



201304150174

Skagit County Auditor

4/15/2013 Page

1 of

4 12:49PM

LAND TITLE OF SKAGIT COUNTY

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX145916-S  
After Recording Return to:  
Roundy Law Offices, P.S.  
Post Office Box 1500  
Coupeville, WA 98239

APR 15 2013

Amount Paid \$  
Skagit Co. Treasurer  
By *mlm* Deputy**MEMORANDUM OF TERMINATION OF LEASE**

**Grantor:** DVF MANAGEMENT CORPORATION (formerly Draper Valley Farms, Inc., a Washington corporation (Landlord))  
**Grantee:** DRAPER VALLEY HOLDINGS LLC, a Delaware limited liability company (Tenant)  
**Legal Description:** Lot 2, SP #6-82; PTN NE 1/4 SW 1/4, 1-34-3 E W M.  
Full legal description is on page 4.  
**Assessor's Tax Parcel Number:** 340301-3-001-0108, P20957; and  
9801-000-059-0002; P85167-  
**Reference Numbers of Documents Assigned or Released:** 200709130060

This Memorandum of Termination of Lease ("Lease Termination") is made as of September 7, 2012 (the "Effective Date"), by and between DVF MANAGEMENT CORPORATION, formerly Draper Valley Farms, Inc., a Washington corporation ("Landlord") and DRAPER VALLEY HOLDINGS LLC, a Delaware limited liability company ("Tenant").

**RECITALS**

**WHEREAS**, Landlord and Tenant previously entered into that certain Lease Agreement dated as of September 6, 2007 ("Original Lease"), as amended by that certain First Amendment to Lease Agreement dated as of December 1, 2008 ("First Amendment") (collectively, the "*Lease*"), whereby Landlord leased to Tenant, and Tenant accepted and leased from Landlord those certain premises (as defined in the Original Lease) located at 17413 State Route 20, Burlington, Washington 98233 and more particularly described in **Exhibit A** attached hereto ("Premises").

**WHEREAS**, Tenant exercised its option to terminate the Lease effective on September 7, 2012, by written notice to Landlord dated August 24, 2010 and delivered to Landlord in accordance with Section 3(b) of the Original Lease.

**WHEREAS**, Landlord and Tenant wish to confirm that (1): Tenant has vacated the Premises and delivered the keys to the Premises to Landlord, and (2) the Lease terminated on September 7, 2012, by executing this Memorandum of Termination of Lease for recording with the recording official of Skagit County Washington.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. **Recitals and Capitalized Terms.** The Recitals set forth above are hereby incorporated into the body of this Lease Termination and the capitalized terms used but not defined herein shall have the same meaning as are ascribed to those terms in the Lease.

2. **Termination of Lease.** The Lease terminated on September 7, 2012 and the Landlord is authorized and directed to present the fully executed original of this Lease Termination to the recording official of Skagit County Washington for recording.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first written above.

**LANDLORD:**

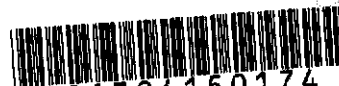
DVF MANAGEMENT CORPORATION  
(formerly Draper Valley Farms, Inc.),  
a Washington corporation

By: James Koplowitz  
Name: JAMES KOPLOWITZ  
Its: Manager

**TENANT:**

DRAPER VALLEY HOLDINGS LLC,  
a Delaware limited liability company

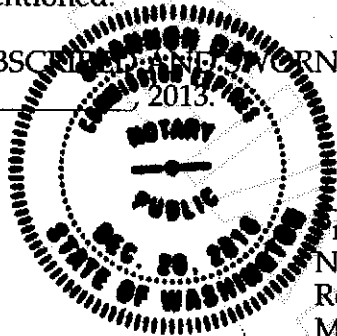
By: Mike Leventini  
Name: Mike Leventini  
Its: Manager



STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF ~~SKAGIT~~ Whatcom

I certify that I know or have satisfactory evidence that James  
Koplowitz 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 the  
President of DVF MANAGEMENT CORPORATION, to be the  
free and voluntary act and deed of the corporation, for the uses and purposes  
therein mentioned.

SUBSCRIBED AND SWORN to before me on this 2nd day of  
April, 2013.



Shannon Day  
Print Name: Shannon Day  
Notary Public for the State of Washington  
Residing at: Bellingham  
My Commission Expires: 12-29-16

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that MICHAEL  
LEVENTINI is the person who appeared before me, and said  
person acknowledged that he/she signed this instrument, on oath stated that  
he/she was authorized to execute the instrument and acknowledged it as the  
PRESIDENT of DRAPER VALLEY HOLDINGS LLC, to be the free  
and voluntary act and deed of the limited liability company, for the uses and  
purposes therein mentioned.

SUBSCRIBED AND SWORN to before me on this 26 day of  
MARCH, 2013.



Frances S. Soler  
Print Name: FRANCES S. SOLER  
Notary Public for the State of WASHINGTON  
Residing at: MOUNT VERNON  
My Commission Expires: 6/26/2015



## **EXHIBIT A**

### **LEGAL DESCRIPTION OF PREMISES**

#### **PARCEL "A"**

Tract 2 of Skagit County Short Plat No. 6-82, approved April 27, 1982 and recorded April 30, 1982, under Auditor's File No. 820430001 in Book 5 of Short Plats, page 185, records of Skagit County, Washington; being a portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 1, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

