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02/05/2025 11:51 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

AFTER RECORDING RETURN TO:

Department of Enterprise Services  
Real Estate Services  
P. O. Box 41468  
Olympia, Washington 98504-1468

COPY

REVIEWED BY  
SKAGIT COUNTY TREASURER  
DEPUTY Bena Thompson  
DATE 2.5.25

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-SCANNED COPY

Lease No. SRL 19-0045  
Project No. 22-04-123

(La Conner) BET/ams  
Page 1 of 4  
Date: October 16, 2023

LEASE AMENDMENT NO. 1

THIS Lease Amendment No. 1 modifies that certain Lease Number SRL 19-0045 dated April 17, 2019, recorded under Skagit County, number 201907150075, and is entered into among the Upper Skagit Indian Tribe whose address is 25944 Community Plaza Way, Sedro-Woolley, Washington 98284, for its heirs, executors, administrators, successors, and assigns, hereinafter called the Lessor and the STATE OF WASHINGTON, Department of Fish and Wildlife, acting through the Department of Enterprise Services, hereinafter called the Lessee.

Legal description of leased premises:

Tax Parcel Number: 4129-018-021-0005

Common Street Address: 111 Sherman Street, La Conner, Skagit County, Washington 98257

Approximately 16,176 BOMA usable square feet of office/warehouse space, consisting of 6,429 square feet of office space and 9,747 square feet of warehouse space, TOGETHER WITH code parking, in an area facing Sherman Street, as well as spaces within warehouse area, legally situated as follows: Parcel 'A': All of Tracts 18, 19, 20, 21 & 22; as shown on 'CORRECTED PLATE # 18, MAP OF LA CONNER TIDE AND SHORE LANDS', on file in the office of the State Land Commissioner, at Olympia, Washington.

ALSO, all of Blocks 1 & 2; the Saw Mill Reserve; & that certain unnumbered tract lying Southerly of the Saw Mill Reserve, & also lying southerly of Lot 13, Block 2, all as shown on the Plat of 'SYNDICATE ADDITION TO THE TOWN OF LA CONNER', as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington; (said plat being an over plat & including all of Tracts 18, 19, 20, 21, & 22 of 'CORRECTED PLATE #18, MAP OF LA CONNER TIDE AND SHORE LANDS', & also being an over plat & including all of Blocks 5 & 6 of 'FIRST ADDITION TO THE TOWN OF LA CONNER', as per plat recorded in Volume 1 of Plats, page 4, records of Skagit County, Washington.)

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ALSO, all of vacated Second Street lying between the North line of Sherman Street & the South line of Caledonia Street, as said streets are delineated on the face of the above mentioned plats,

ALSO, all of the South 313 feet of First Street from Caledonia Street Southerly to its end, as said street is delineated on the face of said plat.

TOGETHER WITH that certain easement to drive & maintain piles as set forth in document dated May 23, 1955 & recorded August 4, 1955, under Auditor's File No. 522025, records of Skagit County, Washington.

EXCEPT from all of the above the following described tracts:

- (1) All that portion of the above described property lying East of the centerline of the dike, as said centerline is set forth & established by deed recorded November 13, 1926 under Auditor's File No. 198706, in Volume 141 of Deeds, page 633, records of Skagit County, Washington, and lying Southerly of the Southerly line of a tract of land conveyed to Jack Regenvetter by deed recorded April 5, 1945 under Auditor's File No. 379332 (said line being 188 feet South of the Northeast corner of Block 2 of said 'SYNDICATE ADDITION TO THE TOWN OF LA CONNER' as measured along the Westerly line of Third Street & drawn Westerly at right angles to Third Street).
- (2) That portion of Tract 22 of 'CORRECTED PLATE #18, MAP OF LA CONNER TIDE AND SHORE LANDS', as on file in the office of the State Land Commissioner, at Olympia, Washington, that lies Northwesterly of a boundary line as established by an Exchange Deed recorded August 4, 1955 under Auditor's File No. 522024, records of Skagit County, Washington, said boundary line being described as being drawn Northerly perpendicular to Sherman Street at a point that is equi-distant between two lines, the first line being drawn Northerly perpendicular to Sherman Street at a point that is 200 feet Southeasterly, as measured along Sherman Street from the most Westerly corner of said Tract 22, Plate #18; the second line being drawn Southerly perpendicular to the common boundary line between Tracts 21 & 22 of the said Plate #18, at a point 200 feet southeasterly of the most Northerly point of said Tract 22, as measured along the North line of said Tract 22.
- (3) All that portion lying Westerly of the inner Harbor Line as shown on the survey recorded April 6, 1988 in Volume 7 of Surveys, page 182 & 183, under Auditor's File No. 804060031.

TOGETHER WITH that certain easement to drive & maintain piles as set forth in document dated May 23, 1955 & recorded August 4, 1955 under Auditor's File No. 522025, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL 'B':

That portion of Tract 22, 'Corrected Plate No. 18, Tide and Shore Lands of Section 36, Township 34 North, Range 2 East, W.M., LaConner Harbor', according to the official map thereof in the office of the State Land Commissioner at Olympia, Washington, Described as follows:

Beginning at the most Westerly corner of said Tract 22; thence in a Southeasterly direction along the Southwesterly line of said Tract 22, a distance of 200 feet to the true point of beginning; thence Northeasterly, at right angles to said Southwesterly line a distance of 74 feet, more or less, to the Northeasterly line of said Tract 22; thence Southeasterly along said Northeasterly line a distance of 25 feet, more or less, to the Northwesterly line of a Tract conveyed to Puget Sound Terminal Co., a Washington corporation by deed dated June 22, 1955, recorded August 4, 1955, under Auditor's File No. 522024;

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Thence Southwesterly along said Northwesterly line a distance of 74 feet, more or less, to the Southeasterly line of said Tract 22; thence Northwesterly along said Southeasterly line a distance of 25 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL 'C':

A leasehold interest in the following described tract:

The harbor area in front of Tract 21 & the Southwesterly 188 feet of Tract 18 as measured along the Southeasterly line thereof, Corrected Plate 18, LaConner Tide Lands, forming a tract bounded by the inner & outer harbor lines, and the Southwesterly line of said Tract 21 produced Northwesterly & a line which is parallel to & 188 feet Northeasterly from the Southwesterly line of said Tract 18 produced Northwesterly, as shown on the official maps of LaConner Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

PARCEL 'D':

A Leasehold interest in the following described tract:

That portion of the harbor area lying in front of the Northeasterly 125 feet of Tract 18, LA CONNER TIDE LANDS, & bounded by the inner & outer harbor lines, the produced Southerly line of Caledonia Street, & the produced Southerly line of said portion of Tract 18, as shown on Corrected Plate 18, LaConner Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.


All situate in the County of Skagit, State of Washington.

**TERMS OF AMENDMENT:**

By Agreement of the above parties, this Lease Amendment does the following:

1. Extends the Lease for an additional term from July 1, 2024 to June 30, 2026.
2. All other terms, conditions, covenants, and amendments to this Lease, unless altered, modified, overridden, or changed herein, remain in full force and effect.
3. The effective date of this Amendment is October 16, 2023.

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IN WITNESS WHEREOF, the parties subscribe their names.

Upper Skagit Indian Tribe

STATE OF WASHINGTON

By: *Kathleen Maloney*

Department of Fish and Wildlife

Printed Name: Kathleen Maloney

Acting through the Department  
of Enterprise Services

Title: Director of Operations - CPU

*Richard J. Bushnell*

Richard J. Bushnell, Assistant Director  
Real Estate Services

Date: 2/28/24

Date: 3/6/24

RECOMMENDED FOR APPROVAL:

*Blake Thiele*

Blake Thiele, Property and Acquisition Specialist  
Real Estate Services

Date: 2.29.24

APPROVED AS TO FORM:

By: Approval on File  
Assistant Attorney General

Date: December 16, 2021

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*ARB BT*

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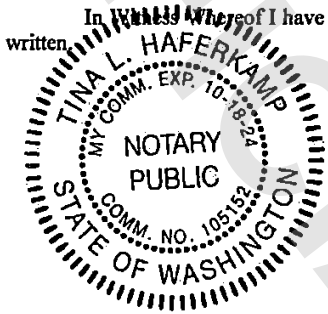
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STATE OF WA )  
County of SKAGIT ) ss.

On this 29 day of Feb, 2024 before me personally appeared Kathleen Maloney and said person(s) acknowledged that she signed this instrument, and on oath stated that she was authorized to execute the instrument and acknowledged it as the Director of Operations - USIT CPU of Upper Skagit Indian Tribe Comm. Properties to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

In ~~Witness~~ Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

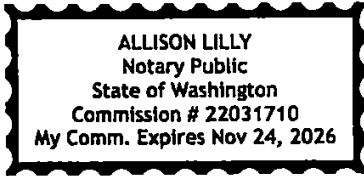


[Signature]  
Notary Public in and for the State of Washington,  
Residing at Bozart  
My commission expires 10-18-24

STATE OF WASHINGTON )  
County of Thurston ) ss.

I, the undersigned, a Notary Public, do hereby certify that on this 6<sup>th</sup> day of March, 2024, personally appeared before me RICHARD J. BUSHNELL, Assistant Director, Real Estate Services, Department of Enterprise Services, State of Washington, to me known to be the individual described in and who executed the within instrument, and acknowledged that he signed and sealed the same as the free and voluntary act and deed of the Department, for the purposes and uses therein mentioned, and on oath stated that he was duly authorized to execute said document.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.



Allison Lilly  
Notary Public in and for the State of Washington,  
Residing at Thurston County  
My commission expires 11/24/26

Please Initial  
[Signature]