

When Recorded Return to:
FRANK LEE
6310 San Vicente Blvd Suite 250
Los Angeles CA 90048



200606010234
Skagit County Auditor

6/1/2006 Page 1 of 5 3:30PM

Chicago Title Company - Island Division
Order No: BE10639 MJJ
IC 38513

STATUTORY WARRANTY DEED

THE GRANTOR ADVANTAGE BUSINESS PARK LLC, a Washington limited liability company

for and in consideration of Nine Hundred Fifty Thousand and 00/100...(\$950,000.00)
DOLLARS in hand paid, conveys and warrants to HARRY J. LEE, a married man as his separate
estate, as to an undivided 25% interest; FRANK LEE, a married man as to his separate estate, as to an
undivided 25% interest; JOSEPH F. ALBANESE and BETTYE E. ALBANESE, husband and wife, as to
an undivided 25% interest; and JOEL A. LEVINE, Trustee of the JACOB H. LEVINE RESIDUARY
TRUST, as to an undivided 25% interest

the following described real estate, situated in the County of Skagit, State of Washington:

Units A101 and A102, ADVANTAGE BUSINESS PARK CONDOMINIUM, a
condominium, according to the Declaration thereof recorded June 1, 2005, under
Auditor's File No. 200506010111, and Survey Map and Plans recorded June 1, 2005,
under Auditor's File No. 200506010112, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Account No. : 4861-000-102-0000 P122966 and 4861-000-101-0000 P122965

Subject to: Restrictions, reservations and easements of record as more fully described in
Chicago Title Company – Island Division Title Commitment IC38513, under Schedule B-001,
which is attached hereto and made a part hereof as Exhibit "A".

Dated: June 1, 2006

ADVANTAGE BUSINESS PARK LLC

Timothy B. White, Manager

2710
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 1 2006

Amount Paid \$ 16,915.00
Skagit Co. Treasurer
By Deputy

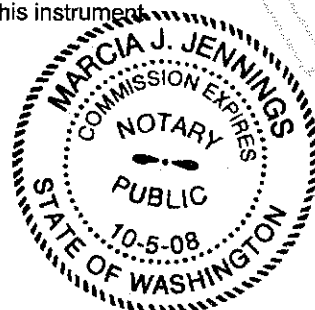
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that TIMOTHY B. WHITE the person(s) who appeared before me,
and said person(s) acknowledged that he signed this instrument and on oath stated that he was authorized to
execute the instrument and acknowledged it as the Manager of Advanced Business Park LLC to be the free and
voluntary act of such party for the uses and purposes therein mentioned in this instrument.

Dated: June 1, 2006

Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 10/5/2008

LPB No. 10



Chicago Title Company - Island Division

EXHIBIT 'A'

Order No.: IC38513

SCHEDULE B-001

1. Easement contained in Dedication of said Hopper Road Business Park Revised Binding Site Plan;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 16, 1994
Auditor's No(s): 9411160131, records of Skagit County, Washington
In favor of: City of Burlington
For: Road right of way
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: December 4, 1996
Auditor's No(s): 9612040092, records of Skagit County, Washington
In favor of: PUD No. 1 Skagit Co.
For: Water Lines and related rights
4. Easement delineated on the face of said Binding Site Plan;
For: Utilities
Affects: 10' parallel with city roads
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: January 30, 2003
Auditor's No(s): 200301300163, records of Skagit County, Washington
Executed by: Port of Skagit County
6. Notes on the face of the Binding Site Plan as follows:
 - A. Any lot within this subdivision will become subject to impact fees payable upon issuance of a building permit.
 - B. Buyer should be aware this Binding Site Plan is located in the floodplain of the Skagit River and significant elevation may be required for the first floor of construction.

continued.....



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EXHIBIT 'A'

Order No.: IC38513

SCHEDULE B-001
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7. Easement provisions contained on the face of said Binding Site Plan, as follows:

EASEMENTS:

An easement is hereby granted to the City of Burlington, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of the Plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto. For the purpose of providing utility services to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated. With the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

8. Easement provisions contained on the face of said Binding Site Plan, as follows:

STORM WATER QUALITY AND DETENTION

- A. Storm water from Lots 1, 18, 19, 20 and 21 does not flow through the regional water Quality facilities. These lots will be required to provide their own water quality facilities all other lots have water quality facilities provided.
- B. Storm Water Detention is provided for all lots.
- C. Lot 23 contains a storm water control facility maintenance of this facility and any other improvements installed on this lot will be provided by the port of Skagit County or any successor in ownership of this Lot 23.
9. Easement provisions contained on the face of said Binding Site Plan, as follows:

LANDSCAPE MAINTENANCE:

The "common maintenance areas" shall be maintained by the owner's association as defined in the "rescission of protective covenants and declaration of conditions, covenants and restrictions for Hopper Road Business Park", recorded under Auditor's File No. 200301300163 records of Skagit County, Washington.

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EXHIBIT 'A'

Order No.: IC38513

SCHEDULE B-001
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10. Notes on the face of said Advantage Business Park Condominium, as follows:

- A. Zoning – C-1, Commercial District.
- B. Access to stormwater facilities and sewer main manholes to remain unobstructed for inspection and maintenance of the system. Access roads are to be maintained for vehicle access. No alteration is allowed without City of Burlington approval.
- C. Certification, as contained herein, comprises the declaration of the surveyor's professional judgment. It does not constitute a warranty or a guarantee, express or implied; nor does it relieve any other party of his responsibility to abide by contract documents, applicable codes, standards, regulations, and ordinances.
- D. All lot/unit corners and the points of curvature are marked on the ground with a rebar and plastic plug marked "Summit 32169" unless noted otherwise.
- E. All units shall have an undivided interest in all common elements, maintenance, upkeep and repair of common elements and any facilities thereon shall be the responsibility of the condominium association.
- F. All driveways/parking spaces stormwater facilities and other utilities on this development are private. The condominium association shall be responsible for maintaining the said driveways/parking spaces and utilities.
- G. All dimensions are based on as-built measurements as of the date of declarant's execution hereof; is subject to change without notice and does not constitute covenants, conditions, restrictions, warranties or guarantees concerning use, design value or otherwise.
- H. All dimensions are to the outside surface of the wall.
- I. All lots on this condominium map are subject to development rights set forth in the declaration and may be added to the condominium.
- J. Parking spaces numbered 36-39 are "employee" parking spaces which may be allocated to units as limited common elements under Section 6.1.2. of the declaration.

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EXHIBIT 'A'

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SCHEDULE B-001
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11. Easement provisions contained on the face of said Binding Site Plan, as follows:

An easement is hereby reserved for and granted to the City of Burlington, Puget Sound Energy, Verizon Telephone Co. of the Northwest, Cascade Natural Gas Corporation, U.S. Postal Service, AT&T Telecommunications Inc., and their respective successors and assigns under and upon the private roadways and utilities easements shown hereon, and along the route of the as built or yet to be built utility alignments, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the units within this development and other property as may be developed in association with expansions to this development. Together with the right to enter upon the units at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in this development or to the condominium association by the exercise of rights and privileges herein granted.

12. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: June 1, 2005
Auditor's No(s): 200506010110, records of Skagit County, Washington
Executed By: Advantage Business Park, L.L.C.

13. Terms, covenants, conditions, easements, and restrictions. And liability for assessments contained in Declaration of Condominium, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: June 1, 2005
Auditor's No.: 200506010111, records of Skagit County, Washington

- END OF SCHEDULE B-001 -



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