



200805080082

Skagit County Auditor

5/8/2008 Page

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7 2:37PM

AFTER RECORDING RETURN TO:

CHRISTON CLARK SKINNER
740 S.E. PIONEER WAY
OAK HARBOR, WASHINGTON 98277

DOCUMENT TITLE(S): RIGHT OF FIRST OPPORTUNITY

REFERENCE NO. OF RELATED DOCUMENT(S): N/A

GRANTOR(S): PORT OF SKAGIT COUNTY

GRANTEE(S): CONCORDE GROUP AVIATION, INC.

ABBREVIATED LEGAL DESCRIPTION:

IMPROVEMENTS LOCATED ON LOT 73 AS DEPICTED ON AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE I, RECORDED MARCH 4, 2003, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200303040030; AND IMPROVEMENTS LOCATED ON LOT 74 AS DEPICTED ON AMENDED SKAGIT REGIONAL AIRPORT BINDING SITE PLAN, PHASE I, RECORDED MARCH 4, 2003, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200303040030

FULL LEGAL DESCRIPTION: EXHIBIT A

ASSESSOR'S PARCEL/TAX ID NUMBER: 8012-000-073-0200/P120178; 8012-000-074-0100/P120179

RIGHT OF FIRST OPPORTUNITY
(Sale Improvements, Lots 73 & 74)

THE GRANTOR, the Port of Skagit County, a Washington municipal corporation, for good and valuable consideration, the receipt and adequacy thereof is acknowledged, does hereby grant to **GRANTEE**, CONCORDE AVIATION GROUP, a Washington corporation, the right of first opportunity to purchase the improvements located on the real property legally described in Exhibit A and depicted in Exhibit B hereto ("Improvements").

Pursuant this Grant, Grantor, before offering to sell the Improvements to the general public or to any third person within one year of January 31, 2008, shall offer to sell the Improvements to Grantee. Such offer shall be in writing addressed to Grantee as follows:

Gilbert Villarreal
Concorde Group Aviation, Inc.
15452 Airport Drive
Burlington, WA 98233

And to Attorney for Concorde:
Christon Clark Skinner
740 S.E. Pioneer Way
Oak Harbor, Washington 98277

Notice shall be deemed delivered when actually received by Grantee or on the third business day after deposited in the U.S. Mail, postage prepaid, whichever is sooner. If Grantor and Grantee have not agreed to all terms and conditions for a purchase and sale of the Improvements by the end of the thirtieth (30th) day after notice is received by Grantee, then this Grant shall expire without further action by either party and Grantor may proceed to market and/or sell the Improvements to such persons or entities and on such terms as the Grantor shall determine are in its best interests.

Venue for any action based on this Grant shall exclusively be in Skagit County Superior Court. The prevailing party in any action based on this Grant shall receive an award of its cost and attorney fees, including those incurred on appeal. This Grant contains the complete understanding and agreement of the parties and any oral representations and/or promises shall be disregarded in determining the rights and obligations of the parties hereto.

Right of First Opportunity
Grantor: Port of Skagit County
Grantee: Concorde Group Aviation, Inc.



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IN WITNESS WHEREOF, the undersigned has executed this Right of First Opportunity and hereby accepts the terms set forth therein this 1 day of May 2008.

CONCORDE GROUP AVIATION, INC.

BY: [Signature]

GILBERT VILLARREAL

Its: President

Date: MAY-1-08

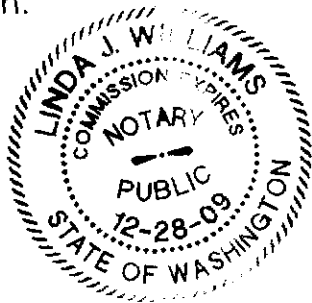
Approved as to form:

Christon Clark Skinner
Attorney for Grantee

STATE OF WASHINGTON)
 Island) ss.
COUNTY OF SKAGIT)

On this 1st day of May 2008, before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared Gilbert Villarreal to me known to be the president of the Washington corporation that executed the foregoing instrument, and acknowledged the 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 he is authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



[Signature]
Notary Public

Linda J Williams
Printed Name

In and for the state of Washington

Residing at Oak Harbor

My Commission expires 12/28/09

Right of First Opportunity
Grantor: Port of Skagit County
Grantee: Concorde Group Aviation, Inc.



EXHIBIT A

1. All improvements located on Lot 73 as depicted on Amended Skagit Regional Airport Binding Site Plan, Phase I, recorded March 4, 2003, under Skagit County Auditor's File No. 200303040030, including a building containing approximately 12,600 square feet. The address of the building located on Lot 73 is: 15452 Airport Drive, Burlington, Washington.

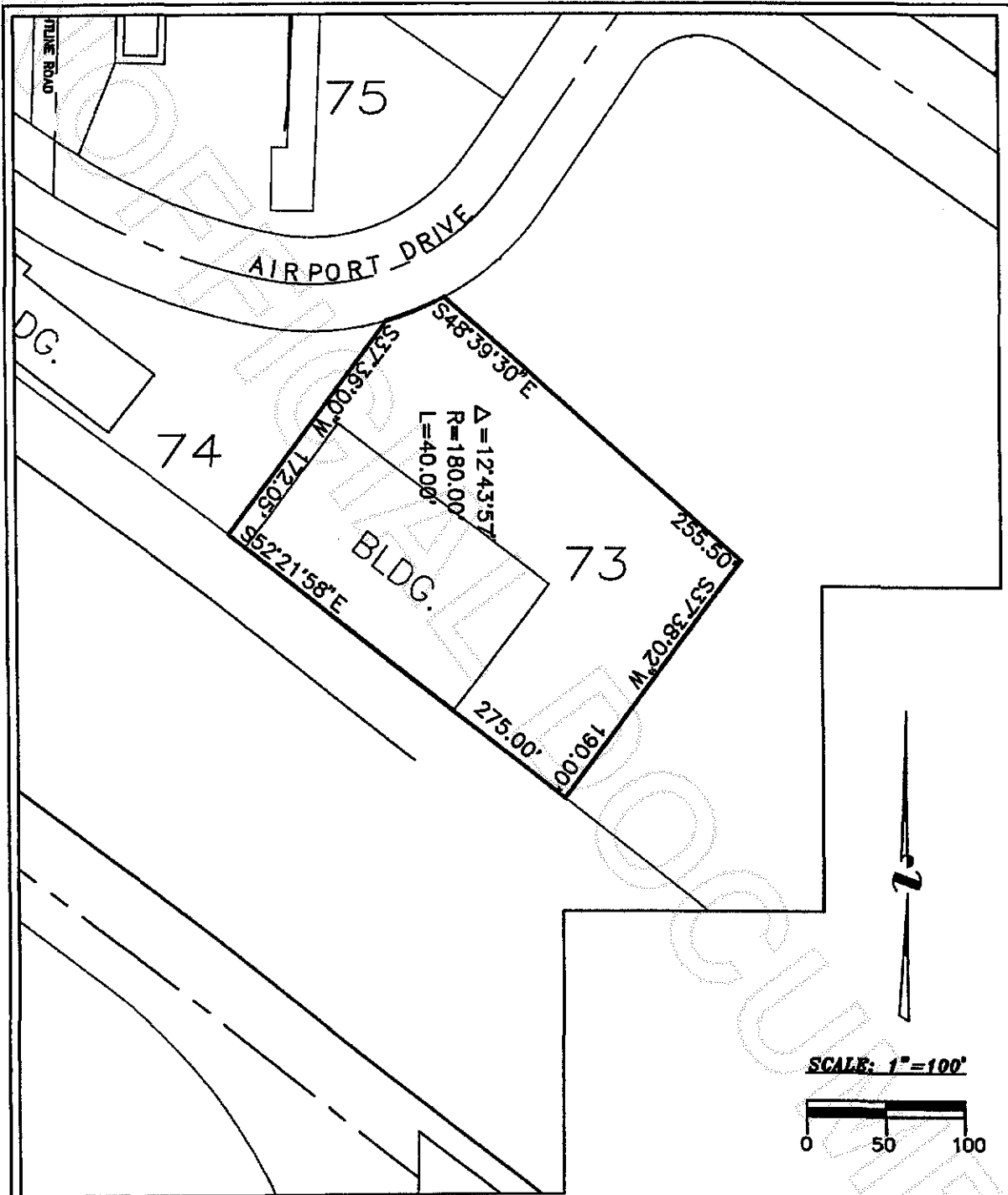
2. All improvements located on Lot 74 as depicted on Amended Skagit Regional Airport Binding Site Plan, Phase I, recorded March 4, 2003, under Skagit County Auditor's File No. 200303040030. The following are the addresses of the buildings located on Lot 74: 15426 Airport Drive, #1; 15426 Airport Drive, #2; and 15426 Airport Drive, #3, all Burlington Washington.

All situate in Skagit County, Washington.

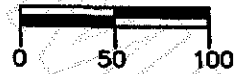


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SCALE: 1"=100'



NOTE:
 REFER TO AMENDED SKAGIT REGIONAL
 AIRPORT BINDING SITE PLAN, PHASE 1
 FOR EASEMENTS THAT MAY AFFECT THIS PROPERTY

LOT 73
 15452 AIRPORT DRIVE
 54,323 SQ. FT. (1.25 AC.)



Leonard, Boudinot & Skodje Inc.
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 603 South First Street, P.O. Box 1228
 Mount Vernon, WA 98273
 Tel: 360-336-8751 Fax 360-336-3951

PROJECT

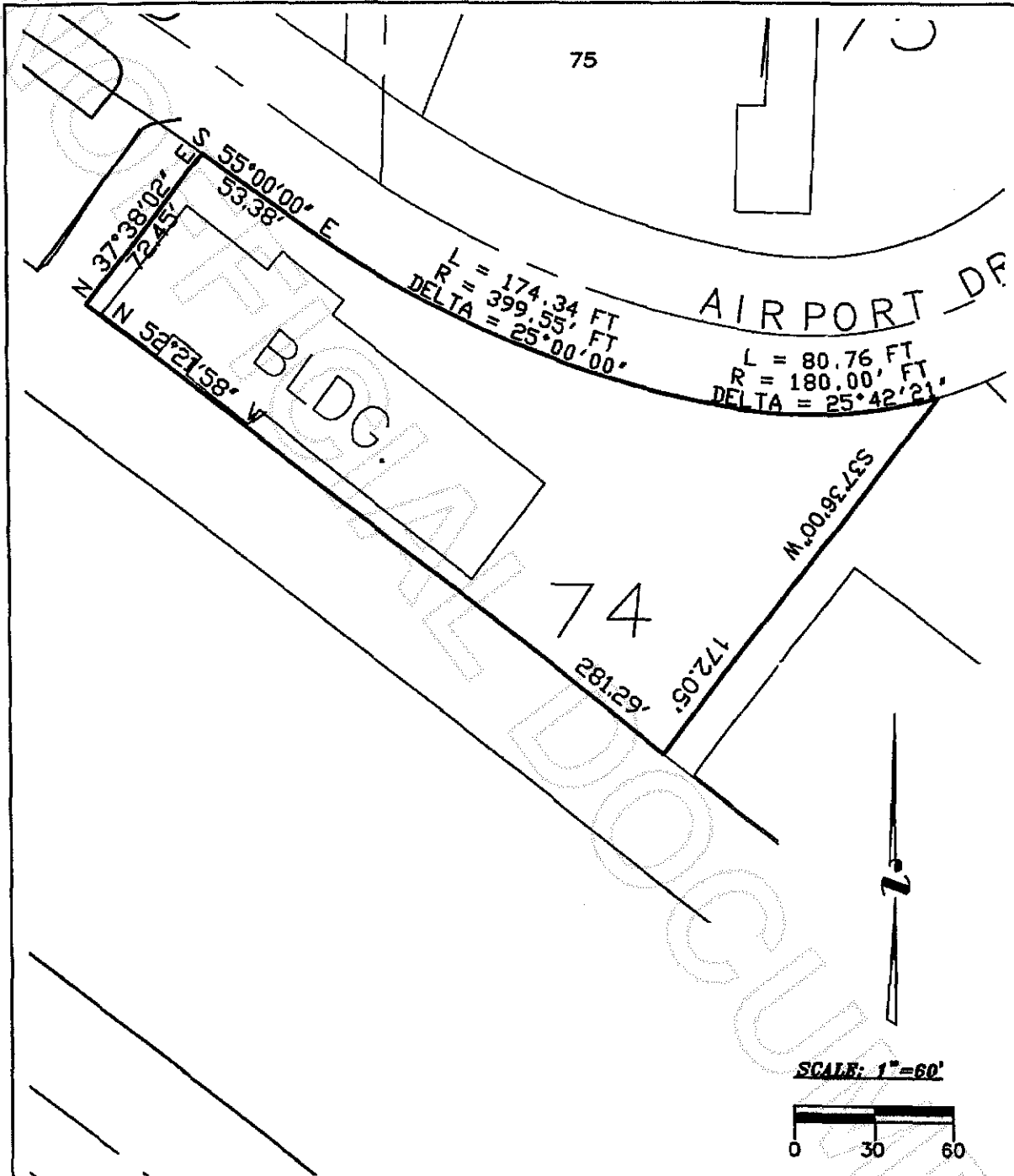
EXHIBIT MAP
 FOR
 LOT NO. 73

DRAWING NO.
 14
 JOB #
 99272



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Exhibit B-1



NOTE:
REFER TO AMENDED SKAGIT REGIONAL
AIRPORT BINDING SITE PLAN, PHASE 1
FOR EASEMENTS THAT MAY AFFECT THIS PROPERTY

LOT 74
15426 AIRPORT DRIVE
27,770 SQ. FT. (0.64 AC.)

 <p>Leonard, Boudinot & Skodje Inc. PROFESSIONAL ENGINEERS & LAND SURVEYORS 603 South First Street, P.O. Box 1228 Mount Vernon, WA 98273 Tel: 360-336-6791 Fax: 360-336-3951</p>	<p>PROJECT</p> <p>EXHIBIT MAP FOR LOT NO. 74</p>	<p>DRAWING NO. 74 JOB # 99272</p>
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