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Mount Vernon, Washington 98273



201705010184

Skagit County Auditor

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5/1/2017 Page

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6 2:01PM

GUARDIAN NORTHWEST TITLE CO.

Document Title:

Termination of Ground Lease

113746

Reference numbers of related documents

9407290099; 9505050073; 9704140062

Grantor/Lessor:

Port of Skagit County

Grantee/Lessee:

Watertank Road LLC

Legal description (abbreviated):

Portion Lot 48, Amended Skagit Regional
Airport BSP, Phase 1, rec. # 200303040030.
See Exhibit A for complete legal description.

Assessor's Tax Parcel Number:

8012-000-048-0200 (P129707)

TERMINATION OF GROUND LEASE

THIS TERMINATION OF GROUND LEASE (the "Termination") is executed by PORT OF SKAGIT COUNTY, a Washington municipal corporation ("Lessor"), and WATERTANK ROAD LLC, a Washington liability company ("Lessee").

Lessor and Lessee hereby terminate that certain Lease Agreement between Lessor and Mel Edstrom and Timberline Forest Products, Inc., as the original lessee, dated July 28, 1994 and recorded at Skagit County Auditor's File Number 9407290099, as amended by First Amendment to Lease Agreement between Lessor and Timberline Forest Products, Inc. dated April 18, 1995 and recorded at Skagit County Auditor's File Number 9505050073; Lessee's Assignment of Lease, Lessor's Consent and Second Amendment to Lease, among the original lessee, as assignor, Lindal Cedar Homes, Inc., a Delaware corporation, as assignee, and Lessor dated April 6, 1997 and recorded at Skagit County Auditor's File Number 9704140062 (pursuant to which the lessee's interest was assigned to Lindal Cedar Homes, Inc., a Delaware corporation); Assignment of Lease between Lindal Cedar Homes, Inc., a Delaware corporation, as assignor, and Lindal Incorporated, a Washington corporation, as assignee, dated August 27, 2001 (pursuant to which the lessee's interest was assigned to Lindal Incorporated, a Washington corporation); Third Amendment to Lease Agreement between Buyer and Lindal Incorporated, a Washington corporation (now known as Lindal Cedar Homes, Inc.), dated May 15, 2007; and Assignment and Assumption of Ground Lease dated of even date herewith between Lindal Cedar Homes, Inc., a Washington corporation, as the assignor, and Lessee, as the assignee.

This Termination may be executed in one or more counterparts, all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Termination as of the
1st day of May, 2017.

LESSOR:

PORT OF SKAGIT COUNTY, a
Washington municipal corporation

LESSEE:

WATERTANK ROAD LLC, a
Washington limited liability company

By: _____
Print name: SKAGIT COUNTY WASHINGTON
Title: REAL ESTATE EXCISE TAX

By: _____
Robert W. Lindal, Manager

MAY 01 2017

Amount Paid \$
Skagit Co. Treasurer
By: *Mam* Deputy

STATE OF WASHINGTON)
) ss
COUNTY OF _____)

I certify that I know or have satisfactory evidence that _____
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 _____ of PORT OF
SKAGIT COUNTY, a Washington municipal corporation, to be the free and voluntary act
of such corporation for the uses and purposes mentioned in the instrument.

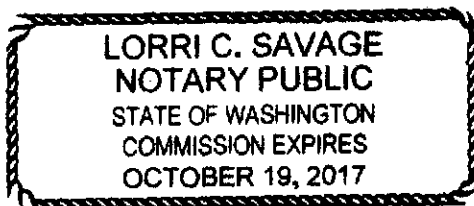
DATED: _____, 2017.

Notary Public for the State of Washington
residing in _____,
(City) (State)
Print name: _____
Commission expires: _____

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Robert W. Lindal 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
Manager of WATERTANK ROAD LLC, 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.

DATED: April 28, 2017.



Lorri C. Savage
Notary Public for the State of Washington
residing in Bremerton WA
(City) (State)
Print name: Lorri C. Savage
Commission expires: 10/19/17

TERMINATION OF GROUND LEASE

THIS TERMINATION OF GROUND LEASE (the "Termination") is executed by PORT OF SKAGIT COUNTY, a Washington municipal corporation ("Lessor"), and WATERTANK ROAD LLC, a Washington liability company ("Lessee").

Lessor and Lessee hereby terminate that certain Lease Agreement between Lessor and Mel Edstrom and Timberline Forest Products, Inc., as the original lessee, dated July 28, 1994 and recorded at Skagit County Auditor's File Number 9407290099, as amended by First Amendment to Lease Agreement between Lessor and Timberline Forest Products, Inc. dated April 18, 1995 and recorded at Skagit County Auditor's File Number 9505050073; Lessee's Assignment of Lease, Lessor's Consent and Second Amendment to Lease, among the original lessee, as assignor, Lindal Cedar Homes, Inc., a Delaware corporation, as assignee, and Lessor dated April 6, 1997 and recorded at Skagit County Auditor's File Number 9704140062 (pursuant to which the lessee's interest was assigned to Lindal Cedar Homes, Inc., a Delaware corporation); Assignment of Lease between Lindal Cedar Homes, Inc., a Delaware corporation, as assignor, and Lindal Incorporated, a Washington corporation, as assignee, dated August 27, 2001 (pursuant to which the lessee's interest was assigned to Lindal Incorporated, a Washington corporation); Third Amendment to Lease Agreement between Buyer and Lindal Incorporated, a Washington corporation (now known as Lindal Cedar Homes, Inc.), dated May 15, 2007; and Assignment and Assumption of Ground Lease dated of even date herewith between Lindal Cedar Homes, Inc., a Washington corporation, as the assignor, and Lessee, as the assignee.

This Termination may be executed in one or more counterparts, all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Termination as of the 1st day of MAY, 2017.

LESSOR:

PORT OF SKAGIT COUNTY, a
Washington municipal corporation

By: Scott Peterson

Print name: Scott Peterson

Title: Dir. of Business Development

LESSEE:

WATERTANK ROAD LLC, a
Washington limited liability company

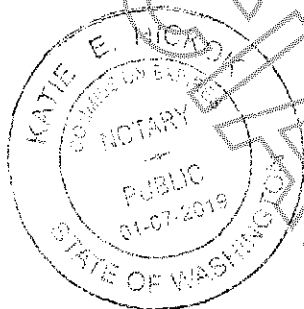
By: _____

Robert W. Lindal, Manager

STATE OF WASHINGTON)
) ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Scott Peterson
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 Director of Business Development of PORT OF
SKAGIT COUNTY, a Washington municipal corporation, to be the free and voluntary act
of such corporation for the uses and purposes mentioned in the instrument.

DATED: April 28th, 2017.



Katie E. Nickerson
Notary Public for the State of Washington
residing in Mount Vernon, WA
(City) (State)
Print name: Katie E. Nickerson
Commission expires: 1-7-19

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Robert W. Lindal 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
Manager of WATERTANK ROAD LLC, 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.

DATED: _____, 2017.

Notary Public for the State of Washington
residing in _____,
(City) (State)
Print name: _____
Commission expires: _____

EXHIBIT A

The building and improvements located on the following described real estate situated in Skagit County, Washington:

That portion of Lot 48 of the Amended Skagit Regional Airport Binding Site Plan, Phase I, as per plat recorded on March 4, 2003 under Auditor's File Number 200303040030, being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 35 North, Range 3 East, W.M., described as follows:

Lot 74, and portions of Lots 66, 67, 72, 73 and 75 of Skagit Regional Airport Binding Site Plan, Phase I, approved August 22, 1986, and recorded August 25, 1986, in Book 7 of Short Plats, at Pages 111 through 120, inclusive, records of Skagit County, Washington, under Auditor's File Number 8608250002, described as follows:

Beginning at the Northeast corner of said Lot 75; thence South 0 degrees 41' 46" West along the East line of said Lot 75, a distance of 94.08 feet; thence North 88 degrees 58' 01" West parallel with the South line of said Lot 74, a distance of 181.02 feet; thence North 74 degrees 30' 01" West, 59.08 feet; thence North 86 degrees 20' 58" West, 36.05 feet; thence South 56 degrees 00' 20" West, 28.59 feet; thence North 88 degrees 58' 01" West, 120.38 feet; thence North 21 degrees 41' 05" West, 246.93 feet; thence North 16 degrees 00' 00" East, 170.03 feet; thence North 89 degrees 33' 47" West parallel with the North line of said Lot 73, a distance of 18.35 feet; thence North 1 degree 01' 59" East, 125.60 feet to a point on the North line of said Lot 72, said point also being on the South margin of Steele Road; thence South 89 degrees 33' 47" East along said South line, 49.08 feet; thence South 30 degrees 41' 13" East, 42.30 feet; thence North 81 degrees 16' 52" East, 152.32 feet; thence North 43 degrees 24' 00" West, 16.60 feet to a point on said North line of Lot 73; thence South 89 degrees 33' 47" East along said North line, 151.58 feet to the beginning of a curve to the right having a radius of 50.00 feet; thence Southeasterly along the arc of said curve to the right and the Northeasterly line of said Lot 73, through a central angle of 89 degrees 52' 24", an arc distance of 78.43 feet to a point of reverse curvature to the left, said curve having a radius of 505.26 feet; thence Southeasterly along the arc of said curve to the left and the East line of said Lot 73, through a central angle of 17 degrees 31' 42", an arc distance of 154.57 feet to the Southeast corner of said Lot 73; thence continuing Southeasterly along the arc of said curve to the left having a radius of 505.26 feet and the East line of said Lot 74, through a central angle of 4 degrees 57' 32", an arc distance of 43.73 feet to a point of reverse curvature to the right, said curve having a radius of 425.02 feet; thence Southeasterly along the arc of said curve to the right and said East line of Lot 74, through a central angle of 22 degrees 52' 25", an arc distance of 169.68 feet; thence South 0 degrees 41' 46" West along said East line of Lot 74, a distance of 20.00 feet to the point of beginning; said Site Plan being located in Section 33 and 34 of Township 35 North, Range 3 East, W.M., and Section 3 of Township 34 North, Range 3 East, W.M.