



201206270114  
Skagit County Auditor

6/27/2012 Page 1 of 6 12:09PM

RETURN TO:  
Furlong Butler Attorneys  
825 Cleveland Ave.  
Mount Vernon, WA 98273

Document Title:  
MEMORANDUM OF LAND LEASE AGREEMENT

Reference Number : N/A

Grantor(s):  additional grantor names on page \_\_\_\_.

1. PORT OF SKAGIT COUNTY
- 2.

Grantee(s):  additional grantee names on page \_\_\_\_.

1. HEXCEL CORPORATION
- 2.

Abbreviated legal description:  full legal on page(s) \_\_\_\_.

Lot 50 & 51; Ptn of Lot 44, Amended Skagit Regional Airport Binding Site Plan, Phase I  
recorded under AF# 200303040030

Assessor Parcel / Tax ID Number:  additional tax parcel number(s) on page \_\_\_\_.

P115610, P115611 and P115634

**MEMORANDUM OF LAND LEASE AGREEMENT**

This MEMORANDUM OF LAND LEASE AGREEMENT, effective as of the 1<sup>st</sup> day of June, 2012 (the "Effective Date"), is between the Port of Skagit County, the "Lessor" and Hexcel Corporation, a Delaware corporation, the "Lessee."

Lessor and Lessee have entered into a Land Lease Agreement (the "Lease"), to which reference is hereby made for full particulars. The Lease is effective as of the Effective Date and covering the property legally described on attached Exhibit A (the "Premises"). The Lease is for a term of thirty (30) years, commencing on the Effective Date, with two ten (10) year extension options. This Memorandum is being executed and recorded in order to give record notice of the existence of the Lease

**LESSOR:**  
PORT OF SKAGIT COUNTY



Patricia H. Botsford-Martin  
Executive Director

6/25/12  
Date

**LESSEE:**  
HEXCEL CORPORATION

Rodney P. Jenks, Jr.  
Assistant Secretary

Date

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 27 2012

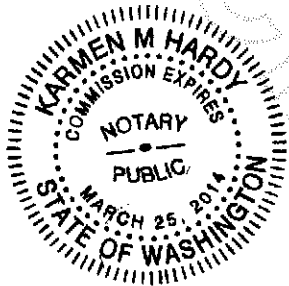
Amount Paid \$  
Skagit Co. Treasurer  
By MF Deputy



STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF SKAGIT )

On this 25<sup>th</sup> day of June, 2012, before me personally appeared Patricia 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 foregoing instrument, and acknowledged 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 the same and that the seal affixed is the corporate seal of said corporation.

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 appointment expires: 3/25/14

LESSOR: PORT OF SKAGIT COUNTY  
LESSEE: HEXCEL CORPORATION.  
MEMORANDUM OF LAND LEASE AGREEMENT  
51228381

Page 2 of 4



201206270114  
Skagit County Auditor

**MEMORANDUM OF LAND LEASE AGREEMENT**


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**LESSOR:**  
PORT OF SKAGIT COUNTY

**LESSEE:**  
HEXCEL CORPORATION

\_\_\_\_\_  
Patricia H. Botsford-Martin  
Executive Director

  
\_\_\_\_\_  
Rodney P. Jenks, Jr.  
Assistant Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

22 June 2012

**LESSOR: PORT OF SKAGIT COUNTY**  
**LESSEE: HEXCEL CORPORATION.**  
**MEMORANDUM OF LAND LEASE AGREEMENT**  
51228381

Page 1 of 4



201206270114  
Skagit County Auditor

STATE OF CONNECTICUT )  
 ) SS Stamford  
COUNTY OF Fairfield )

On this 22nd day of June, 2012, before me, the undersigned, a Notary Public in and for the state of Connecticut, duly commissioned and sworn, personally appeared Rodney P. Jenks, Jr., to me known to be the Assistant Secretary of the corporation that executed the foregoing instrument, and acknowledged the 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 is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Jane B Lambert  
Notary Public in and for the state of  
Connecticut.

residing at 2 Pheasant Run  
Wilton, CT 06897

My commission expires: May 31, 2015

Printed Name: Jane B Lambert

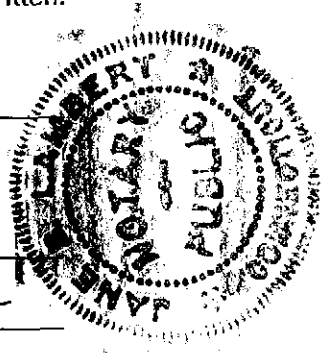


Exhibit A

Premises Legal Description

Lots 50 and 51 of the Amended Skagit Regional Airport Binding Site Plan, Phase I, as recorded March 4, 2003, under Skagit County Auditor's File No. 200303040030, records of Skagit County, Washington, exclusive of any portion of Tract "I" adjacent there to 462,986 square feet (10.63 acres), and

That portion Lot 44 of the Amended Skagit Regional Airport Binding Site Plan, Phase I, as recorded March 4, 2003, under Skagit County Auditor's File No. 200303040030, records of Skagit County, Washington, exclusive of any portion of Tract "I" adjacent thereto 1,903 square feet, described as follows:

BEGINNING at the Northerly most corner of said Lot 44, common with said Lot 51; thence South  $64^{\circ}09'05''$  West along the common line between said Lots 44 and 51 for a distance of 144.45 feet; thence North  $89^{\circ}33'38''$  East for a distance of 54.53 feet; thence North  $52^{\circ}56'47''$  East for a distance of 95.70 feet, more or less, to a point on a non-tangent curve on the Northeasterly line of said Lot 44, also being the Southwesterly margin of Knudson Road; thence along the arc of said curve to the right, concave to the Northeast, having an initial tangent bearing of North  $10^{\circ}52'26''$  West, a radius of 365.00 feet, through a central angle of  $0^{\circ}46'54''$  an arc distance of 4.98 feet, more or less, to the POINT OF BEGINNING.

LESSOR: PORT OF SKAGIT COUNTY  
LESSEE: HEXCEL CORPORATION.  
MEMORANDUM OF LAND LEASE AGREEMENT  
51228381

Page 4 of 4

