



200901080077

Skagit County Auditor

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RETURN TO:
SCHACHT & HICKS INC. PS
ATTORNEYS AT LAW
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: SHORT FORM LEASE \$467

GRANTOR: STERLING HILL NATIONAL, LLC

GRANTEE: B & R DISTRIBUTORS, INC.

ABBREVIATED LEGAL DESCRIPTION: Ptn Blocks 103, 105, 106, 107 and 110, Amended Plat of Burlington

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT A OF DOCUMENT.

ASSESSOR'S TAX PARCEL NUMBER: P71980, P71981, P71982, P71993, P71995, P71998, P71996, P71997, P72001, P72002, P72009

SHORT FORM LEASE

This is a Short Form Lease executed in triplicate effective January 1, 2009, between STERLING HILL NATIONAL, LLC, "Lessor", and B & R DISTRIBUTORS, INC., hereinafter "Lessee".

1. PURPOSE. The parties execute this Short Form Lease for the purpose of recording.

2. INCORPORATION BY REFERENCE. The parties incorporate here by reference that certain Lease dated effective January 1, 2009, between STERLING HILL NATIONAL, LLC, "Lessor", and B & R DISTRIBUTORS, INC., hereinafter "Lessee".

3. DESCRIPTION. The properties leased are situate in the county of Skagit, state of Washington, legally described as follows:

A portion of the premises described on EXHIBIT "A" as depicted on the drawing in EXHIBIT "B" both attached hereto and by reference made a part hereof.

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Parcel "A":

Lots 13 - 20, Block 103, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County.

Parcel "B":

Lots 1 - 3, Block 105, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County.

Parcel "C":

Lot 7, Block 111 and Lots 1 - 17, Block 106, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County;

TOGETHER WITH the following described parcel:

The Northwest 21.0 feet of the 100 foot wide strip of land conveyed to the Seattle & Northern Railway Company by Deed recorded January 10, 1890 in Volume 9 of Deeds, page 295, said 100 feet being 50.0 feet wide on each side of said Railway Company's Main Track centerline, as now located and constructed upon, over and across the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., Skagit County, Washington, said Northwesterly 21.0 feet lying between two lines drawn parallel with and distant, respectively, 29.0 feet and 50.0 feet Northwesterly, as measured at right angles from said Main Track centerline, bounded on the East by the West line of 60.0 foot wide Walnut Street, and bounded on the Southwest by a line drawn at right angles to said Main Track centerline from the intersection of the West line of Alder Street with the Northwesterly line of said 100.0 foot wide right-of-way, according to the recorded Plat of Burlington, Washington;

AND TOGETHER WITH the vacated alley within Block 106 of said "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH the East 1/2 of vacated Alder Street abutting said Lots 10 and 11, Block 106, and abutting said vacated alley within Block 106 of said "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH that portion of vacated Vernon Street abutting said Block 106 and said Block 111 and abutting said vacated portion of Alder Street, lying Northwesterly of the above described portion of railway right-of-way.

EXHIBIT A (Page one)



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Parcel "D":

Lots 1 - 4, 23 - 26, Block 107 "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County;

TOGETHER WITH the vacated alley within said Block 107 of said "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH the West 1/2 of vacated Alder Street abutting said Lot 1 and Lot 26, Block 107 and abutting said vacated alley within said Block 107 of said "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH the North 1/2 of vacated Vernon Street abutting said Lots 23 - 26, Block 107, "AMENDED PLAT OF BURLINGTON", and abutting the said West 1/2 of vacated Alder Street

Parcel "E":

Tract 3, Burlington Short Plat No. 76-3, approved December 21, 1976 and recorded January 12, 1977 in Volume 2 of Short Plats, page 17, under Auditor's File No. 849133, records of Skagit County, Washington, located in Section 32, Township 35 North, Range 4 East, W.M., and being a portion of block 107, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

EXCEPT therefrom that portion lying West of the Southerly extension of the East line of Tract 1 of said Short Plat.

Parcel "F":

The East 71-1/2 feet of Lot 16, all Lots 1 - 5 and the East 11-1/2 feet of Lot 6, All within Block 110, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County;

TOGETHER WITH the West 1/2 of vacated Alder Street abutting said Lot 1, Block 110, "AMENDED PLAT OF BURLINGTON";

AND TOGETHER WITH the South 1/2 of vacated Vernon Street abutting said Lots 1, 2, 3 and East 11-1/2 feet of Lot 4, Block 110, "AMENDED PLAT OF BURLINGTON", and abutting the West 1/2 of vacated Alder Street.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

EXHIBIT A (Page two)



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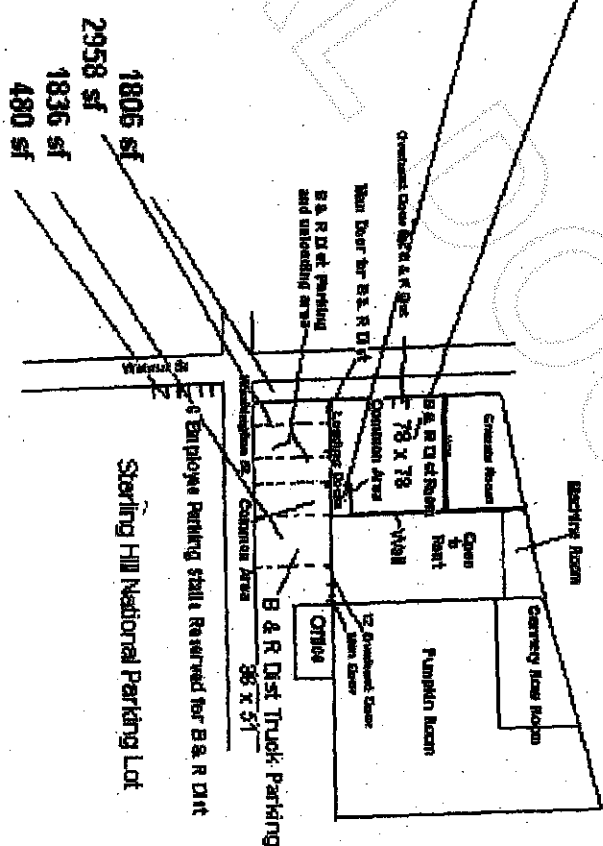
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6,084 SF
- 280 SF
5,804 SF



7080 st



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