

RECORDING REQUESTED BY
UNION BANK, N.A.



201012160002
Skagit County Auditor

12/16/2010 Page 1 of 6 9:50AM

AND WHEN RECORDED, MAIL TO:

UNION BANK, N.A.

Attn: Jeff Morrison

3410 Woburn Street

Bellingham, WA 98226

LAND TITLE OF SKAGIT COUNTY

130943-SE

Space Above This Line for Recorder's Use

MODIFICATION AGREEMENT (SHORT FORM)

Grantor (Borrower/Trustor): Bayhill Ridge, LLC

Grantee (Lender/Beneficiary): Union Bank, N.A., successor-in-interest to the Federal Deposit Insurance Corporation, as Receiver of Frontier Bank

Legal Description (abbreviated): Lot 2B & 2C, Bay Ridge Business Park BSP No. PL-03-0706

(Additional Legal(s) on Exhibit A).

Assessor's Tax Parcel I.D.#: P122070 & P122072

Reference No. Documents Released or Assigned: BEL - XX3041 / ORDER NO. 130943 - SE

Date: November 15, 2010

RECITALS

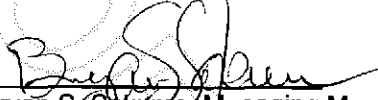
The undersigned agree that the following documents: (i) that certain promissory note dated September 22, 2008 in the stated principal amount of One Million Eight Hundred Eighty Five Thousand and 00/100 Dollars \$ 1,885,000.00 (the "Note") executed by Bayhill Ridge, LLC as Debtor, and (ii) that certain deed of trust securing the same executed by Bayhill Ridge, LLC as Debtor and Trustor and recorded on September 24, 2008, as Instrument/Serial No. 200809240106 in Book/Reel n/a, Page/Image(s) n/a, in Official Records, County of Skagit, State of Washington, (the "Deed of Trust") be and are amended upon the terms and conditions set forth in that certain Modification Agreement (Long Form) between the undersigned dated November 15, 2010.


The Modification Agreement (Long Form) is by this reference incorporated herein and made a part hereof. The Deed of Trust affects that certain real property described in Exhibit "A" attached hereto and incorporated by this reference.

IN WITNESS WHEREOF, the parties hereto have executed this Modification Agreement (Short Form) as of the date first written above.

DEBTOR AND TRUSTOR

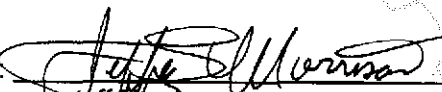
Bayhill Ridge, LLC

By: 
Bryan S. Sakuma, Managing Member

By: 
Barbara K. Sakuma, Member

BENEFICIARY:

Union Bank, N.A., successor-in-interest to the
Federal Deposit Insurance Corporation,
as Receiver of Frontier Bank

By: 
Name: Jeff Morrison
Title: Vice President



201012160002
Skagit County Auditor

12/16/2010 Page 2 of 6 9:50AM

EXHIBIT "A"
DESCRIPTION OF REAL PROPERTY

THIS EXHIBIT "A" IS ATTACHED TO THAT CERTAIN MODIFICATION AGREEMENT DATED November 15, 2010.

ASSESSOR'S PARCEL NUMBER(S) OF COLLATERAL PROPERTY:

P122070 & P122072

LEGAL DESCRIPTION:

Lot 2B and 2C, "BAY RIDGE BUSINESS PARK BINDING SITE PLAN PHASE 2", BSP No. PL-03-0706, approved June 8, 2004 and recorded July 9, 2004, under Auditor's File No. 200407090108, records of Skagit County, Washington; being a portion of the East ½ of the Northeast ¼ of Section 3, Township 34 North, Range 3 East W.M.

Situate in the County of Skagit, State of Washington.

Property Address: 15935 Preston Place, Burlington, WA



201012160002
Skagit County Auditor

12/16/2010 Page

3 of

6 9:50AM

NOTARY ACKNOWLEDGMENT

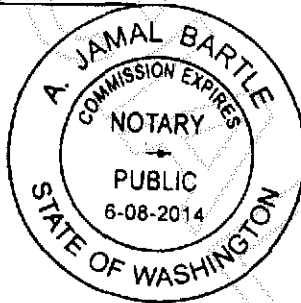
STATE OF WASHINGTON)

COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Brian S. Sakuma
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
Managing Member of Bryhill Ridge, LLC to
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/2/2010

(Seal or stamp)



(Signature)

(Name legibly printed or stamped)

Notary Public in and for the State of Washington
residing at Stanwood, WA

My appointment expires 6/8/2014



201012160002

Skagit County Auditor

NOTARY ACKNOWLEDGMENT

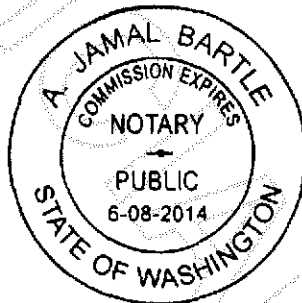
STATE OF WASHINGTON)

COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Barbara K. Sakuma
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
Member of Bayhill Ridge, LLC to
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/2/2010

(Seal or stamp)



(Signature)

(Name legibly printed or stamped)

Notary Public in and for the State of Washington
residing at Bainbridge WA

My appointment expires 6/8/2014



201012160002
Skagit County Auditor

NOTARY ACKNOWLEDGMENT

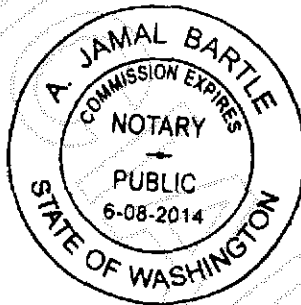
STATE OF WASHINGTON)

COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Jeff Morrison
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
Vice President of Union Bank, N.A. to
be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 12/2/2010

(Seal or stamp)



A. Jamal Bartle
(Signature)

(Name legibly printed or stamped)

Notary Public in and for the State of Washington
residing at Shannon Wa.

My appointment expires 6/8/2014



201012160002
Skagit County Auditor

12/16/2010 Page

6 of 6 9:50AM