



200310070262
Skagit County Auditor

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AFTER RECORDING MAIL TO:

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

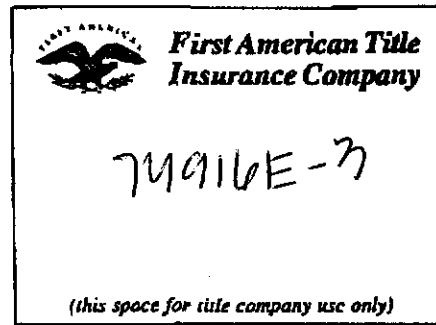
FIRST AMERICAN TITLE CO.

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

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

Reference Number(s) of Documents assigned or released:

9905170711; amendment 9905170709;
9905270074
 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)

Lot 74, "AMENDED SKAGIT REGIONAL PSP"

Complete legal description is on page _____ of document

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

8012-000-074-0100 L120179

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 Lease Agreement dated the 26th day of August 1992, by and between the PORT OF SKAGIT COUNTY, a Washington municipal corporation, as "Lessor," and Paul Jones D/B/A Jones, Jones & Jones, Inc., a Washington corporation ("Initial Tenant"); as amended by AMENDMENT TO LEASE AGREEMENT dated the 19th day of January 1999 between Lessor and Initial Tenant; and as assigned by ASSIGNMENT OF LEASE dated the 18th 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 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 Lease Agreement and accepts, agrees and covenants to comply with, and guarantees performance and fulfillment of, all the terms and conditions contained in the 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 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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#5226
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 9827

Amount Paid
By Skagit Co. Treasurer
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 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 Lease with Consent Thereto
& Personal Guarantee Thereof



200310070262
Skagit County Auditor

Dated this 24th day of Sept, 2003:

ASSIGNOR:

TKL, L.L.C.

By _____

Its _____

Date _____

ASSIGNEE/LESSEE:

Concorde Group Aviation, Inc
a Washington corporation

By _____

Its President

Date 10/1/03

GUARANTOR:

Gilbert Villarreal, personally and for
His marital community

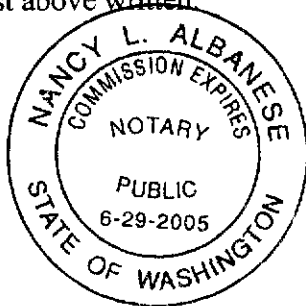
STATE OF WASHINGTON)

: ss.

COUNTY OF Skagit)

On this 29th day of Sept, 2003, before me personally appeared Richard E. Lemmon, Samuel Koetje & Dean M. Holt to me known to be the members and _____, 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.



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 Lease with Consent Thereto
& Personal Guarantee Thereof

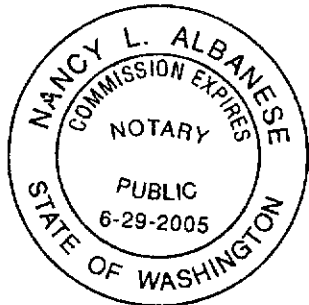


200310070262
Skagit County Auditor

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

On this 6th day of OCT, 2003, before me personally appeared Gilbert Vittarreal and _____ to me known to be the Pres. 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

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LEASEHOLD INTEREST IN THE FOLLOWING DESCRIBED
REAL PROPERTY :

PARCEL "C":

That portion of the Northwest 1/4 of Section 3, Township 34 North, Range 3 East W.M., and the Southwest 1/4 of Section 34, Township 35 North, Range 3 East W.M., being in a portion of the "Skagit Regional Airport Binding Site Plan, Phase 1", as recorded in Book 7 of Short Plats, pages 111 through 120, records of Skagit County, Washington, described as follows:

Commencing at the North quarter corner of said Section 3 as shown on said Binding Site Plan; thence North 88 degrees 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 degrees 21'58" East, along said building restriction line, 274.34 feet to the true point of beginning; thence North 52 degrees 21'58" West, along said building restriction line, 281.29 feet; thence at a right angle to said building restriction line North 37 degrees 38'02" East, 72.45 feet to the intersection with the Southerly margin of a 60 foot wide right-of-way, as shown on said Binding Site Plan; thence South 55 degrees 00'00" East, along said Southerly margin, 53.38 feet to the beginning of a curve to the left, having a radius of 399.55 feet; thence Easterly along said Southerly margin and the arc of said curve to the left through a central angle of 25 degrees 00'00", an arc distance of 174.34 feet to the beginning of a curve to the left having a radius of 180.00 feet; thence Easterly along said Southerly margin and the arc of said curve to the left, through a central angle of 25 degrees 42'21", an arc distance of 80.76 feet to a point which lies North 37 degrees 36'00" East from the true point of beginning; thence South 37 degrees 36'00" West, 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 "A" after adjustment by that Survey filed in Volume 21 of Surveys, page 63, recorded under Auditor's File No. 9811120006, records of Skagit County, AND ALSO now shown of record as Lot 74, "AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE 1", recorded March 4, 2003 under Skagit County Auditor's File No. 200303040030.)



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