st day of November, 2005.

ARLENE A. RIDDLE  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 5-1-2008

*Arlene A Riddle*  
Notary Public in and for the State  
of Washington residing at Sedro-Woolley  
My commission expires 10-15-2009.

State of Washington )  
 ) ss.  
County of Skagit )

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

DATED this 1st day of November, 2005.

KEVIN B. MCGOFFIN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-15-2009

*K. B. McGoffin*  
Notary Public in and for the State  
of Washington residing at Sedro-Woolley  
My commission expires 10-15-2009.

**EXHIBIT "A"**

The land referred to herein is situated in the City of Sedro-Woolley, County of Skagit, State of Washington, and is described as follows:

**P39412:**

**PARCEL A:**

Tracts 1, 2 and 3, SKAGIT COUNTY SHORT PLAT NO. 11-84, approved May 23, 1984 and recorded October 17, 1984 in Volume 6 of Short Plats, pages 179 and 180, under Auditor's File No. 8410170004, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter in Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

**PARCEL B:**

That portion of the East Half of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, lying Northerly of the Great Northern Railway Company right-of-way;

EXCEPT the West 30 feet thereof;

ALSO EXCEPT the North 60 feet thereof;

AND ALSO EXCEPT that portion thereof lying Southerly of a sewer line as the same existed on May 1, 1970 and was referred to in Real Estate Contract recorded May 18, 1970, under Auditor's File No. 739080, records of Skagit County, Washington; and which runs in a Westerly direction from a point on the West line of the county road along the East line of said subdivision which is 351 feet, more or less, North of the centerline of the State Highway 20;

AND ALSO EXCEPT the East 20 feet for a road conveyed to Skagit County by Deed recorded under Auditor's File No. 57468, records of Skagit County, Washington;

AND FURTHER EXCEPTING any portion lying within the boundaries of Short Plat 92-019 recorded August 30, 1995 under Auditor's File No. 9508300056, records of Skagit County, Washington;



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**P39415:**

The South Half for the Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT county road,, State Highway and railway right of way;

AND EXCEPT the West 396 feet thereof.

**P107872; P107870; P107869:**

Tracts 1, 3 and 4 of SKAGIT COUNTY SHORT PLAT NO. 93-019, approved August 25, 1925, and recorded August 30, 1995, in Volume 12 of Short Plats, page 25, under Auditor's File No. 9508300056, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian.

**P39397:**

That portion of the West Half of the Northwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian, lying South and East of the County road, (formerly right-of-way of the Puget Sound and Baker River Railway Company);

EXCEPT the West 194 feet thereof.



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**P39396; P39399; P39400;**

**PARCEL A:**

That portion of Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 described as follows:

Beginning at the Southwest corner of Lot 16, Wedmore Addition, as recorded in (Volume 9 of Plats, page 115, records of Skagit County, Washington);  
Thence Northerly along the West line of Lot 16 to Calkin Place;  
Thence Westerly along Calkin Place to the Northeast corner of Lot 17, Wedmore Addition;  
Thence Southerly along the East line of Lot 17 to the Southeast corner of Lot 17;  
Thence Easterly to the true point of beginning.

**PARCEL B:**

The North Half of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter in Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT the South 112 feet thereof;

AND EXCEPT the East 20 feet thereof for road;

**PARCEL C:**

The South 112 feet of the North Half of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 18, Township 35 North, Range 5 East of the Willamette Meridian;

EXCEPT the East 220 feet thereof;

AND EXCEPT that portion, if any, lying within the South 20 rods of the East 40 rods of the Northwest Quarter of the Southeast Quarter of said Section 18.



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P105289; P105290:

PARCEL A:

Lots 6 & 7, BINDING SITE PLAN NO. SW-01-93, (Sunset Industrial Park), recorded in Volume 11 of Short Plats, pages 83 & 84, under Auditor's File No. 9406100051, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Southeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, and Tracts 14 & 15, SEDRO ACREAGE, according to the plat thereof recorded in Volume 3 of plats, page 35.

PARCEL B:

An easement for ingress, egress and utilities over, under and across Sunset Park Drive, as shown on BINDING SITE PLAN NO. SW-01-93, (Sunset Industrial Park), recorded in Volume 11 of Short Plats, pages 83 & 84, under Auditor's File No. 9406100051, records of Skagit County, Washington, being a portion of the Southwest Quarter of the Southeast Quarter of Section 23, Township 35 North, Range 4 East of the Willamette Meridian, and Tracts 14 & 15, SEDRO ACREAGE, according to the plat thereof recorded in Volume 3 of plats, page 35.



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