



200702200204
Skagit County Auditor

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7 3:56PM

WHEN RECORDED RETURN TO:

Land Title Company
P.O. Box 445
Burlington, WA 98233

Escrow#123605-SE

LAND TITLE OF SKAGIT COUNTY

DOCUMENT TITLE(S):

First Amendment to Memorandum of Ground Lease

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

200511300086

GRANTOR:

Public Hospital District No. 1 of Skagit County

GRANTEE:

MV Investors, LLC, a Washington Limited Liability Company, Lessee

ABBREVIATED LEGAL DESCRIPTION:

Lot 4, Lots 5-8 and Lots 11-13, DALE AND SHEA'S ADD TGW VAC. MONTGOMERY ST.

TAX PARCEL NUMBER(S):

P125065

After Recording Mail To:

Capstone Partners LLC
1001 Fourth Avenue, Suite 4300
Seattle, WA 98165
Attention: Kirk Johnson

Recording Information

DOCUMENT TITLE	First Amendment to Memorandum of Ground Lease
GRANTOR:	Public Hospital District No. 1 of Skagit County, Lessor
GRANTEE:	MV Investors LLC, a Washington limited liability company, Lessee
RECORDING NO. OF RELATED DOCUMENTS	Memorandum of Ground Lease, Recording No. 200511300086

FIRST AMENDMENT TO MEMORANDUM OF LEASE

This Amendment is made as of February 6, 2007, between **PUBLIC HOSPITAL DISTRICT NO. 1 OF SKAGIT COUNTY**, a Washington public hospital district formed pursuant Chapter 70.44 RCW (the "**Landlord**"), and **MV INVESTORS LLC**, a Washington limited liability company (the "**Tenant**").

RECITALS:

Landlord and Tenant entered into a Ground Lease dated September 12, 2005 (the "**Ground Lease**"), upon which the Tenant has constructed a Cancer Care Center – Imaging Center – Medical Office Building and related site improvements, a memorandum of which was recorded in the real property records of Skagit County, Washington, on November 30,

3808\001:02/03/07
ABASSE\CAPSTONE\SKAGIT VALLEY\GRND LSE DOCS

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MEMO OF LEASE-1ST AMENDMENT



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2006, under recording no. 200511300086 ("**Memorandum**"). Pursuant to an Amended and Restated First Amendment to Ground Lease dated as of the same date as this Amendment, Landlord and Tenant amended the legal description of the premises lease to Tenant pursuant to the Ground Lease.

AGREEMENT:

The parties hereby agree to amend the Memorandum to by substituting the attached Exhibit A for Exhibit A in the Memorandum.

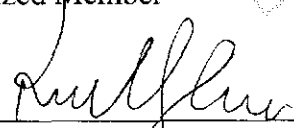
IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date set forth above.

TENANT:

MV INVESTORS LLC, a
Washington limited liability company

By: **Capstone Partners NW, LLC**, a Washington
limited liability company, its Manager

By: **CBIL Group, LLC**, a Washington limited liability company,
Authorized Member

By: 
Kirk A. Johnson, Sole Member

By: 
Michael K. Hubbard, Authorized Member



LANDLORD:

**SKAGIT COUNTY PUBLIC HOSPITAL DISTRICT NO. 1
DBA SKAGIT VALLEY HOSPITAL**

By:

Thomas Litaker
Thomas Litaker, CFO

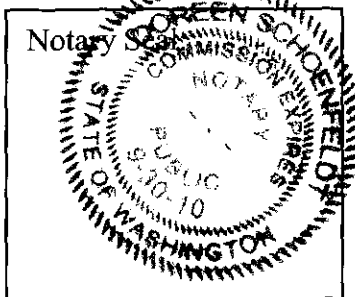
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 7th day of February 2007, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared **Thomas Litaker**, to me known to be the CFO of **PUBLIC DISTRICT HOSPITAL NO. 1, SKAGIT COUNTY, WASHINGTON, D/B/A SKAGIT VALLEY HOSPITAL**, the municipal corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



Doreen Schoenfeldt
Printed Name: Doreen Schoenfeldt
Notary Public in and for the State of Washington,
residing at: Sedro - Woolley
My Commission Expires: 9/30/2010

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 1 day of February, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared **Kirk A. Johnson**, known to me to be the Sole Member of **CBIL Group, LLC**, an authorized member of **Capstone Partners NW, LLC**, the Manager of **MV INVESTORS LLC**, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.



Sheila K. Rowden
Signature

Sheila K. Rowden
~~Andrew B. Bassetti~~

NOTARY PUBLIC in and for the State of
Washington, residing at Seattle.
My commission expires 6/9/09.



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Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 16 day of February, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared **Michael K. Hubbard**, known to me to be an authorized member of **Capstone Partners NW, LLC**, the Manager of **MV INVESTORS LLC**, the limited liability company that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

I certify that I know or have satisfactory evidence that the person appearing before me and making this acknowledgment is the person whose true signature appears on this document.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.



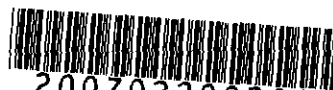
Sheila K Rowden

Signature

Sheila K Rowden

Print Name

NOTARY PUBLIC in and for the State of
Washington, residing at Seattle.
My commission expires 6/9/09.



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EXHIBIT A

Parcel 1.

The West half of the tracks described as follows:

That portion of Lot 4 lying West of the West line of 13th Street, as conveyed to the City of Mount Vernon by deeds recorded October 28, 1955 and May 21, 1956, under Auditor's File Nos. 526414 and 536375, respectively, and all of Lots 5-8, inclusive in "DALE & SHEA'S ADDITION TO THE CITY OF MT. VERNON," as per plat recorded in Volume 3 of Plats, page 68, records of Skagit County, Washington.

Parcel 2.

The East half of the tracks described as follows:

That portion of Lot 4 lying West of the West line of 13th Street, as conveyed to the City of Mount Vernon by deeds recorded October 28, 1955 and May 21, 1956, under Auditor's File Nos. 526414 and 536375, respectively, and all of Lots 5-8, inclusive in "DALE & SHEA'S ADDITION TO THE CITY OF MT. VERNON," as per plat recorded in Volume 3 of Plats, page 68, records of Skagit County, Washington.

Parcel 3.

Those portions of vacated East Montgomery Street described in those City of Mount Vernon Ordinance Nos. 3333 and 3310 as recorded on September 7, 2006 and January 9, 2006, under Auditor's File Nos. 200609070012 and 200601090167, records of Skagit County, Washington.

Parcel 4.

The North 72.00 feet of the east 187 feet of the West 202.00 feet of Lots 11 through 13 in "DALE AND SHEA'S ADDITION TO THE CITY OF MT. VERNON," as per plat recorded in Volume 3 of Plats, page 68, records of Skagit County, Washington.



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