



200310070261
Skagit County Auditor

10/7/2003 Page 1 of 8 4:23PM


AFTER RECORDING MAIL TO:

Name FIRST AMERICAN TITLE
Address 3202 COMMERCIAL AVE
City/State ANACORTES, WA. 98221

FIRST AMERICAN TITLE CO.

Document Title(s): (or transactions contained therein)

1. ASSIGNMENT OF LEASE
- 2.
- 3.
- 4.



**First American Title
Insurance Company**

74916E-2

(this space for title company use only)

Reference Number(s) of Documents assigned or released:

9906170310; 9906210075

Additional numbers on page _____ of document

Grantor(s): (Last name first, then first name and initials)

1. TKL, LLC
- 2.
- 3.
- 4.
5. Additional names on page _____ of document

Grantee(s): (Last name first, then first name and initials)

1. CONCORDE GROUP AVIATION INC.
- 2.
- 3.
- 4.
5. Additional names on page _____ of document

Abbreviated Legal Description as follows: (i.e. lot/block/plat or section/township/range/quarter/quarter)

WTS 73 AND 74, "AMENDED SKAGIT REGIONAL BSP"

Complete legal description is on page _____ of document

Assessor's Property Tax Parcel / Account Number(s):

8012-000-919-0000 L116171
8012-000-914-0100 L109267

NOTE: The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**ASSIGNMENT OF LEASE WITH CONSENT THERETO
&
PERSONAL GUARANTEE OF TENANT'S OBLIGATIONS THEREUNDER**

A. FOR VALUE RECEIVED, TKL, L.L.C., a Washington limited liability company, as "Assignor," hereby grants, bargains, sells, assigns, transfers and delivers unto Concorde Group Aviation, Inc., a Washington corporation, as "Assignee," Assignor's interest and position in and to the Restated Lease Agreement dated the 19th day of January 1999, by and between the PORT OF SKAGIT COUNTY, a Washington municipal corporation, as "Lessor," and Jones, Jones & Jones, Inc., a Washington corporation ("Initial Tenant"); as assigned by ASSIGNMENT OF LEASE dated the 17th day of May 1999 from Initial Tenant to Assignor. This current assignment is requested because of the sale of Assignor's leasehold improvements to Assignee.

B. The PORT OF SKAGIT COUNTY hereby consents to the Assignment of the Restated Lease Agreement subject to and contingent upon compliance with the following agreements and conditions.

1. Assignee hereby unconditionally assumes all of Assignors' obligations contained in the Restated Lease Agreement and accepts, agrees and covenants to comply with, and guarantees performance and fulfillment of, all the terms and conditions contained in the Restated Lease Agreement.

2. Assignor hereby agrees to comply with all its financial and other obligations as lessee incurred to the PORT OF SKAGIT COUNTY through the date of assignment or as thereafter may be determined to have been incurred prior to the date of assignment.

3. A determination by the PORT OF SKAGIT COUNTY, at its sole discretion and based on information supplied by Assignee, that Assignee and/or its Guarantor is financially responsible to meet its financial obligations pursuant to the Restated Lease Agreement.

4. The Assignee and Guarantor hereby agree that all notices and payments hereunder may be delivered or mailed as set forth herein. If delivered by messenger, courier (including overnight air courier) or facsimile transmittal, the same shall be deemed delivered when received at the street addresses or facsimile numbers listed below. All notices and payments mailed, whether sent by regular post or by certified or registered mail, shall be deemed to have been given on the second business day following the date of mailing, if properly mailed to the mailing addresses provided below, and shall be conclusive evidence of the date of mailing. The parties may designate new or additional addresses for mail or delivery by providing notice to the other party as provided in this section.



To Lessor: Street Address:
Port of Skagit County
15400 Airport Drive
Burlington, WA 98233

Phone No.: (360) 757-0011
Fax No.: (360) 757-0014

Mailing Address:
Port of Skagit County
P.O. Box 348
Burlington, WA 98233

To Assignee: Street Address:
620 Erin Park Road
Oak Harbor, WA 98277

Phone No.: (360) 679-3510
Fax No.: (360) 679-9431

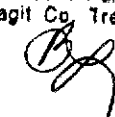
Mailing Address:
Same

#5225
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 07 2003

To Guarantor: Street Address
Gilbert Villarreal
620 Erin Park Road
Oak Harbor, WA 98277
Phone No.: (360) 679-3510
Fax No.: (360) 679-9431

Mailing Address
Gilbert Villarreal
620 Erin Park Road
Oak Harbor, WA 98277

Amount Paid \$ 39,700⁰⁰
Skagit Co. Treasurer
By  Deputy

C. Gilbert Villarreal, for himself and his marital community (Guarantor"), hereby unconditionally personally guarantees to Lessor the performance of all the Assignee's duties and obligations as Lessee as set forth in the terms and conditions of the Restated Lease Agreement and which accrue once this assignment becomes effective. Guarantor shall fully indemnify and hold harmless Lessor from any and all unsatisfied obligations of Assignee under the Lease Agreement.

D. All parties hereby stipulate and agree that the foregoing assignment, consent and personal guarantee shall be recorded at Assignee's expense and shall take effect as of closing of the sale of Assignor's leasehold assets to Assignee.

E. The signatures of representative(s) of Assignee/Lessee and of Guarantor shall constitute evidence of Assignee/Lessee's and Guarantor's guarantee of the matters set forth above.

F. Signatures of the representative(s) of Assignor hereinafter made will be evidence of Assignor's agreement to the provisions applicable to Assignor herein.

Assignment of Restated Lease with Consent Thereto
& Personal Guarantee Thereof



200310070261
Skagit County Auditor

10/7/2003 Page

3 of 8 4:23PM

Dated this 24 day of Sept, 2003:

ASSIGNOR:

TKL, L.L.C.

By Richard E. Lemmon
Its managing member Date 9-24-03

GUARANTOR:

ASSIGNEE/LESSEE:

Concorde Group Aviation, Inc
a Washington corporation

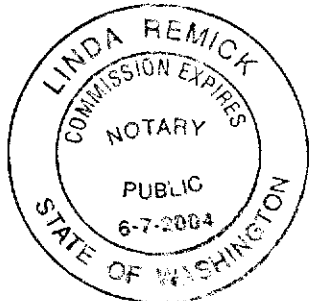
By [Signature]
Its Pres Date 10/6/03

Gilbert Villarreal, personally and for
His marital community

STATE OF WASHINGTON)
COUNTY OF Skagit) : ss.

On this 24th day of September, 2003, before me personally appeared Richard E. Lemmon, James Kestel & Dawn Holt to me known to be the managing members and [Signature], respectively, TKL, L.L.C., a Washington limited liability company, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were duly authorized to execute the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Linda Remick
(Signature)

Linda Remick
(Print Name)

NOTARY PUBLIC in and for the State of
Washington, residing at Hawwood
My Commission expires: 6-7-04

Assignment of Restated Lease with Consent Thereto
& Personal Guarantee Thereof

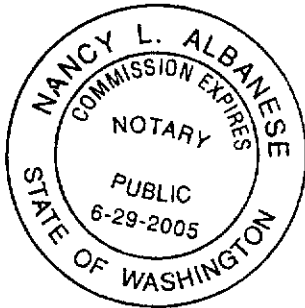


200310070261
Skagit County Auditor

STATE OF WASHINGTON)
) : ss.
COUNTY OF Skagit)

On this 6th day of OCT, 2003, before me personally appeared Gilbert Villarreal and _____ to me known to be the President and _____, respectively of Concorde Group Aviation, Inc, a Washington corporation, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were duly authorized to execute the same and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Nancy L Albanese
(Signature)

NANCY L. ALBANESE
(Print Name)

NOTARY PUBLIC in and for the State of
Washington, residing at Anacortes
My Commission expires: 6-29-05

Assignment of Restated Lease with Consent Thereto
& Personal Guarantee Thereof



200310070261

Skagit County Auditor

LEASEHOLD INTEREST IN THE FOLLOWING
DESCRIBED REAL PROPERTY :

PARCEL "A":

That portion of the Northwest 1/4 of Section 3, Township 34 North, Range 3 East, W.M. and being in a portion of the "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN PHASE I", as approved August 22, 1985, and recorded August 25, 1986, in Volume 7 of Short Plats, pages 111 through 120, under Auditor's File No. 8608250002, records of Skagit County, Washington; being a portion of Sections 33 and 34, Township 35 North, Range 3 East, W.M., and Section 3, Township 34 North, Range 3 East, W.M., described as follows;

Commencing at the North Quarter corner of said Section 3 as shown on said Binding Site Plan; thence North $88^{\circ} 44'25''$ West, along the North line of said Section 3 a distance of 704.01 feet to the intersection with the building restriction line, as shown on said Binding Site Plan; thence South $52^{\circ}21'58''$ East, along said building restriction line a distance of 274.34 feet to the true point of beginning; thence continuing South $52^{\circ}21'58''$ East, along said building restriction line a distance of 275.00 feet; thence at a right angle to said building restriction line North $37^{\circ}38'02''$ East a distance of 190.00 feet; thence North $48^{\circ}39'30''$ West a distance of 255.50 feet to the intersection with the Southerly margin of a 60 foot wide right of way as shown on said Binding Site Plan, and the beginning of a nontangent curve, concave to the North, having a radius of 180.00 feet, whose radius point bears North $28^{\circ}26'18''$ West; thence Westerly along said Southerly margin and the arc of said curve, through a central angle of $12^{\circ}43'57''$ an arc distance of 40.00 feet to a point which bears North $37^{\circ}36'00''$ East from the true point of beginning; thence South $37^{\circ}36'00''$ West a distance of 172.06 feet to the true point of beginning; (also known as a portion of "BAYVIEW BUSINESS AND INDUSTRIAL PARK", AND shown as Lease Parcel "B" after adjustment by that Survey filed in Volume 21 of Surveys, page 63, recorded under Auditor's File #9811120006, records of Skagit County AND ALSO now shown of record as Lot 73, "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1", recorded March 4, 2003, under Skagit County Auditor's File # 200303040030.)



200310070261
Skagit County Auditor

PARCEL "B":

That portion of the Northwest 1/4 of Section 3, Township 34 North, Range 3 East, W.M. and being in a portion of the "SKAGIT REGIONAL AIRPORT BINDING SITE PLAN PHASE I", as approved August 22, 1985, and recorded August 25, 1986, in Volume 7 of Short Plats, pages 111 through 120, under Auditor's File No. 8608250002, records of Skagit County, Washington; being a portion of Sections 33 and 34, Township 35 North, Range 3 East, W.M. and Section 3, Township 34 North, Range 3 East W.M., described as follows:

Commencing at the North Quarter corner of said Section 3 as shown on said Binding Site Plan; thence North $88^{\circ}44'25''$ West, along the North line of said Section 3 a distance of 704.01 feet to the intersection with the building restriction line, as shown on said Binding Site Plan; thence South $52^{\circ}21'58''$ East, along said building restriction line a distance of 274.34 feet; thence South $37^{\circ}36'00''$ West a distance of 79.00 feet to the true point of beginning; thence continuing South $37^{\circ}36'00''$ West a distance of 78.00 feet; thence South $52^{\circ}21'58''$ East, parallel with said building restriction line a distance of 274.91 feet; thence at a right angle, North $37^{\circ}38'02''$ East a distance of 78.00 feet; thence North $52^{\circ}21'58''$ West a distance of 274.95 feet to the true point of beginning.

(Also known as a portion of Lot 87, "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1", recorded March 4, 2003, under Skagit County Auditor's File No. 200303040030.)



200310070261
Skagit County Auditor