

GUARDIAN NW TITLE



201010280137

Skagit County Auditor

10/28/2010 Page

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6 4:09PM

Document Title:

MEMORANDUM OF LEASE

Reference Number:

A100545-3

GUARDIAN NORTHWEST TITLE CO.

Grantor(s):

☐ additional grantor names on page ____

1. PORT OF SKAGIT COUNTY

2.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantee(s):

☐ additional grantee names on page ____

1. CORPORATE AIR CENTER, LLC

2.

Amount Paid \$
Skagit Co. Treasurer
By *Sh* Deputy

Abbreviated legal description:

☐ full legal on page(s) ____

LOT 5 BSP PL06-0913

LOT 73 AMENDED SKAGIT REGIONAL AIRPORT BSP PHASE 1

PTN LOT 87

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P123357

P120178

I, MARLA HICKOK, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$42.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Marla Hickok

Dated

10-28-10

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

Guardian Northwest Title
3202 Commercial Avenue
Anacortes, WA 98221

GUARDIAN NORTHWEST TITLE CO.
MEMORANDUM OF LEASES

4100545-3

THIS MEMORANDUM OF LEASES is made and entered into by and between the PORT OF SKAGIT COUNTY ("Lessor") and CORPORATE AIR CENTER, LLC, a Washington limited liability company ("Lessee"), whereby Lessor and Lessee confirm that they are parties to those certain leases, on the terms and conditions set forth therein, all the terms and conditions of which are made a part of this Memorandum of Leases as though fully set forth herein, for the premises in the County of Skagit, State of Washington, described as follows:

See **EXHIBIT "A"** attached hereto and incorporated herein by this reference.

LESSOR:

PORT OF SKAGIT COUNTY

Dated: October 18, 2010

By: [Signature]
Patsy Botsford Martin, Executive Director

LESSEE:

CORPORATE AIR CENTER, LLC, a Washington limited liability company

Dated: October 16, 2010

By: [Signature]
Tim Lewis, Manager



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STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 18th day of October, 2010, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Patsy H. Botsford-Martin, to me known to be the Executive Director of the Port of Skagit County, a municipal corporation, the corporation that executed the within and foregoing instrument, and acknowledge 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 she was duly authorized to execute said instrument,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Karmen M. Hardy

(Signature)

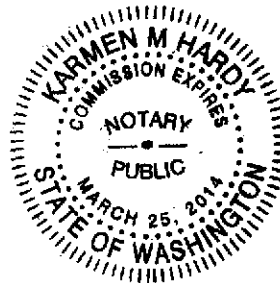
Karmen M. Hardy

(Print Name)

Notary Public in and for the State of Washington

Residing at Anacortes

My Commission expires: 3/25/14



STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 16 day of October, 2010, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Tim Lewis know to me know to be a member of Corporate Air Center, LLC, a Washington limited liability company, the company that executed the within and foregoing instrument, and acknowledge 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 duly authorized to execute said instrument,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Jones E. Atterberry

(Signature)

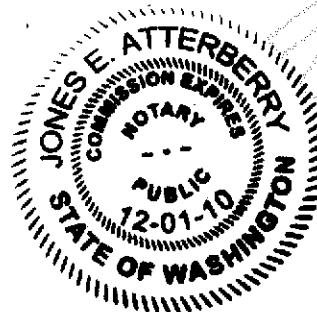
JONES E. ATTERBERRY

(Print Name)

Notary Public in and for the State of WA

Residing at Burlington

My Commission expires: 12-01-10



MEMORANDUM OF LEASES



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Exhibit A to Memorandum of Leases

The following are descriptions of each of the Lease Agreements that exit by and between The Port of Skagit County, a Washington municipal corporation (as "Lessor") and Corporate Air Center, LLC, a Washington limited liability company ("Lessee"), and the premises (each a "Premises") subject thereto.

Land Lease Agreement:

Land Lease Agreement dated July 1, 2008, as thereafter amended and assigned to Lessee effective as of or about October 15, 2010. Stated term for thirty (30) years beginning on July 1, 2008, and ending June 30, 2038. Options to Extend for two (2) consecutive ten (10) year option periods. Subject to Lessor's option to buy out lease rights and improvements. All further subject to terms and conditions of the lease, as amended and assigned to Lessee.

The Premises is more particularly described as follows:

Lot 5 of Binding Site Plan No. PL06-0913 recorded June 18, 2007, under Auditor's File No. 200706180136, being a portion of Lot 80, "AMENDED SKAGIT REGIONAL AIRPORT BINDING PLAN, PHASE 1, PL02-0127", dated February 28, 2003, recorded March 4, 2003, as Auditor's File No. 200303040030.

Building Lease Agreement:

Building Lease Agreement dated February 1, 2008, for a stated term of thirty (30) years, beginning February 1, 2008, and ending January 31, 2038. Option to Extend for one (1) additional ten (10) year option period. The address of the building located on Lot 73 is: 15452 Airport Drive, Burlington, Washington. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Lot 73, "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1", recorded March 4, 2003, as Skagit County Auditor's File No. 200303040030; being a portion of the Northwest $\frac{1}{4}$ of Section 3, Township 34 North, Range 3 East, W.M.; TOGETHER WITH that portion of the Northwest $\frac{1}{4}$ of Section 3, Township 34 North, Range 3 East W.M., being in a portion of the Skagit Regional Airport Binding Site Plan, Phase 1, as recorded in Book 7 of Short Plats, pages 111 through 120, records of Skagit County, Washington, described as follows:

Commencing at the North Quarter corner of said Section 3 as shown on said Binding Site Plan; thence North $88^{\circ}44'25''$ West, along the North line of said Section 3, a distance of 704.01 feet to the intersection with the building restriction line, as shown on said Binding Site Plan; thence South $52^{\circ}21'58''$ East, along said building restriction line. 274.34 feet; thence South



37°36'00" West 115.00 feet to the true point of beginning; thence South 52°21'58" East at a distance of 133.82 feet; thence South 37°38'02" West at a distance of 69.50 feet; thence North 52°21'58" West at a distance of 330.00 feet; thence North 37°38'04" East, for a distance of 69.50 feet; thence South 52°21'58" East at a distance of 196.18 feet to the true point of beginning.

Said portion of the Northwest $\frac{1}{4}$ of Section 3 being also a portion of Lot 87 of said "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1", recorded as Auditor's File No. 200303040030.

Fuel Tank Pad Lease:

Fuel Tank Pad Lease dated February 1, 2009, for a stated term of ten (10) years. Option to Extend for one (1) additional ten (10) year option period. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Pad No. 1028-01 and 1028-02 at Skagit Regional Airport.

Fuel Sign Agreement:

Fuel Sign Agreement dated February 1, 2009, for a month to month term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

A location mid-point on the North side of the Tank Farm located on the 10/28 side of Skagit Regional Airport.

Aircraft Tie down Agreement (Space No. A-10):

Aircraft Tie down Agreement, with an effective date of May 1, 2002, for a month to month Term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Tie Down Space No. **A-10** located at Skagit Regional Airport, Bay View, WA.



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Aircraft Tie down Agreement (Space No. A-11):

Aircraft Tie down Agreement, with an effective date of May 1, 2002, for a month to month Term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Tie Down Space No. **A-11** located at Skagit Regional Airport, Bay View, WA.

Aircraft Tie down Agreement (Space No. A-12):

Aircraft Tie down Agreement, with an effective date of June 1, 2002, for a month to month Term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Tie Down Space No. **A-12** located at Skagit Regional Airport, Bay View, WA.

Aircraft Tie down Agreement (Space No. A-13):

Aircraft Tie down Agreement, with an effective date of September 1, 2004, for a month to month Term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Tie Down Space No. **A-13** located at Skagit Regional Airport, Bay View, WA.

Aircraft Tie down Agreement (Space No. A-14):

Aircraft Tie down Agreement, with an effective date of March 15, 2007, for a month to month Term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Tie Down Space No. **A-14** located at Skagit Regional Airport, Bay View, WA.

Aircraft Tie down Agreement (Space No. A-15):

Aircraft Tie down Agreement, with an effective date of March 15, 2007, for a month to month Term. All further subject to terms and conditions of the lease.

The Premises is more particularly described as follows:

Tie Down Space No. **A-15** located at Skagit Regional Airport, Bay View, WA.

All of the Premises are situated in the County of Skagit, State of Washington.

