



200805080083
Skagit County Auditor

5/8/2008 Page 1 of 6 2:37PM

AFTER RECORDING RETURN TO:

CHRISTON CLARK SKINNER
740 S.E. PIONEER WAY
OAK HARBOR, WASHINGTON 98277

DOCUMENT TITLE(S): RIGHT OF FIRST OPPORTUNITY

REFERENCE NO. OF RELATED DOCUMENT(S): N/A

GRANTOR(S): PORT OF SKAGIT COUNTY

GRANTEE(S): CONCORDE GROUP AVIATION, INC.

ABBREVIATED LEGAL DESCRIPTION:

LOT 54 OF AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN,
HASE 1, AF/# 200303040030

FULL LEGAL DESCRIPTION: EXHIBIT A

ASSESSOR'S PARCEL/TAX ID NUMBER: 8012-000-054-0100/P115645

RIGHT OF FIRST OPPORTUNITY
(Lease, Lot 54)

THE GRANTOR, the Port of Skagit County, a Washington municipal corporation, for good and valuable consideration, the receipt and adequacy thereof is acknowledged, does hereby grant to **GRANTEE**, CONCORDE AVIATION GROUP, a Washington corporation, the right of first opportunity to lease the real property legally described in Exhibit A and depicted in Exhibit B hereto.

Pursuant this Grant, Grantor, before offering to lease the Lot 54 to the general public or to any third person within two years of January 31, 2008, shall offer to lease Lot 54 to Grantee. Such offer shall be in writing addressed to Grantee as follows:

Gilbert Villarreal
Concorde Group Aviation, Inc.
15452 Airport Drive
Burlington, WA 98233

And to Attorney for Concorde:
Christon Clark Skinner
740 S.E. Pioneer Way
Oak Harbor, Washington 98277

Notice shall be deemed delivered when actually received by Grantee or on the third business day after deposited in the U.S. Mail, postage prepaid, whichever is sooner. If Grantor and Grantee have not agreed to all terms and conditions for a lease of Lot 54 by the end of the thirtieth (30th) day after notice is received by Grantee, then this Grant shall expire without further action by either party and Grantor may proceed to market and/or lease Lot 54 to such persons or entities and on such terms as the Grantor shall determine are in its best interests.

Venue for any action based on this Grant shall exclusively be in Skagit County Superior Court. The prevailing party in any action based on this Grant shall receive an award of its cost and attorney fees, including those incurred on appeal. This Grant contains the complete understanding and agreement of the parties and any oral representations and/or promises shall be disregarded in determining the rights and obligations of the parties hereto.

Right of First Opportunity
Grantor: Port of Skagit County
Grantee: Concorde Group Aviation, Inc.

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IN WITNESS WHEREOF, the undersigned have executed this Right of First Opportunity this 6th day of May 2008.

PORT OF SKAGIT COUNTY

BY: [Signature]
JERRY KAUFMAN
Its: Commission President

Date: _____

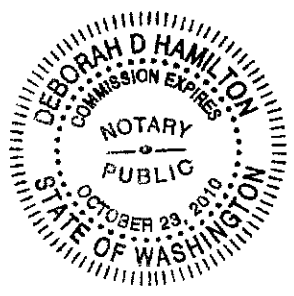
BY: [Signature]
KEVIN WARE
Its: Commission Secretary

Date: May 6, 2008

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)


On this 6th day of May 2008, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared JERRY KAUFMAN and KEVIN WARE, to me known to be the Commission President and Commission Secretary, respectively, of the Port of Skagit County, the Washington 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 they are authorized to execute the said instrument.

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



Deborah D. Hamilton
Notary Public
Deborah D. Hamilton
Print Name
In and for the state of Washington
Residing at Burlington, WA
My Commission expires 10-23-10

Right of First Opportunity
Grantor: Port of Skagit County
Grantee: Concorde Group Aviation, Inc.


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IN WITNESS WHEREOF, the undersigned has executed this Right of First Opportunity and hereby accepts the terms set forth therein this 5th day of May 2008.

CONCORDE GROUP AVIATION, INC.

BY: *Gilbert Villarreal*

GILBERT VILLARREAL

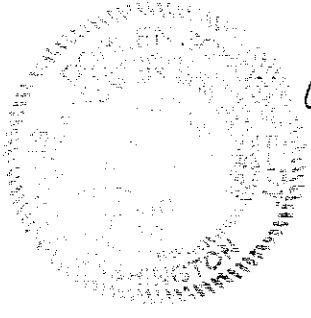
Its: President

Date: 05/05/08

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 5th day of May 2008, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Gilbert Villarreal to me known to be the president of the Washington 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 is authorized to execute the said instrument.

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



Doreen Schoenfeldt
Notary Public
Doreen Schoenfeldt
Print Name
In and for the state of Washington
Residing at Stanhwood
My Commission expires 09/30/2010

Right of First Opportunity
Grantor: Port of Skagit County
Grantee: Concorde Group Aviation, Inc.



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Skagit County Auditor

EXHIBIT A

Lot 54 of Amended Skagit Regional Airport Binding Site Plan, Phase 1, AF/# 200303040030, (formerly Skagit Regional Airport Binding Site Plan Phase 1, AF/# 8608250002).

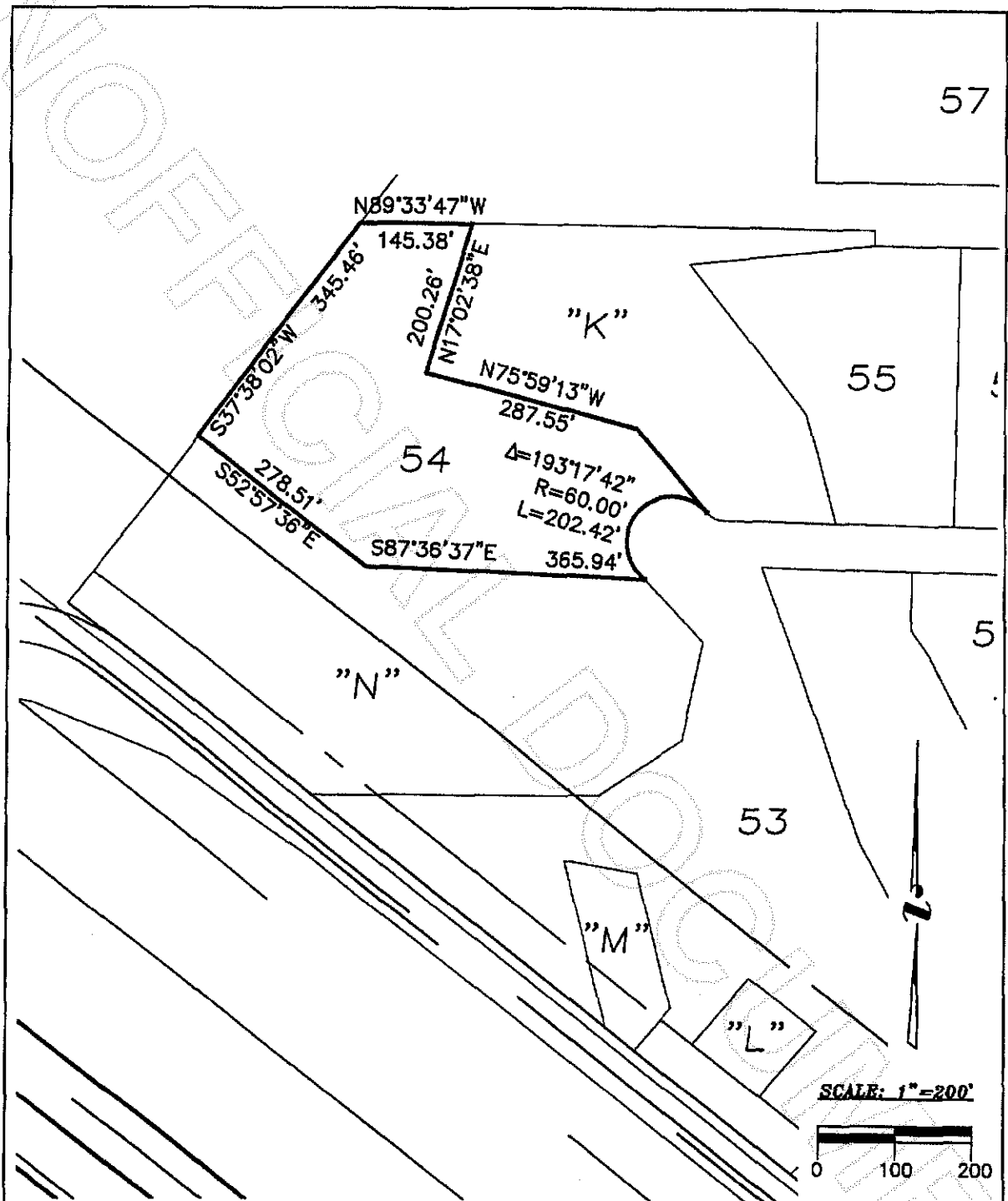
Situated in Skagit County, Washington.



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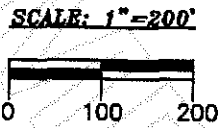
Skagit County Auditor

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NOTE:
 REFER TO AMENDED SKAGIT REGIONAL
 AIRPORT BINDING SITE PLAN, PHASE 1
 FOR EASEMENTS THAT MAY AFFECT THIS PROPERTY

LOT 54
 14846 STEELE ROAD
 154,711 SQ. FT. (3.55 AC.)



 **Leonard, Boudinot & Skodje Inc.**
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 603 South First Street, P.O. Box 1228
 Mount Vernon, WA 98273
 Tel: 360-338-8751 Fax: 360-338-3981

PROJECT
EXHIBIT MAP
 FOR
LOT NO. 54

DRAWING NO.
 54
 JOB #
 99272



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 Skagit County Auditor