



200901150032  
Skagit County Auditor

Amendment to Lease  
Option Agmt.

Document Title:

200801090109 &

Reference Number:

200801090107, 200801090108

Grantor(s):

additional grantor names on page \_\_\_

1. C & R CONSTRUCTION AND DEVELOPMENT CORP.
- 2.

Grantee(s):

additional grantee names on page \_\_\_

1. ALPINE EAGLEMONT HOLDINGS LLC
- 2.

Abbreviated legal description:

full legal on page(s) \_\_\_

ALPINE CREST CONDOMINIUM UNITS 13, 14 & 15

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page \_\_\_

P121577, P121578, P121579

I, Travis Burnham, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$42.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

T. Burnham

Dated

1.15.09

Amendment to Lease Option agreement

Property: 1612 A/B/B Alpine Crest Loop, Mount Vernon, WA 98273  
(Parcel numbers P121577 / P121578 / P121579)  
Seller: C & R Construction and Development Corporation  
Buyer: Alpine Eaglemont Holdings, LLC

C & R Construction and Development Corporation (hereby referred to as C & R) and Alpine Eaglemont Holdings, LLC (herein referred to as Alpine) have agreed to modify their original agreement signed on December 12, 2007 pertaining to the above mentioned properties.

Alpine originally agreed to pay the 2008 taxes for all three parcels. However, C & R has agreed to pay that portion of the 2008 taxes which is equal to lost rental income starting January 1, 2009. The above listed properties will become vacant on December 31, 2008 and Alpine will begin making payments on empty units. C & R has agreed to reimburse Alpine for those vacancies by paying the same portion of tax as the lost revenue.

Example as follows...

If all three condos remain vacant for January, the estimated monthly mortgage payment by Alpine would be approximately \$4000 per month. Two months would be \$8000, three months \$12,000, and so on. If one condo is rented and the other two are vacant, then the amount owed by C & R would be pro-rated and they would be required to pay two-thirds for that month. The final monetary tax amount owed by C & R will be provided in writing by Alpine within 30 days after all three condos have been rented for the first time after January 1, 2009. Alpine will provide C & R with rental documentation showing the exact dates of new contracts. C & R is required to pay their portion of the 2008 tax by December 31, 2009.

Exception...

If one of the three condos mentioned above sells and closes prior to December 31, 2009 for a price of 429,000 or greater, then Alpine agrees to pay all of the 2008 taxes for all three properties listed above.

Changed by Tim, agreed to by Alpine LLC

*[Signature]* 12-30-08

Tim Roberson, Owner  
C & R Construction and Development Corporation

*[Signature]* 12-30-2008

Elise Roberson, Owner  
C & R Construction and Development Corporation

*[Signature]* 1-2-09

TIM ROBBERSON, OWNER  
*[Signature]* 1-2-09

ELISE ROBBERSON, OWNER  
*[Signature]*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 15 2009

Amount Paid   
Skagit Co. Treasurer  
By *[Signature]* Deputy

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Skagit County Auditor



Notary Public  
State of Washington  
DINA S PIOS  
My Appointment Expires Feb 18, 2012

*[Signature]*  
1-2-09

Lease Option Modification

Property: 1612 A/B/C Alpine Crest Loop, Mount Vernon, WA 98273  
(parcel numbers P121577/P121578/P121579)  
Seller/Leasee: C & R Construction and Development Corporation  
Bank: Horizon Bank, Burlington, WA  
Buyer/Lessor: Alpine Eaglemont Holdings, LLC

C&R Construction and Development Corporation and Horizon Bank have agreed to extend the lease option agreements and rental agreements pertaining to the three condos listed above for a period of one additional year from the date listed on the original contracts. The original agreements were signed on December 12, 2007 and were to expire on December 31, 2010.

The new expiration date for the three lease option to purchase agreements and rental agreements shall be December 31, 2011.

All remaining terms and conditions shall remain in effect.

*T. R. Alling*, MANAGER

Terrance R. Alling, Manager  
Alpine Eaglemont Holdings, LLC

~~*[Signature]*~~ ~~12-30-08~~

Tim Roberson, Owner  
C & R Construction and Development Corporation

*[Signature]* 1-2-09

TIM ROBBERSON, OWNER  
C&R CONSTRUCTION & DEV.

~~*[Signature]*~~ ~~12-30-08~~

Elise Roberson, Owner  
C & R Construction and Development Corporation

*[Signature]* 1-2-09  
ELISE C. ROBBERSON, OWNER  
C&R CONSTRUCTION & DEV.

Horizon Bank Representative (title)

Notary Public  
State of Washington  
DINA S PIOS  
My Appointment Expires Feb 18, 2012

*Dina Pios*  
1-2-09



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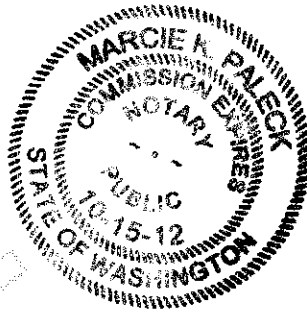
STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that TERENCE R. ALLING to me known to be the MANAGER, of ALPINE EAGLEMONT HOLDINGS, LLC the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: January 13 2009

Marcie K. Paleck

Marcie K. Paleck  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: October 15, 2012



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