

AFTER RECORDING RETURN TO:

Name NT PROPERTY MANAGEMENT, LLC

Address 609 North Hill Blvd

City, State, Zip Burlington WA 98233



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Grantor	NT PROPERTY MANAGEMENT, LLC
Grantee	ZIMMERMANN BROWN, LLC
Abbrev. Leg.	Lots 6 and 7, BURLINGTON HILL BUSINESS PARK, PHASE II, BINDING SITE PLAN
Tax Parcel No.	8017-000-006-0000/P112908 & 8017-000-007-0000/P112909

LICENSE AGREEMENT

This agreement is made this 25th day of September, 2004, by and between NT PROPERTY MANAGEMENT, LLC, a Washington State limited liability company, and ZIMMERMANN BROWN, LLC, a Washington State limited liability company.

RECITALS

NT PROPERTY MANAGEMENT, LLC, a Washington State limited liability company, is the owner of property described on EXHIBIT A (hereafter referred to as the "NT PROPERTY MANAGEMENT property"), which is attached hereto and by this reference incorporated herein.

ZIMMERMANN BROWN, LLC, a Washington State limited liability company, is the owner of property described on EXHIBIT B (hereafter referred to as the "ZIMMERMANN BROWN property"), which is attached hereto and by this reference incorporated herein.

Zimmerann Brown, LLC, has constructed a paved driveway and curb which encroaches on a portion of the NT Property Management property. The driveway and curb encroaches approximately three to four feet across portion of the west border of the NT Property Management property. A sketch showing the approximate location of the driveway is attached as EXHIBIT C.

The parties hereto wish to enter a license agreement by which Zimmermann Brown LLC will be permitted to continue use of the existing driveway and by which Zimmermann Brown will acknowledge that its use is not intended to dispute the legal boundary between the property, that use of the driveway is by permission and gives rise to no claim for adverse possession, prescriptive easement.

THEREFORE, the parties agree and covenant as follows:

NT Property Management, LLC, in consideration the mutual covenants, agreements, benefits and burdens under this agreement, and for no monetary consideration, grants a license to Zimmermann Brown, LLC, for use and maintenance of the existing paved driveway and curb located on a portion of the NT Property Management property, the approximate location of which is shown on the Sketch attached hereto as EXHIBIT C. The license is granted for the benefit of the Zimmermann Brown property described on EXHIBIT B.

Zimmermann Brown, LLC, shall have full responsibility for maintaining the driveway and shall indemnify and hold NT Property Management, LLC, harmless for any claims or damages arising out use of the driveway by Zimmermann Brown, its lessees, licensees, agents, employees.

The license shall remain in force for an indefinite period of time ^{but R1 AB} shall terminate upon removal of the existing driveway by Zimmermann Brown, or its successors, or upon twelve month's written notice by NT Property Management, or its successors.

The licensee (Zimmermann Brown) agrees that it does not and shall not claim any interest or estate of any kind in the NT Property Management property by virtue of the use permitted under this license such that it would ripen into claim of adverse possession, prescriptive easement, or similar claim adverse to the interest and estate of the licensor (NT Property Management).

The covenants contained herein shall run with the land and shall be binding on the parties hereto, their heirs, successors or assigns and all subsequent owners thereof.

Dated: 9-25, 2004.

NT PROPERTY MANAGEMENT, LLC: ZIMMERMANN BROWN, LLC:

By: Richard R. Trelstad
Richard R. Trelstad, Member

By: John F. Zimmermann
John F. Zimmermann, Member

By: Jeff Brown
Jeff Brown, Member

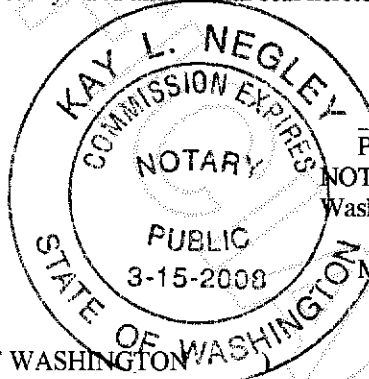
By: Allen D. Brown
Allen D. Brown, Member



STATE OF WASHINGTON)
 : ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that RICHARD R. TRELSTAD 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 a member of NT PROPERTY MANAGEMENT, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 30th day of November, 2004.

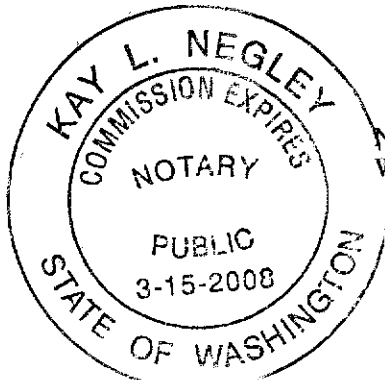


Kay L. Negley
Print Name: KAY L. NEGLEY
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon
My appointment expires: 3/15/2008

STATE OF WASHINGTON)
 : ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JEFF BROWN 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 a member of NT PROPERTY MANAGEMENT, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 30th day of November, 2004.



Kay L. Negley
Print Name: KAY L. NEGLEY
NOTARY PUBLIC in and for the State of
Washington, residing at Mount Vernon
My appointment expires: 3/15/2008



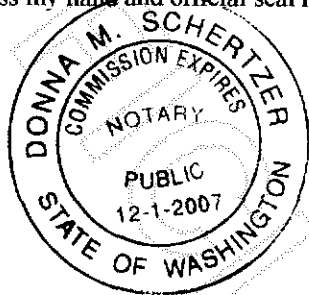
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STATE OF WASHINGTON)
 : ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JOHN F. ZIMMERMANN 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 a member of ZIMMERMANN BROWN, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 4 day of October, 2004.



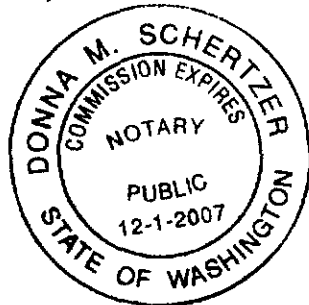
Donna M. Schertzer
Print Name: DONNA M. SCHERTZER
NOTARY PUBLIC in and for the State of
Washington, residing at Burlington

My appointment expires: 12-01-2007

STATE OF WASHINGTON)
 : ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that ALLEN D. BROWN 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 a member of ZIMMERMANN BROWN, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Witness my hand and official seal hereto affixed this 4 day of October, 2004.



Donna M. Schertzer
Print Name: DONNA M. SCHERTZER
NOTARY PUBLIC in and for the State of
Washington, residing at Burlington

My appointment expires: 12-01-2007



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EXHIBIT A
NT Property Management Property

Lot 7, BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN,
approved October 15, 1997, recorded October 29, 1997, in Volume 13 of Short Plats,
pages 53 through 56, under Auditor's File No. 9710290033;
Being a portion of the Southwest Quarter of Section 29, Township 35 North, Range 4
East, W.M., and a portion of the Northwest Quarter of Section 32, Township 35 North,
Range 4 East, W.M.

Situate in Skagit County, Washington.



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EXHIBIT B
Zimmermann Brown Property

Lot 6, BURLINGTON HILL BUSINESS PARK PHASE II BINDING SITE PLAN,
approved October 15, 1997, recorded October 29, 1997, in Volume 13 of Short Plats,
pages 53 through 56, under Auditor's File No. 9710290033;
Being a portion of the Southwest Quarter of Section 29, Township 35 North, Range 4
East, W.M., and a portion of the Northwest Quarter of Section 32, Township 35 North,
Range 4 East, W.M.

Situate in Skagit County, Washington.

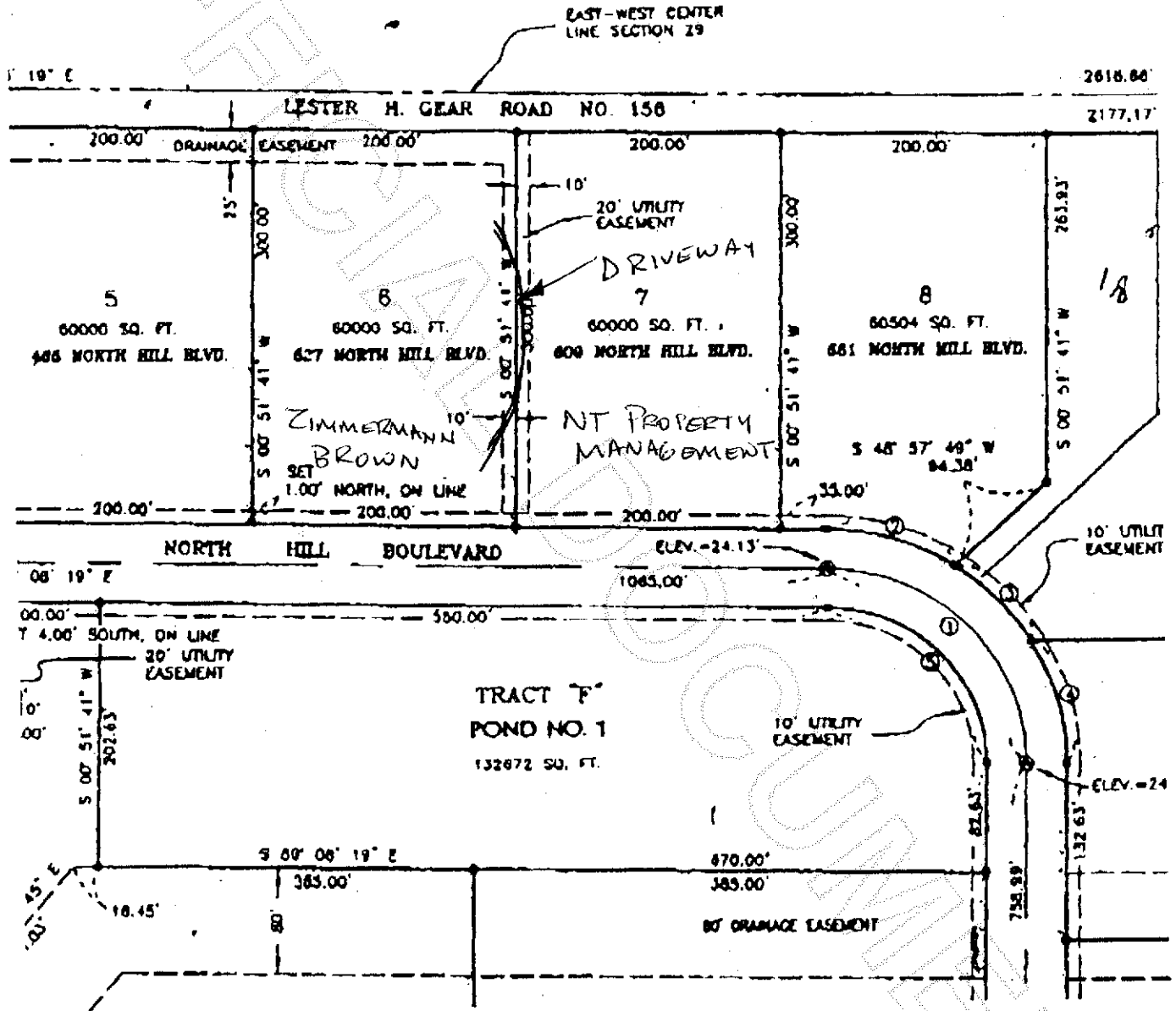


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EXHIBIT C
Sketch



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