

After Recording Return to:  
FURLONG & BUTLER  
ATTORNEYS  
825 Cleveland Avenue  
Mount Vernon, WA 98273



201401150061

Skagit County Auditor

\$78.00

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## MEMORANDUM OF LEASE

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: Memorandum of Lease

LAND TITLE OF SKAGIT COUNTY

Grantor/Lessor: Port of Skagit County, a Washington municipal corporation

148341-0

Grantee/ Lessee: BCG Northwest, LLC, a Washington limited liability company

Reference Number(s) of Documents Assigned or Released: N/A

Abbreviated Legal Description: Lot 68, Amended Skagit Regional Airport Binding Site Plan, Phase 1.

Complete or Additional Legal Description on Exhibit A of Document.

Assessor's Parcel Number(s)/XrefID: P12975/8012-000-068-0200

**P12975**  
This Memorandum of Lease is related to that certain Restated Lease Agreement ("Lease") dated the 14<sup>th</sup> day of January, 2014, by and between the Port of Skagit County, a Washington municipal corporation, 15400 Airport Drive, Burlington, Skagit County, Washington as "Lessor" and BCG Northwest, LLC, a limited liability company, 11367 Higgins Airport Way, Burlington, Skagit County, Washington, as "Lessee."

1. Premises Leased. The Lessor has leased to Lessee and Lessee hereby leases from the Lessor, a building and real estate located in Skagit County, Washington, the legal description of which property is described as follows: (See attached Exhibit "A" for legal description and as depicted on Exhibit "B" and Exhibit "C" attached hereto.)

2. Term of Lease. The term of this Lease is for thirty (30) years commencing on January 1, 2014, and ending December 31, 2043, unless sooner terminated pursuant to any provision of this Lease.

3. Extension of Term. The Lease allows Lessee the right to extend this Lease for two (2) consecutive ten (10) year terms.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 15 2014

Amount Paid \$  
Skagit Co. Treasurer  
By MB Deputy

4. This Memorandum of Lease is subject to the terms, conditions and restrictions contained in that certain unrecorded Restated Lease Agreement between Lessor and Lessee dated January 1, 2014.

Lessor:

BCG Northwest, LLC

Date: 1-14-14

By

Wayne G. Basler  
Managing Member

Lessee:

Port of Skagit County

Date: \_\_\_\_\_

By

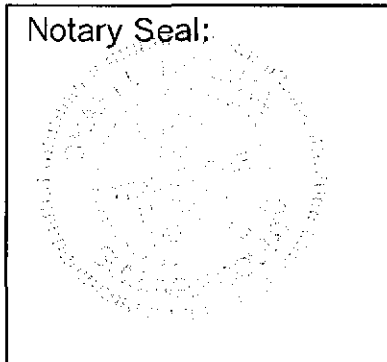
Patricia Botsford-Martin  
Executive Director

STATE OF Tennessee )  
 ) ss.  
COUNTY OF Sullivan )

I certify that I know or have satisfactory evidence that Wayne G. Basler is the person who appeared before me; that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as the Managing Member of BCG Northwest, LLC, to be the free and voluntary act of him for the uses and purposes contained in the instrument.

GIVEN under my hand and official seal this 14<sup>th</sup> day of January, 2014.

Notary Seal:



Shari L. Hillman  
Notary Public in and for the state of Tennessee, residing at Kingsport  
9-15-14: Expires

Printed Name: Shari L. Hillman

MEMORANDUM OF LEASE  
PORT OF SKAGIT COUNTY, LESSOR  
BCG NORTHWEST, LLC, LESSEE

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\$78.00

4. This Memorandum of Lease is subject to the terms, conditions and restrictions contained in that certain unrecorded Restated Lease Agreement between Lessor and Lessee dated January 1, 2014.

Lessor:

BCG Northwest, LLC

Date: \_\_\_\_\_

By \_\_\_\_\_  
Wayne G. Basler  
Managing Member

Lessee:

Port of Skagit County

Date: 1/14/14

By [Signature]  
Patricia Botsford-Martin  
Executive Director

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

I certify that I know or have satisfactory evidence that Wayne G. Basler is the person who appeared before me; that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as the Managing Member of BCG Northwest, LLC, to be the free and voluntary act of him for the uses and purposes contained in the instrument.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Notary Seal:

\_\_\_\_\_  
Notary Public in and for the state of \_\_\_\_\_,  
residing at \_\_\_\_\_

Printed Name: \_\_\_\_\_

**MEMORANDUM OF LEASE  
PORT OF SKAGIT COUNTY, LESSOR  
BCG NORTHWEST, LLC, LESSEE**

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I certify that I know or have satisfactory evidence that Patricia Botsford-Martin is the person who appeared before me; that she signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged as the Executive Director for the Port of Skagit County, to be the free and voluntary act of her for the uses and purposes contained in the instrument.

Notary Seal:

A circular notary seal for Jennifer A. Lee. The outer ring contains the text "JENNIFER A. LEE" at the top and "STATE OF WASHINGTON" at the bottom, separated by a wavy line. Inside this ring is a smaller circle containing the text "COMMISSION EXPIRES" at the top and "8-16-14" at the bottom, also separated by a wavy line. In the center of the seal is a stylized sun with rays.

**MEMORANDUM OF LEASE  
PORT OF SKAGIT COUNTY, LESSOR  
BCG NORTHWEST, LLC, LESSEE**

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EXHIBIT A

Real property located at 15111 Steele Road, Burlington, WA and more particularly described as follows (hereinafter referred to as the "Premises"):

LOT 68, AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, RECORDED MARCH 4, 2003, UNDER SKAGIT COUNTY AUDITOR'S FILE No. 200303040030, CONSISTING OF APPROXIMATELY 211,368 SQUARE FEET AS DEPICTED ON EXHIBIT B HERETO.

**TOGETHER WITH:**

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INFREQUENT MOVEMENT OF VESSELS BY TRAVEL-LIFT OVER AND ACROSS THAT PORTION OF LOT 67, AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1, RECORDED MARCH 4, 2003, UNDER SKAGIT COUNTY AUDITOR'S FILE No. 200303040030 AS DESCRIBED IN EXHIBIT C HERETO.

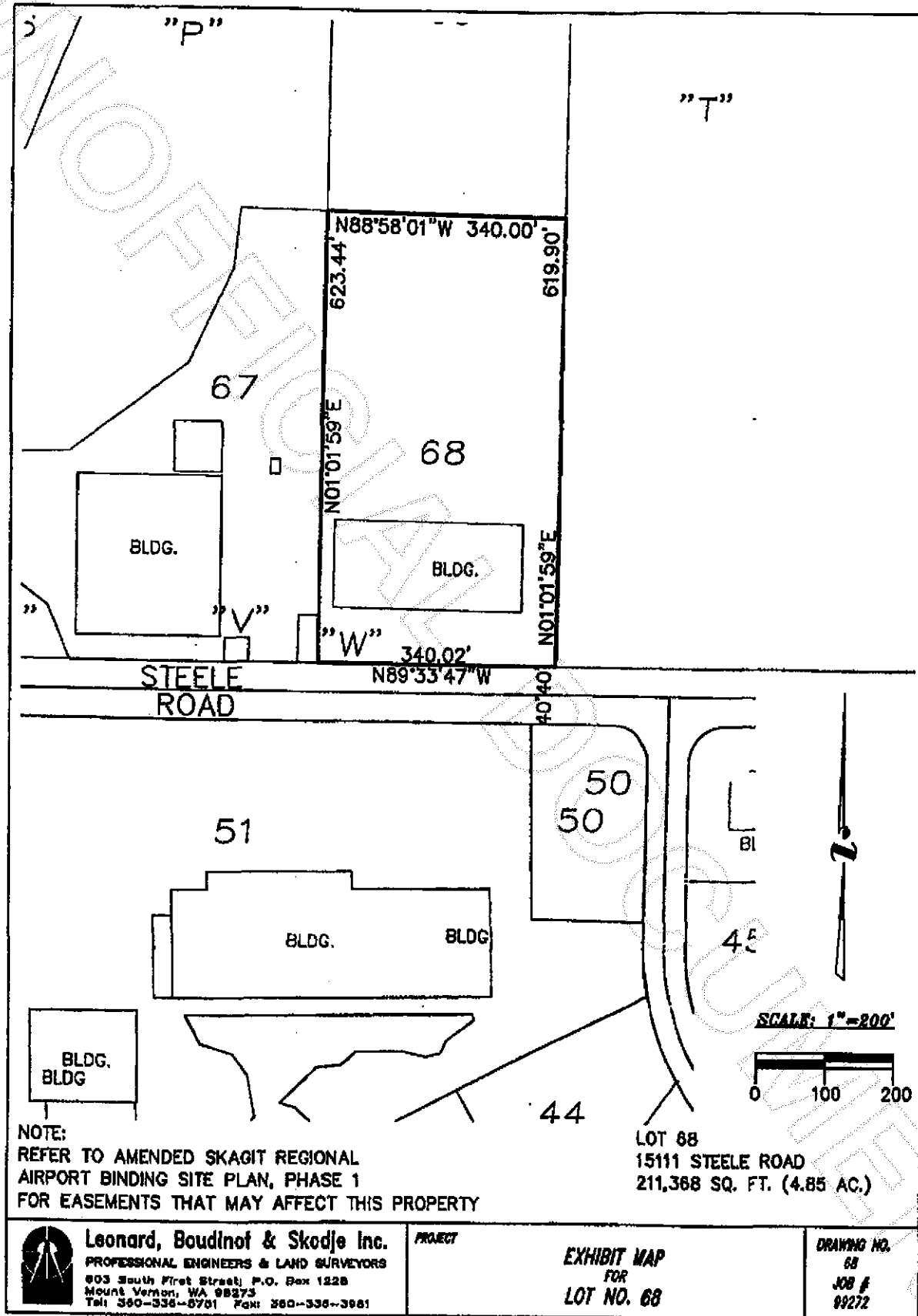
AND TOGETHER WITH SHED LOCATED ON LOT 67 AS DEPICTED ON EXHIBIT HERETO, AND SAID SHED TO BE USED STRICTLY FOR STORAGE OF ACETONE IN FULL COMPLIANCE WITH ENVIRONMENTAL LAWS AND FIRE CODES.

Situate in the County of Skagit, State of Washington.



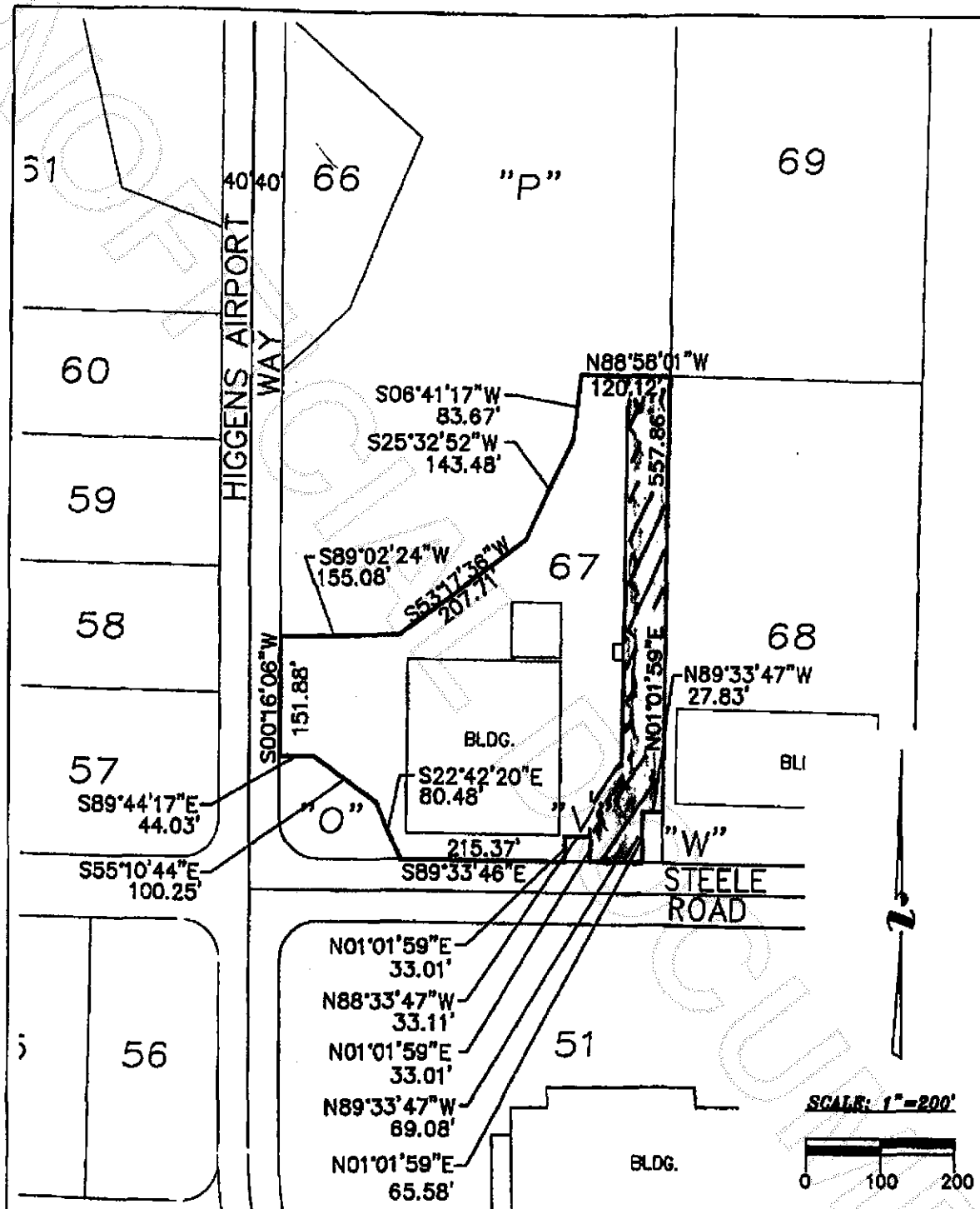
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# EXHIBIT B



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EXHIBIT C



NOTE:  
REFER TO AMENDED SKAGIT REGIONAL  
AIRPORT BINDING SITE PLAN, PHASE 1  
FOR EASEMENTS THAT MAY AFFECT THIS PROPERTY

LOT 67  
11367 HIGGINS AIRPORT WAY  
190,694 SQ. FT. (4.38 AC.)



**Leonard, Boudinot & Skodje Inc.**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
603 South First Street, P.O. Box 1228  
Mount Vernon, WA 98273  
Tel: 360-338-6781 Fax: 360-338-3861

PROJECT

EXHIBIT MAP  
FOR  
LOT NO. 67

DRAWING NO.  
67  
JOB #  
93272



201401150061