

Return Address:

Mark T. Kretschner

Phillips Mccullough Wilson Hill & Fikso PS

2025 First Avenue, Suite 1130

Seattle, WA 98121-2100



200705220113

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LAND TITLE OF SKAGIT COUNTY

1255735

Document Title(s) (for transactions contained therein):

MEMORANDUM OF LEASE

**Reference Number(s) of Documents assigned or released:
(on page of documents(s))**

Grantor(s)

1. DUBOSE MODEL HOME INVESTMENTS # 119, L.P.
4.

Additional Names on page of document.

Grantee(s)

1. THE QUADRANT CORPORATION, INC, A WASHINGTON CORPORATION
4.

Additional Names on page of document.

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

**Lot 233, Plat of Skagit Highlands Division V (phase 1) AFN 200612210067m, Skagit
County, Washington.**

Additional legal is on page of document.

Assessor's Property Tax Parcel/Account Number

4915-000-233-0000/P125445

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

EXHIBIT B TO MASTER SALE AND RENTAL AGREEMENT

Form of Memorandum of Lease

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Marc T. Kretschmer
Phillips McCullough Wilson Hill & Fikso PS
2025 First Avenue, Suite 1130
Seattle, Washington 98121-2100

Reference Number of Related Document: N/A

Grantor: Dubose Model Home Investments #119, L.P.

Grantee: The Quadrant Corporation

Abbreviated Legal Description: Lot 33, Subdivision **Skagit Highlands**, in Skagit Co., Mt.
Vernon, Washington 98239

Additional Legal Description is on Exhibit A to Document

Assessor's Property Tax Parcel or Account No.:

4915-000-233-0000/p
125445

MEMORANDUM OF LEASE

By this MEMORANDUM OF LEASE entered into as of the 26th day of April 2007, concurrently with a Model Home Purchase and Leaseback Agreement (the "Agreement") with the same parties covering the same property, **DUBOSE MODEL HOME INVESTMENTS #119, L.P.**, a Texas / Nevada limited partnership ("Dubose"), and **THE QUADRANT CORPORATION**, a Washington corporation ("Quadrant"), hereby agree as follows:

1. Dubose hereby leases to Quadrant, and Quadrant hereby leases from Dubose, certain improved real property commonly known as **Lot 33, of Skagit Highlands** located in the County of **Skagit**, State of **Washington**, which property is more fully described in Exhibit 1 attached hereto and incorporated herein by this reference (the "Property").

2. The lease shall commence on the above date and shall terminate on the date set forth in the aforesaid Agreement and shall otherwise be subject to the terms and conditions contained therein.




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IN WITNESS WHEREOF, Dubose and Quadrant have executed this Memorandum of Agreement as of the day and year first above written.

DUBOSE MODEL HOME INVESTMENTS #119, L.P.,
a Nevada limited partnership

By: Dubose GP Management III, L.P., General Partner


JUSTIN BONO, PRESIDENT

THE QUADRANT CORPORATION,
a Washington Corporation

By:


MICHAEL J. ERICKSON
ASSTANT VICE PRESIDENT, FINANCE



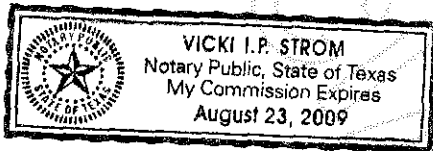
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STATE OF TEXAS)
)
COUNTY OF HARRIS)

I certify that I know or have satisfactory evidence that **JUSTIN BONO** is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the Member of **DUBOSE MODEL HOME INVESTMENTS #119, L.P.**, a **Nevada Limited Partnership**, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 26th day of April, 2007



A handwritten signature in black ink, appearing to read "Vicki I. P. Strom", written over a horizontal line.

Vicki I. P. Strom

NOTARY PUBLIC in and for the State of Texas,
residing in Houston
My Commission expires August 23, 2009



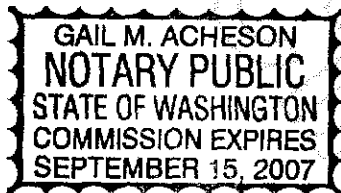
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STATE OF WASHINGTON)
)
COUNTY OF King)

I certify that I know or have satisfactory evidence that **MICHAEL J. ERICKSON** is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the **ASSISTANT VICE PRESIDENT, FINANCE** of **THE QUADRANT CORPORATION, a Washington Corporation**, to be the free and voluntary act of such corporation for the uses and purposes mentioned in the instrument.

Dated this 3rd day of April, 2007



Gail M. Acheson

GAIL M. ACHESON

(print or type name)

NOTARY PUBLIC in and for the State of
Washington, residing at Kirkland

My Commission expires: 2/15/07



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SCHEDULE 1

LEGAL DESCRIPTION

**588 Monarch Boulevard
Lot 33 of Skagit Highlands,
Skagit County, Mt. Vernon, Washington 98239**



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