



200912310085

Skagit County Auditor

12/31/2009 Page 1 of 5 1:49PM

After Recording Return to:

BETTS AUSTIN JOHNSON, pllc
1616 Cornwall Avenue, Suite 209
P.O. Box 2788
Bellingham, WA 98227-2788

GUARDIAN NORTHWEST TITLE CO.

95064-2

Document Title: MEMORANDUM OF LEASE
Reference Number of Documents Released/Assigned:
Grantor/Lessor: JACK & JOAN HILDE FAMILY, L.L.C., a Washington Limited Liability company
Grantee/Lessee: SMOKEY POINT CONCRETE, INC., a Washington corporation
Abbreviated Legal: 09 34N 03E, a portion of the Northwest quarter of the northeast quarter
(Legal description detailed on page ____ of this document)
Assessor's Tax Parcel ID#: P117970

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is dated this 18th day of December, 2009, by and between JACK & JOAN HILDE FAMILY, L.L.C., a Washington Limited Liability company, and/or its assigns, (herein after referred to as the "Lessor") and SMOKEY POINT CONCRETE, INC., a Washington corporation, (hereinafter referred to as the "Lessee"). Lessor and Lessee have entered into a Lease Agreement effective January 1, 2010, (the "Lease") related to a Lease regarding real property legally described in Exhibit "A" (the "Property").

The Lease provides, among other things, for a Lease Term of five (5) years and Options to renew the Lease Term for two additional one (1) year periods, subject to the terms set forth in the Lease. The Lease also provides for the Lessee's option to purchase the Property.

The parties hereto have executed this Memorandum of Lease on the day and year first above written.

"LESSOR":

JACK & JOAN HILDE FAMILY, L.L.C.,
a Washington limited liability company

By: *Jack Hilde*
JACK HILDE, Manager

By: *Joan Hilde*
JOAN HILDE, Manager

"LESSEE":

SMOKEY POINT CONCRETE, INC.
a Washington corporation

By: *Mark Crawford*
MARK CRAWFORD
Its: *President*

E:\FILES\Clients-J Hilde, Jack & Joan\Smukey Point Concrete Purchase 2009\Memo of Lease.doc

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 31 2009

Amount Paid \$ 0
Skagit Co. Treasurer
By *nam* Deputy



200912310085
Skagit County Auditor

EXHIBIT A

Site Address: 14810 McFarland Road., Mount Vernon, 98273
Tax Parcel No.: P117970

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

That portion of Tract 2, Skagit County Short Plat No. 44-87, approved December 29, 1987, and recorded December 30, 1987, in Volume 8 of Short Plats, page 11, under Auditor's File No. 8712300001, records of said County and State, being a portion of the Northwest quarter of the Northeast quarter of said Section 9, lying East of that portion conveyed to Skagit County for road and utility purposes by deed recorded as Skagit County Auditor's File No. 200107270007, lying Northerly of the centerline of that certain 50-foot wide oil pipeline easement conveyed to Trans Mountain Oil Pipeline Corp. by instrument dated July 9, 1954 and recorded September 16, 1954 under Auditor's File No. 506571, in the Auditor's office of said County and State, and lying South of the following described line:

Commencing at the Northeast corner of said Tract 2; thence South $01^{\circ}15'35''$ West along the East line thereof, a distance of 607.51 feet to the point of beginning of said described line; thence North $88^{\circ}50'18''$ West along said line, a distance of 486.45 feet to a point on the East line of said Skagit County tract and the end of said described line.

All of the above being a portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 34 North, Range 3 East W.M.

Said premises being also known as Parcel "A", Assessor's Property Tax Parcel P117970, of that certain boundary line adjustment recorded as Auditor's File No. 200803040059.



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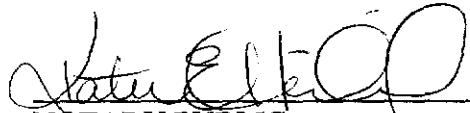
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that JACK HILDE is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of JACK & JOAN HILDE FAMILY, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: Dec 18, 2009.

(SEAL/STAMP)



NOTARY PUBLIC
My appointment expires: 1-7-11

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that JOAN HILDE is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Manager of JACK & JOAN HILDE FAMILY, L.L.C., a Washington limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: Dec 18, 2009.

(SEAL/STAMP)


NOTARY PUBLIC
My appointment expires: 1-7-11



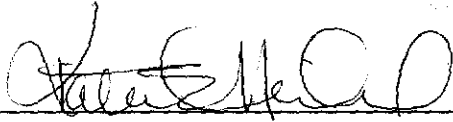
200912310085
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that
Mark Crawford is the person who appeared before me, and said
person acknowledged that he/she signed this instrument, on oath stated that he/she was
authorized to execute the instrument and acknowledged it as the President of
SMOKEY POINT CONCRETE, INC., a Washington corporation, to be the free and voluntary
act of such party for the uses and purposes mentioned in the instrument.

DATED: Dec 18, 2009.

(SEAL/STAMP)


NOTARY PUBLIC
My appointment expires: 1-7-11



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Skagit County Auditor