

Return Address
Northwest Business Development Assoc.
9019 E. Appleway Blvd., Suite 200
Spokane Valley, WA 99212



201508190019

Skagit County Auditor

8/19/2015 Page

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\$75.00

4 11:16AM

Land Title and Escrow

15 3174-D

MEMORANDUM OF LEASE

Reference #: _____ Additional on page _____
Grantor: L-1 HOLDINGS L.L.C., a Washington limited liability
company
Additional on page _____
Grantee: PRO SCAPES, INC., a Washington corporation
Additional on page _____

Abbreviated Legal Description:

Ptn SW ¼ of NW ¼, 3-34-2 E W.M.

For a full legal description please see Exhibit "C"
attached hereto and made a part herein by reference.

Assessor's Tax Parcel Account Number: 340203-2-009-0010

P19729

THIS INDENTURE made and entered into this 17th day of August,
2015, by and between L-1 HOLDINGS L.L.C., a Washington
limited liability company, hereinafter called the lessor
(whether one or more) and PRO SCAPES, INC., a Washington
corporation, hereinafter called the "Lessee" (whether one or
more).

WITNESSETH

That for the term and upon the terms and conditions set
forth in the Lease Agreement dated July 31, 2015, from the
lessor to Lessee the lessor has leased, demised and let, and
does hereby lease, demise and let unto Lessee the following
described real property, situated in the County of Skagit,
State of Washington, more particularly described as follows;

FOR A COMPLETE LEGAL DESCRIPTION SEE LEGAL
DESCRIPTION DESCRIBED ABOVE.

In witness thereof, the parties hereto have caused their respective names to be hereto subscribed as of the day and the year first above written.


JEROD C. BARTH, Member


JEROD C. BARTH, President

I certify that I know or have satisfactory evidence that JEROD C. BARTH, signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as a Member of L-1 HOLDINGS L.L.C., a Washington limited liability company, to be the free and voluntary act of such limited liability company, for the uses and purposes mentioned in the instrument.

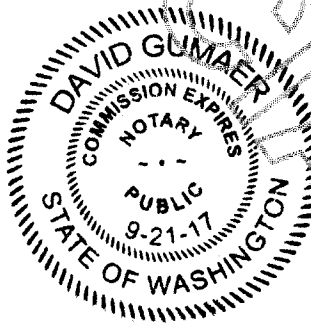
A circular notary seal for David Gumaer, a Notary Public in the State of Washington. The seal features concentric circles with the text: "DAVID GUMAER" at the top, "COMMISSION EXPIRES" on the right, "NOTARY PUBLIC" in the center, and "STATE OF WASHINGTON" at the bottom. The expiration date "9-21-17" is located below the center.

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STATE OF WASHINGTON)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that JEROD C. BARTH, signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of PRO SCAPES, INC., a Washington corporation, to be the free and voluntary act of such corporation, for the uses and purposes mentioned in the instrument.

DATED: August 17, 2015



David Gumaer
NOTARY PUBLIC in and for the State
of Washington, residing at Spokane.
My appointment expires: 9-21-17.

Exhibit C

The West 297 feet of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 34 North, Range 2 East, W.M., lying South of South March's Point Road AND EXCEPT that portion conveyed to the State of Washington for Primary State Highway No. 1 by deed recorded January 12, 1961, under Auditor's File No. 603031, AND ALSO EXCEPT the following described Parcels 1 and 2:

Parcel 1:

That portion of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the North line of said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ 286.27 feet East of the West line thereof, said point being the Northwest corner of a tract of land conveyed to Harriet M. Denney by deed recorded September 15, 1911, under Auditor's File No. 86555, in Volume 1 of Tax Deeds, page 392, records of Skagit County, Washington;
thence South along said Denney tract, 208.73 feet to the Southwest corner of said Denney tract;
thence East along the South line of said Denney tract, 10.73 feet to the West line of a tract of land conveyed to Carl Johnson et ux, by deed recorded April 13, 1943, under Auditor's File No. 361349, records of Skagit County, Washington;
thence South along said Johnson tract to a point that is East of a point that is 300 feet South of the Old State Highway 1A, as conveyed to the State of Washington by deed recorded September 6, 1938, in Volume 175 of Deeds, page 302, (formerly conveyed to Skagit County by deed recorded May 8, 1911, in Volume 85 of Deeds, page 323), (now known as the South March's Point Road) as measured by a line drawn South from said highway that is parallel to and 286.27 feet East of the West line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 3;
thence West 70.73 feet;
thence North to the North line of said South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence East along said line 60 feet, more or less, to the point of beginning, EXCEPT therefrom that portion thereof lying Northerly of the Southerly line of the Old Anacortes State Highway 1-A (South March's Point Road).

Parcel 2:

That portion of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of that certain tract of land conveyed to Thomas G. Mitchell et ux, by deed recorded under Auditor's File No. 8109090074, records of Skagit County, Washington, said point being on the West line of Tract "C" of Skagit County Short Plat No. 58-77, approved December 13, 1977 and recorded December 13, 1977, under Auditor's File No. 870298, in Volume 2 of Short Plats, page 164, records of Skagit County, Washington;
thence South along the West line of said Tract "C" to the North line of the Primary State Highway No. 1, as condemned by decree entered May 22, 1961, in Skagit County Superior Court Cause No. 26054;
thence Westerly along the North line of said highway to a point that is due South of the West line of the Thomas G. Mitchell tract produced South;
thence North along the produced line of the Thomas G. Mitchell tract to the Southwest corner of said tract;
thence East along the South line of the said Mitchell tract, a distance of 70.73 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.