

RECORDER'S USE ONLY

09/05/2014 02:05:31 PM

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\$76.00 Page: 1 of 5
Memorandum DEPT PUBLIC WORKS-KITTITAS CO
Kittitas County Auditor



TREASURER'S USE ONLY

REVIEWED BY: AmFadden
DEPUTY, KITTITAS COUNTY TREASURER

DATE: 9/5/14

STANDS BEFORE ME, Candi Leader
REPRESENTING Public Works
STATING THAT NO CONSIDERATION
IS BEING PAID.

Return To:

Kittitas County Department of Public Works
411 North Ruby Street, Suite 1
Ellensburg, WA 98926
Attention: Candi Leader

Kittitas County Auditor/Recorder's Indexing Form

Please Print Or Type All Information in Black Ink

A. Document Titles (or transactions contained therein):

1 Memorandum of Lease
2 _____

B. Grantor (last name, first name, middle initial):

1 Kittitas County
2 _____

Additional grantors on page _____ of document.

C. Grantee (last name, first name, middle initial):

1 Carrera Hangars Bowers Field LP
2 _____

Additional grantees on page _____ of document.

D. Legal description (lot, block, plat or section, township, range):

Lot H-20A on Kittitas County Airport Amended
Additional legal description on page 4 of document. Binding Site Plan

E. Assessor's property tax parcel/account number(s):

957121 & 958157

BS-10-00001

F. Reference numbers of documents assigned or released:

n/a

Additional references on page _____ of document.

The auditor or recording officer will rely on the information provided on this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.

_____ 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 of the original document

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE (this "Memorandum") is made and entered into this 2nd day of September, 2014 by and between **KITTITAS COUNTY**, a municipal corporation of the State of Washington, hereinafter referred to as **LESSOR**, and **CARRERA HANGARS BOWERS FIELD LP**, a limited partnership formed in the State of Washington, hereinafter referred to as **LESSEE**.

WHEREAS:

- A. On June 1, 2010 the Lessor and Carrera Hangars LP executed a lease (the "Original Lease") of certain property (the "Property") being a part of the Kittitas County Airport (also known as Bowers Field);
- B. By an Addendum to Lease dated June 7, 2011 the Original Lease was amended to expand the Property from 19,800 square feet to 27,007.20 square feet, and to adjust the rental rate accordingly, with the Property now being legally described on Exhibit A attached hereto;
- C. By a Lease Assignment and Assumption Agreement dated May 1, 2011, consented to by the Lessor pursuant to a Consent to Assignment of Lease dated June 7, 2011, Carrera Hangars LP assigned the Original Lease as amended by the Addendum to the Lessee,
- D. By an Amendment to Lease dated September 2nd, 2014 the Original Lease was further amended (hereinafter the Original Lease as amended by the Addendum and the Amendment to Lease is referred to as the "Lease"); and
- E. The parties now desire to execute and record this Memorandum as a notice of the Lease.

FOR AND IN CONSIDERATION of the mutual covenants hereinafter contained, the parties agree as follows:

- 1. Term of Lease. The Lease is for a term of forty (40) years, commencing June 1, 2010.
- 2. Record Notice. The Lessor and Lessee intend to and will record this Memorandum as a notice of the existence of the Lease, and do hereby declare that Property is subject to all of the applicable terms, covenants and provisions in the Lease.

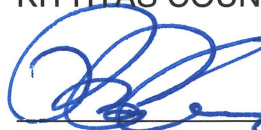
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IN WITNESS WHEREOF the parties hereto have executed this Memorandum on the 2nd day of September, 2014.



LESSOR:

BOARD OF COUNTY COMMISSIONERS
KITITAS COUNTY, WASHINGTON


Paul Jewell


Gary Berndt

Absent
Obie O'Brien

LESSEE:

CARRERA HANGARS BOWERS FIELD
LP, by its General Partner, CARRERA
PACIFIC CORPORATION

Per: 
Chrislana Gregory, Director &
Vice-President

Address: 20288 Mountain View Rd NE
Duvall, WA 98019

EXHIBIT A
Legal Description of Property

All that certain real property situated in the County of Kittitas, State of Washington, being described as follows:

Lot H-20A, as shown on Kittitas County Airport Amended Binding Site Plan 85-10-00001, recorded 6/28/2010 in Book 11, Page 249-255, receiving number 201006280055, Kittitas County Records.

Together With: a parcel of land described as follows:

True Point of Beginning at the southwest corner of said hereinabove described Lot H-20A,

Thence South 87°47'26"West 120.00 feet,

Thence North 02°12'34"West 60.00 feet,

Thence North 87°47'26"East 120.00 feet,

Thence South 02°12'34"East 60.00 feet,

To the True Point of Beginning.

STATE OF WASHINGTON)
) ss:
COUNTY OF KITTITAS)

On this 2nd day of September, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared PAUL JEWELL, Commissioner, GARY BERNDT, Commissioner, and OBIE O'BRIEN, Commissioner, known to me to be the County Commissioners of Kittitas County, and acknowledged the within and foregoing instrument to be the free and voluntary act and deed of the said Kittitas County, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument and that the seal affixed (if any) is the seal of the said Board.

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

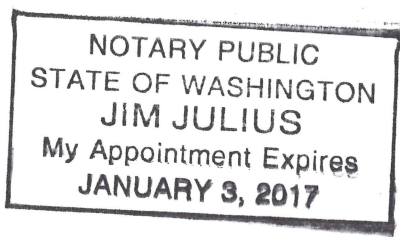


Julie Kjorsvik
NOTARY PUBLIC in and for the State of
Washington, residing at Ellensburg
My commission expires: 2-19-18
Printed Name: Julie Kjorsvik

STATE OF WASHINGTON)
) ss:
COUNTY OF KITTITAS)

On this day personally appeared before me CHRISLANA GREGORY, the Director and Vice-President of **CARRERA PACIFIC CORPORATION**, a Washington corporation, to me known to be the individual described in and who was authorized to execute the within and foregoing instrument on behalf of said corporation as general partner of CARRERA HANGARS BOWERS FIELD LP, and acknowledged that she signed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of August, 2014.



Jim Julius
NOTARY PUBLIC in and for the State of
Washington, residing at Poult Spaworth
My commission expires: 01-03-2017
Printed Name: Jim Julius