



201411250099

**AFTER RECORDING MAIL TO:**

**MVSH, LLC  
10655 NE 4th Street, Suite 901  
Bellevue, WA 98004**

Skagit County Auditor

\$76.00

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**Document Title(s):** (or transactions contained herein)

**1. ASSIGNMENT OF LEASE**

**Reference Number(s) of Documents assigned or released:**

**9801200106 recorded January 20, 1998**

**Grantor(s):** (Last name first, then first name and initials)

**2. Mt. Vernon College Way, LLC,  
a Washington limited liability company**

**Grantee(s):** (Last name first, then first name and initials)

**2. MVSH, LLC, a Washington limited liability company**

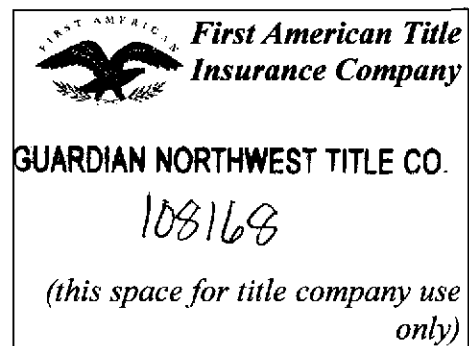
**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)

**Ptn. Of Lots 2, 2A, 2B and 3A, City of Mt. Vernon BSP MV-1-94**

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

**P107485, 8005-000-002-0001**

**I AM REQUESTING AN EMERGENCY NONSTANDARD RECORDING FOR AN ADDITIONAL FEE AS PROVIDED IN RCW 36.18.010. I UNDERSTAND THAT THE RECORDING PROCESSING REQUIREMENTS MAY COVER UP OR OTHERWISE OBSCURE SOME PART OF THE TEXT OR THE ORIGINAL DOCUMENT.**



## ASSIGNMENT OF LEASE

For good and valuable consideration, the receipt of which is hereby acknowledged, Mt. Vernon College Way, LLC, a Washington limited liability company, as successor-in interest to Mt. Vernon Office Pet Partners, Limited Partnership, as successor-in interest to 42nd/Geary Partners, L.P., a Washington limited partnership ("**Assignor**") hereby assigns, transfers and conveys to MVSH, LLC, a Washington limited liability company ("**Assignee**") an undivided twenty percent (20%) right, title and interest in and to that certain lease dated June 26, 1997, as modified by the Commencement Date Letter dated January 5, 1998, the Assignment of Lease dated July 1, 1998, the Option Exercise Letter dated July 25, 2007 and the Option Exercise Letter dated July 10, 2012, by and between Assignor as Lessor and Petco Animal Supplies, Inc. as Lessee (collectively, the "**Lease**"), as disclosed in the Memorandum of Lease recorded as document number 9801200106 on January 20, 1998, for that certain real property commonly known as 201B East College Way located in the City of Mt. Vernon, County of Skagit, State of Washington and legally described in **Exhibit A** attached hereto (the "**Property**").

Assignor represents and warrants to Assignee that (i) all right, title and interests in and to the Lease are wholly vested in Assignor, and (ii) Assignor has full right, power and authority to assign the Lease to Assignee.

In consideration of the foregoing, Assignee hereby accepts assignment of the Lease as noted above and expressly assumes and agrees to keep, perform and fulfill all the terms, conditions, and obligations required to be kept, performed and fulfilled by Assignor as the Lessor under the Lease during the remaining term thereof.

This assignment and each of its provisions shall inure to the benefit of and be binding upon the respective heirs, legal representatives, executors, beneficiaries, trustees, trustors, officers, directors, shareholders, partners, successors and assigns of the parties hereto.

[signatures on next page]

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 25 2014

Amount Paid \$  
Skagit Co. Treasurer  
By *nam* Deputy



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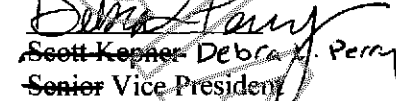
The assignment is effective on the 14<sup>th</sup> day of November, 2014.

**ASSIGNOR:**

**Mt. Vernon College Way, LLC,**  
a Washington limited liability company

By: Delaware Retail Control, LLC,  
a Delaware limited liability company,  
its manager

By: VPI 2004, Inc.,  
a California corporation,  
its manager

By:   
~~Scott Kepner~~ Debra L. Perry  
Senior Vice President

**ASSIGNEE:**

**MVSH, LLC,**  
a Washington limited liability company

By:   
Steve Hansen, Sole Member



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State of California      §  
   §  
County of San Mateo      §

On November 19, 2014 before me, Dona Gomez, Notary Public, personally appeared Debra L. Perry who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



State of Washington    )  
   ) ss.  
County of King         )

On 11-14-14, before me, Genevieve Gallacher, personally appeared Stephen J. Hansen, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.



Name (printed): Genevieve Gallacher  
NOTARY PUBLIC in and for the State of WA  
Residing at Renton, WA  
My commission expires 4-29-16



**EXHIBIT A  
LEGAL DESCRIPTION**

THE LAND REFERRED TO IN THIS REPORT/POLICY IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF SKAGIT, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

LOTS 2 AND 2A, CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-94 BSP, APPROVED MAY 31, 1994, AND RECORDED MAY 31, 1994, IN VOLUME 11 OF SHORT PLATS, PAGE 77, UNDER AUDITOR'S FILE NO. 9405310129, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M..

TOGETHER WITH THAT PORTION OF LOT 3A, SAID BINDING SITE PLAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3A; THENCE WEST, 504.00 FEET ALONG THE SOUTH LINE THEREOF TO THE WESTERLY LINE OF SAID LOT 3A; THENCE NORTH 09°48'40" WEST, 36.04 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 89°50'52" EAST, 207.04 FEET; THENCE SOUTH 00°09'08" WEST, 5.00 FEET; THENCE SOUTH 89°50'52" EAST, 214.76 FEET; THENCE NORTH 00°09'08" EAST, 40.35 FEET; THENCE NORTH 89°56'35" EAST, 87.76 FEET TO THE EAST LINE OF SAID LOT 3A; THENCE SOUTH 00°24'07" EAST, 69.83 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF LOT 2B OF SAID MOUNT VERNON BINDING SITE PLAN NO. MV-1-94BSP.

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2B; THENCE SOUTH 00°00'00" WEST, 4.72 FEET; THENCE NORTH 90°00'00" EAST, 129.04 FEET; THENCE NORTH 00°00'00" WEST, 4.72 FEET; THENCE SOUTH 90°00'00" EAST, 129.04 TO THE POINT OF BEGINNING.

AND TOGETHER WITH THAT PORTION OF LOT 2B, MOUNT VERNON BINDING SITE PLAN NO. MV1-94 BSP, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2B; THENCE NORTH 90°00'00" WEST 0.54 FEET; THENCE NORTH 0°00'00" EAST 149.92 FEET; THENCE SOUTH 90°00'00" EAST 0.54 FEET TO THE EAST LINE OF SAID LOT 2B; THENCE SOUTH 0°00'00" EAST 149.92 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION OF SAID LOT 2 AND 2A DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2B OF MOUNT VERNON BINDING SITE PLAN NO. MV-1-94BSP; THENCE NORTH 00°20'56" WEST, 25.08 FEET; THENCE SOUTH 90°00'00" EAST, 93.06 FEET; THENCE SOUTH 00°00'00" WEST, 25.08 FEET; THENCE NORTH 90°00'00" WEST, 92.91 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PORTION OF LOT 2 AND OF LOT 2B, MOUNT VERNON BINDING SITE PLAN NO. MV1-94 BSP, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2B; THENCE NORTH 90°00'00" EAST 92.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 0°00'00" EAST 8.49 FEET; THENCE NORTH 90°00'00" EAST 128.5 FEET; THENCE SOUTH 0°00'00" EAST 13.21 FEET; THENCE NORTH 90°00'00" WEST 128.5 FEET; THENCE NORTH 0°00'00" EAST 4.72 FEET TO THE POINT OF BEGINNING.



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