

After Recording Return To:
Attn: Michael E. Gossler
Montgomery Purdue Blankinship &
Austin, PLLC
5500 Columbia Center
701 Fifth Avenue
Seattle, Washington 98104



201205110160

Skagit County Auditor

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MEMORANDUM OF LEASE

GRANTOR: Gary & Terry Anderson

GRANTEE: Judd & Black Electric, Inc.

Legal Description:

Abbreviated form: Lot 4, BSP PO03-0071 & Ptn Tr. A, BSP PL03-0071; Ptn SE ¼ of
SW ¼, 29-34-4E W.M.

Additional legal on Exhibit A

Assessor's Tax Parcel ID No(s): 8034-000-004-0000

THIS MEMORANDUM OF LEASE (the "Memorandum") is executed this
8th day of May, 2012 by and between Gary & Terry Anderson ("Landlord") and,
Judd & Black Electric, Inc., a Washington corporation ("Tenant").

1. Lease. Landlord has leased the real property described in Exhibit A attached hereto and by this reference incorporated herein and all improvements thereon (the "Premises") at a rent and on the terms and conditions set forth in that certain Lease Agreement dated December 14, 2011, by and between Landlord and Tenant (the "Lease"). The term of the Lease extends through November 30, 2014, subject to one renewal option granted to Tenant to extend the term of the Lease for additional terms of three (3) years. The Lease contains an option to purchase the Premises subject to the Lease, each on the terms set forth in the Lease.

2. Purpose of Memorandum. This Memorandum is prepared for purpose of giving record notice of the Lease only, and does not set forth all of the terms and conditions set forth in the Lease. In the event there is any conflict between the terms and conditions of the Lease and this Memorandum, the Lease shall control.

DATED this 8th day of May, 2012.

Landlord:

[Signature]

Gary Anderson

Terry Anderson

Terry Anderson

Tenant:

Judd & Black Electric, Inc., a Washington corporation

By [Signature]

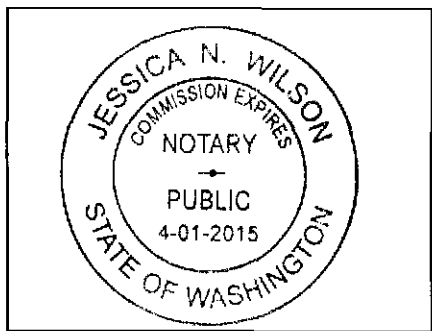
Its President

STATE OF WASHINGTON)

COUNTY OF ~~KING~~ SKagit)

I certify that I know or have satisfactory evidence Gary Anderson and Terry Anderson are the persons who appeared before me, and said persons acknowledged that they signed this instrument, and on oath declared it to be the free and voluntary act of such persons for the uses and purposes mentioned in the instrument.

Dated: May 8, 2012



Jessica N. Wilson

Notary Public

Print Name Jessica N. Wilson

My commission expires 4-01-2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 11 2012

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy



201205110160

Skagit County Auditor

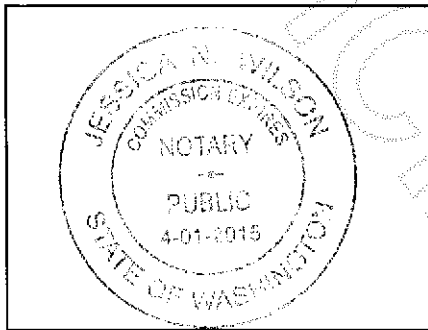
STATE OF WASHINGTON)

) ss.

COUNTY OF ~~KING~~ Skagit)

I certify that I know or have satisfactory evidence that Robert Long 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 president of Judd & Black Electric, Inc., a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 8th, 2012



Notary Public Jessica N. Wilson

Print Name Jessica N. Wilson

My commission expires 4-01-2015



EXHIBIT A

{00222888-2}



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4:26PM

"Exhibit A"

File Copy

AFTER RECORDING MAIL TO:
FORTUNA PROPERTIES, LLC
85 N. Vista Del Mar
Camano Island, WA 98282



200401270031
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110466-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Anderson Road L.L.C.
Grantee(s): FORTUNA PROPERTIES, LLC
Abbreviated Legal ptn SE 1/4 SW 1/4, 29-34-4 E.W.M. aka Tr. 4 BSP PL 03-0071
Assessor's Tax Parcel Number(s): 8043-000-074-0000, P120400

THE GRANTOR ANDERSON ROAD L.L.C., a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to FORTUNA PROPERTIES, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Lot 4 of Binding Site Plan No. PL03-0071, recorded May 7, 2003, under Auditor's File No. 200305070015, records of Skagit County, Washington, and being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated January 23, 2004

Anderson Road L.L.C.

By: Michael Fohn, Managing Member

#353
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 27 2004

Amount Paid \$ 6732.00
Skagit County Treasurer
By: [Signature] Deputy

STATE OF Washington)
County of Skagit) SS:

I certify that I know or have satisfactory evidence Michael Fohn is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He's authorized to execute the instrument and is Managing Member of Anderson Road L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 23, 2004

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY - - PUBLIC
MY COMMISSION EXPIRES 12-31-07

[Signature]
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



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Skagit County Auditor

EXCEPTIONS:

- A. An easement for water line over the North 20 feet, approximately, of said property, granted to Public Utility District No. 1 by instrument dated May 29, 1953, and recorded June 1, 1953, under Auditor's File No. 488950, reference to said record being made for further particulars.
- B. Relinquishment of right of access to State Highway and of light, view and air, under terms of deed to the State of Washington, recorded August 1, 1956 and June 14, 1973, under Auditor's File Nos. 539508 and 769638, respectively.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon
Purpose: A pipe or pipes, line or lines for the transportation of sewage and storm water
Area Affected: A strip of land 20.0 feet in width immediately adjacent to and to the South of the existing Public Utility District No. 1 of Skagit County, Washington, water line easement
Dated: January 20, 1997
Recorded: February 27, 1997
Auditor's No.: 9702270004

D. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Sharon Gilbert, as Guardian for Elsie J. Waldo
And: City of Mount Vernon
Dated: January 20, 1997
Recorded: February 27, 1997
Auditor's No.: 9702270006
Regarding: City of Mount Vernon Annexation Agreement

AMENDMENT OF AGREEMENT:

Between: City of Mount Vernon
And: Walde, L.L.C.
Dated: June 25, 2002
Recorded: July 16, 2002
Auditor's No.: 200207160118
Regarding: Commercial connection to City of Mount Vernon Sanitary Sewer System

E. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF

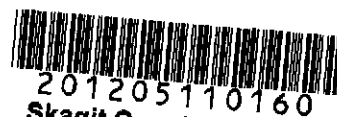
Executed By: Anderson Road, L.L.C.
Recorded: August 13, 2002
Auditor's File No.: 200208130060



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Skagit County Auditor

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EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: One or more utility systems for purposes of transmission, distribution and sale of electricity
Area Affected: A right of way ten (10) feet in width with five (5) feet on either side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated lying within the above described parcel. This easement description may be superseded at a later date with a surveyed description provided at no cost to grantee.
Dated: January 13, 2002
Recorded: January 21, 2003
Auditor's No.: 200301210216

G. NON-EXCLUSIVE EASEMENT AND MAINTENANCE DECLARATION AND THE TERMS AND CONDITIONS THEREOF

Executed By: Anderson Road, LLC
Dated: May 7, 2003
Recorded: May 7, 2003
Auditor's No.: 200305070016

H. Notes shown on Short Plat, including but not limited to, as follows:

- 1.) Binding site plan number and date of approval shall be included in all deeds and contracts.
- 2.) All maintenance and construction of roads and drainage facilities shall be the responsibility of a maintenance association with the lot owners as members. See A.F. #200305070016.
- 3.) Basis-of-bearings - Assumed N88°12'16"E on the South line of the Southwest ¼ of Section 29;
- 4.) Zoning - Commercial/limited industrial within the Mount Vernon Urban Growth Area.
- 5.) Sewer - City of Mount Vernon.
- 6.) This survey was accomplished by field traverse using: 3 second or better digital electronic total station, and meets or exceeds the standards contained in WAC 332-130-090.
- 7.) No building permit shall be issued for any residential and/or commercial structures which are not, at the time of application, determined to be within an official designated boundary of a Skagit County Fire District.
- 8.) Water - P.U.D. No. 1 of Skagit County.
- 9.) See protected critical area easement agreement filed in A.F. #200208130060.



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EXCEPTIONS CONTINUED:

H. (continued):

10.) Building set back requirements per Mount Vernon Municipal Code 17.56.100; front yard - 25 feet; buildings on corner lots and through lots shall observe a minimum setback for the side street of 25 feet on an arterial street and 20 feet on all other streets; side and rear yard - none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback at least five feet.

11.) Landscaping requirements for each lot shall conform to the City of Mount Vernon landscaping requirements in effect at the time of building permit application.

12.) Subject property may be affected by recorded instrument listed as follows: A.F. #488950; A.F. #539508; A.F. #769638; A.F. #8302070015; A.F. #9702270004; A.F. #9702270006; A.F. #200207160118; A.F. #200208130060.

13. Owner/developer - Anderson Road, L.L.C. 1016 S. Third Street, Mt. Vernon, WA 98273, (360)424-4000.

14.) An easement for ingress, egress, and utilities is hereby granted over the 30 foot easements shown herein to benefit that portion of the North 495 feet of the South 990 feet of the Southeast ¼ of the Southwest ¼ of Section 29, Twp. 34 N., Range 4 E. lying West of the Blodgett Rd., South of the North ½ of the North ½ of said Southeast ¼ of the Southwest ¼, and East of the 10 foot strip conveyed to Drainage District No. 17 by deed recorded in A.F. #335874.

15.) Change in location of access may necessitate a change of address, contact the planning and permit center.

I. P.U.D. Easement -

Easements over: The 10' access, utility, and parking easement to Lot 1; the 10' access, utility, and parking easement to Lot 2; and the 30' access & utility easement to be used in common by Lots 1 through 4; and the 20' x 10' easement to P.U.D. all as shown on sheet 2 herein; are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege and authority enabling the district to do all things necessary or proper in the construction and maintenance water, and/or communication line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water and/or communication lines or other similar public services over, across, along in and under the lands as shown on this plat. Together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Also, the right to cut and/or trim all brush, or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The grantor agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.



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EXCEPTIONS CONTINUED:

I. (continued):

Grantor, its heirs successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the district's use of the easement.

Utility Easement

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of the front boundary lines of all lots and tracts, and under and upon the 30 foot access and utility easement, all as shown herein, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property. Together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damages it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

J. EASEMENTS SHOWN ON SHORT PLAT:

For:	Access, utilities, sewer and parking
Affects:	As shown thereon

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Skagit County Auditor

"Exhibit B"

FILED AT REQUEST OF:



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Skagit County Auditor

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Grantor: ANDERSON ROAD, LLC
Grantee: BRIM PROPERTIES, LLC; WOODSDALE, LLC; FORTUNA PROPERTIES, LLC
Abbrev. Leg. Tracts A & B, Binding Site Plan PL03-0071
Tax Parcel #: 8043-000-999-0000/P120405 & 8043-000-999-0100/P120406

QUIT CLAIM DEED

RECITALS:

The parties to this instrument are owners of parcels within Binding Site Plan No. PL03-0071, recorded May 7, 2003, under Auditor's File No. 200305070015, records of Skagit County, Washington, and being a portion of the Southeast ¼ of the Southwest ¼ of Section 29, Township 34 North, Range 4 East, W.M.

ANDERSON ROAD LLC, a Washington limited liability company is owner of Tracts A and B;
WOODSDALE, LLC, a Washington limited liability company, is owner of Lot 1;
BRIM PROPERTIES, LLC, a Washington limited liability company is owner of Lots 2 and 3; and
FORTUNA PROPERTIES, LLC, a Washington limited liability company, is owner of Lot 4.

The purpose of this instrument is to transfer Tract A (Protected Critical Area) and Tract B (Detention Pond) from the developer (Anderson Road LLC) to the individual lot owners within the development, pursuant to the note on the face of the Binding Site Plan, and to provide for maintenance of the detention pond. The interest in Tract A and/or Tract B conveyed to the grantees below is to be aggregated with and pass with the lots now owned by the owners referenced above.

GRANT:

THEREFORE, THE GRANTOR, ANDERSON ROAD, LLC, a Washington limited liability company, in consideration of mutual covenants among the parties, for the purpose of clearing title by conveying certain tracts to the property owners within the above referenced binding site plan, and for no monetary consideration, conveys and quitclaims to:

AndersonRoadLLC/BrimWoodsdaleFortuna/QCD 1



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THE GRANTEES,

WOODSDALE, LLC, a Washington limited liability company, the property legally described on EXHIBIT I, attached, to be aggregated with and pass with Lot 1 of Binding Site Plan PL03-0071;

BRIM PROPERTIES, LLC, a Washington limited liability company, the property legally described on EXHIBIT II, attached, to be aggregated with and pass with Lot 3 of Binding Site Plan PL03-0071;

and FORTUNA PROPERTIES, LLC, a Washington limited liability company, the property legally described on EXHIBIT III, attached, to be aggregated with and pass with Lot 4 of Binding Site Plan PL03-0071;

MAINTENANCE PROVISIONS

The above referenced Tract B is a detention pond for the Binding Site Plan parcels and will require periodic maintenance. The owners shall determine annually, or more frequently as may be necessary, the extent of repairs and maintenance as shall be required and shall determine the extent of said repairs and maintenance to be accomplished. The owners of each lot shall be entitled to one vote per lot. If a lot has more than one owner, the owners of that lot must decide among themselves how their vote is to be cast. The owners of each lot shall be responsible for one-fourth of the costs of maintenance and/or repair of the detention pond (each lot to bear one-fourth the cost). It is understood that the maintenance and repair of said detention pond is for the benefit of all property owners and the property of any such owner failing to pay its proportionate share as provided for herein shall be subject to a lien, an assessment for the its share of such costs; and any other property owner paying the share of a benefited property owner, who fails to pay the same, shall be entitled to a lien again his property which may be foreclosed in the manner provided by law.

DATED: DECEMBER 17th, 2007

ANDERSON ROAD, LLC:

By: Michael Fohn
MICHAEL FOHN, Member

5672
SKAGIT COUNTY WASHINGTON
REAL ESTATE TAX

DEC 17 2007

Amount Due: \$
By: DC Skagit Co. Tax Auditor
Date: _____

BRIM PROPERTIES, LLC:

By: Daniel Brim
Print Name: Daniel Brim, Member

AndersonRoadLLC/BrimWoodsdaleFortuna/QCD 2

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WOODSDALE, LLC:

By: [Signature]

Print Name: MICHAEL L WOODS, Member

FORTUNA PROPERTIES, LLC:

By: [Signature]

Print Name: GARY E. ANDERSON, Member

AndersonRoadLLC/BrimWoodsdaleFortuna/QCD 3



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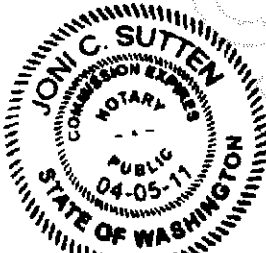
STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Michael L. Woods is the person who appeared before me, and said person acknowledged that HE/SHE signed this instrument and on oath stated that HE/SHE is authorized to execute the instrument and acknowledged it as a member of WOODSDALE, LLC, a Washington limited liability company, to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 11/21, 2006.



Joni C. Sutter

Printed Name: Joni C. Sutter

NOTARY PUBLIC in and for the State of Washington, residing at Mt. Vernon

My appointment expires: 4/5/11

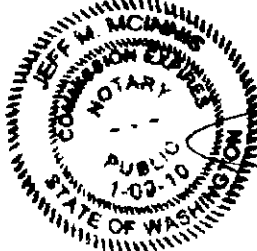
STATE OF WASHINGTON)

: ss

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Gary Anderson is the person who appeared before me, and said person acknowledged that HE/SHE signed this instrument and on oath stated that HE/SHE is authorized to execute the instrument and acknowledged it as a member of FORTUNA PROPERTIES, LLC, a Washington limited liability company, to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 11-20, 2007.



Jeff M. McIntire
Printed Name: Jeff M. McIntire
NOTARY PUBLIC in and for the State of Washington, residing at Mt. Vernon

My appointment expires: 1-9-10

AndersonRoadLLC/BrimWoodsdaleFortuna/QCD 5



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Skagit County Auditor

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EXHIBIT I
Anderson Road LLC to Woodsdale, LLC
Legal Description

The following described parcel is to be conveyed to Woodsdale, LLC, and to be combined and pass with Lot 1, now owned by Woodsdale.

That portion of Tract A of Binding Site Plan No. PL03-0071, recorded May 7, 2003, under Auditor's File No. 200305070015, records of Skagit County, Washington, and being a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., lying West of the East line of Lot 1 of said Binding Site Plan, extended South to the South line of said Tract A.

Situate in Skagit County, Washington.



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Skagit County Auditor

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EXHIBIT II
Anderson Road LLC to Brim Properties, LLC
Legal Description

The following described parcel is to be conveyed to Brim Properties, LLC, and to be combined and pass with Lot 3, now owned by Brim Properties.

All of Tract B and also that portion of Tract A of Binding Site Plan No. PL03-0071, recorded May 7, 2003, under Auditor's File No. 200305070015, records of Skagit County, Washington, and being a portion of the Southeast ¼ of the Southwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., lying East of the East line of Lot 4 of said Binding Site Plan, extended South to the South line of said Tract A.

Situate in Skagit County, Washington.

AndersonRoadLLC/BrimWoodsdaleFortuna/QCD 7



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Skagit County Auditor

EXHIBIT III
Anderson Road LLC to Fortuna Properties, LLC
Legal Description

The following described parcel is to be conveyed to Fortuna Properties, LLC, and to be combined and pass with Lot 4, now owned by Fortuna Properties.

That portion of Tract A of Binding Site Plan No. PL03-0071, recorded May 7, 2003, under Auditor's File No. 200305070015, records of Skagit County, Washington, and being a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East, W.M., lying East of the East line of Lot 1 of said Binding Site Plan and West of the East line of Lot 4 of said Binding Site Plan, extended South to the South line of said Tract A.

Situate in Skagit County, Washington.

