

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

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY Kaylee Oudman
DATE 05/22/2025

MEMORANDUM OF LEASE

Reference #: _____ Additional on page _____
Grantor: CRISDUL LLC, a Washington limited liability company
Additional on page _____
Grantee: VELASCO FAMILY CORP., a Washington corporation
Additional on page _____

Abbreviated Legal Description:

1ST AM (4)
NCS 1258901

Ptn. Tract 8, PLATE NO. 2, SEDRO HOME ACREAGE

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

Assessor's Tax Parcel Account Number: P77157/4171-002-
008-0003

THIS INDENTURE made and entered into this 19th day of
May, 2025 by and between CRISDUL LLC, a
Washington limited liability company, hereinafter called the
lessor (whether one or more) and VELASCO FAMILY CORP., a
Washington corporation, hereinafter "corporation"

WITNESSETH

That for the term and upon the terms and conditions set
forth in the Lease Agreement dated August 1, 2024, from the
lessor to corporation the lessor has leased, demised and let,
and does hereby lease, demise and let unto corporation 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 ATTACHED AS EXHIBIT 'C'.

The lease shall be for a term of 314 months commencing August
15, 2024, and terminating September 30, 2050.

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.

CRISDUL LLC,
a Washington limited liability company

Fidencio L. Velasco
FIDENCIO L. VELASCO-GONZALEZ, Member

Laura C. Velasco
LAURA C. VELASCO, Member

VELASCO FAMILY CORP.,
a Washington corporation

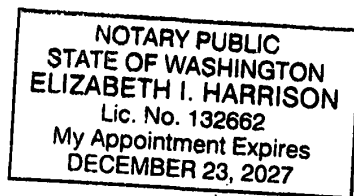
Fidencio L. Velasco
FIDENCIO L. VELASCO-GONZALEZ, President

Laura C. Velasco
LAURA C. VELASCO, Secretary/Treasurer

STATE OF WASHINGTON)
County of Skagit) ss.

I certify that I know or have satisfactory evidence that FIDENCIO L. VELASCO-GONZALEZ and LAURA C. VELASCO signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it each as a Member of CRISDUL LLC, a Washington limited liability company, to be the free and voluntary act of such company, for the uses and purposes mentioned in the instrument.

DATED: May 19, 2025

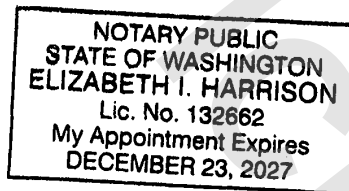


Elizabeth I. Harrison
Notary Public in and for the
State of Washington, residing
at Burlington.
My appointment expires
12-23-2027

STATE OF WASHINGTON)
County of Skagit) ss.

I certify that I know or have satisfactory evidence that FIDENCIO L. VELASCO-GONZALEZ and LAURA C. VELASCO signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as President and Secretary/Treasurer, respectively, of VELASCO FAMILY CORP., a Washington corporation, to be the free and voluntary act of such corporation, for the uses and purposes mentioned in the instrument.

DATED: May 19, 2025



Elizabeth Harrison
Notary Public in and for the
State of Washington, residing
at Burlington.
My appointment expires
12-23-2027

Exhibit 'C'

Legal Description:

PARCEL A:

TRACT 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT THE EAST 11.54 FEET OF TRACT 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL A1:

A TWENTY (20) FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS THAT PORTION OF TRACT A, TRACT B, TRACT C AND TRACT D OF SHORT PLAT NO. SW-01-80, AS PER PLAT RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 156, UNDER RECORDING NUMBER 8008040043, RECORDS OF SKAGIT COUNTY, WASHINGTON, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT D WHICH LIES SOUTH 2°05'00" EAST, A DISTANCE OF 59.74 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 87°46'36" WEST, A DISTANCE OF 38.68 FEET; THENCE NORTH 4°14'12" WEST, A DISTANCE OF 49.87 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 10.00 FEET OF SAID SHORT PLAT NO. SW-01-80; THENCE SOUTH 87°55'09" WEST PARALLEL WITH THE NORTH LINE OF SAID SHORT PLAT NO. SW-01-80, A DISTANCE OF 217.64 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°02'32", AND AN ARC DISTANCE OF 37.73 FEET TO A POINT ON THE EAST LINE OF TRACT 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND THE TERMINAL POINT OF THIS CENTERLINE DESCRIPTION.

AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, OVER, UNDER AND ACROSS THE EAST 23.08 FEET OF TRACT 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 60, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.