

Island Title Company

P. O. BOX 1226

ANACORTES, WA. 98221

WHEN RECORDED, RETURN TO:

Fidalgo Marina Partnership

Attn: Jerald D. Hansen

3101 "V" Place

Anacortes, WA 98221

JERRY MONTUREL
SKAGIT COUNTY

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAR 2 1994

'94 MAR -2 MID 51

RECORDED FILED

Amount Paid \$
By: Skagit County Treasurer
Deputy

ACCOMMODATION RECORDING

SA-13439

9403020054

Marina Slip No. 31

MEMORANDUM OF MARINA SLIP SUBLEASE
FIDALGO MARINA

THIS MEMORANDUM OF MARINA SLIP SUBLEASE ("Memorandum") by and between FIDALGO MARINA PARTNERSHIP, a Washington general partnership ("Lessor"), and the DOANE FAMILY LIMITED PARTNERSHIP, A Washington limited partnership, ("Lessee"), is made as of the 2nd day of March, 1994.

RECITALS

A. Lessor and Lessee have entered into a Marina Slip Sublease (the "Marina Slip Sublease") of even date herewith, which relates to Marina Slip No. 31, within the leased harbor area described on Exhibit A attached hereto and incorporated herein by this reference, located in Fidalgo Bay, Skagit County, Washington (the "Harbor Area"). Said Marina Slip is established by the Fidalgo Marina, a drawing of which is attached hereto as Exhibit B and incorporated herein by this reference.

B. The Marina Slip Sublease is a sublease of certain of Lessor's rights in the Harbor Area established under a Lease dated May 6, 1990, by and between the City of Anacortes, as lessor, and Development Ventures, Inc. ("DVI"), as lessee, as amended (the "City Lease"). The lessee's interest under the City Lease was assigned to and assumed by Lessor pursuant to an Assignment and Assumption Agreement, dated as of July 31, 1992, between DVI and Lessor and recorded under Skagit County Recording No. 9207310172. The City Lease expires September 30, 2016.

C. The City of Anacortes, as lessee, is leasing the Harbor Area and other adjacent harbor areas from the State of Washington Department of Natural Resources (the "DNR") under Harbor Area Lease No. 22-002664 dated August 18, 1987 (the "DNR Lease"). The DNR Lease expires October 1, 2016.

D. Lessor and Lessee have agreed to execute and record this Memorandum in order to give record notice of the Marina Slip Sublease. Capitalized terms used herein and not defined in this Memorandum shall have the meanings ascribed to them in the Marina Slip Sublease.

AGREEMENT

Now, therefore, Lessor and Lessee agree as follows:

1. Term. The term of the Marina Slip Sublease commences on 3-2-94 and, unless sooner terminated as provided in the Marina Slip Sublease, continues until September 29, 2016, all as further described in the Marina Slip Sublease; provided, the term of the Marina Slip Sublease shall be

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EX 1303 PG 0337

UNOFFICIAL DOCUMENT

automatically extended at such time that the City of Anacortes re-releases the Harbor Area from the DNR as described in the Marina Slip Sublease.

2. **Marina Slip.** Under the Marina Slip Sublease, Lessor leases to Lessee Marina Slip No. 31 of the Fidalgo Marina located within the Harbor Area, and grants Lessee a nonexclusive irrevocable license to enter upon Marina Common Areas and certain other areas within the Harbor Area, as further described in the Marina Slip Sublease.

3. **Tenancy-in-Common Agreement; Restrictions on Use.** Lessee owns an undivided percentage interest in the Marina Improvements as a tenant-in-common. To the extent the Marina Slip Sublease in conjunction with the other mirror-image subleases of Marina Slips establish rights, obligations and restrictions with respect to the use of the Marina Improvements, it serves as a form of tenancy-in-common agreement among the owners of the Marina Improvements. The Marina Slip Sublease contains certain restrictions upon Lessee's use of the Harbor Area and Fidalgo Marina, as further described in the Marina Slip Sublease.

4. **Retained Rights; Assumption by Association.** Under the Marina Slip Sublease, Lessor retains certain rights of access, use, management and control with regard to the Harbor Area and Fidalgo Marina, as further described in the Marina Slip Sublease. If Lessor assigns its interest under the City Lease to the Fidalgo Marina Owners Association (the "Association"), or turns over the operation and management of the Harbor Area and Fidalgo Marina to the Association, the Association will be responsible for the obligations of the Lessor under the Marina Slip Sublease and for the obligations of the lessee under the City Lease, and Lessee will look solely to the Association to perform such obligations.

5. **Assignment.** Lessee's right to assign its interest under the Marina Slip Sublease is limited. Lessee's rights under the Marina Slip Sublease may not be assigned or transferred separate and apart from Lessee's conveyance of its ownership interest in the Fidalgo Marina Condominium (located on uplands adjacent to the Harbor Area) and its undivided percentage interest in the Fidalgo Marina Improvements.

6. **Miscellaneous.** This Memorandum is prepared for the purpose of giving record notice of the Marina Slip Sublease. It shall not constitute an amendment or modification of the Marina Slip Sublease and in the event of any conflict between this Memorandum and the Marina Slip Sublease, the Marina Slip Sublease shall control. This Memorandum may be executed in counterparts for

the convenience of the parties, which counterparts may be assembled and when assembled shall have the effect of a single document.

Dated as of the day first written above.

LESSOR:

FIDALGO MARINA PARTNERSHIP, a Washington
general partnership

By Development Ventures, Inc., Its
General Partner



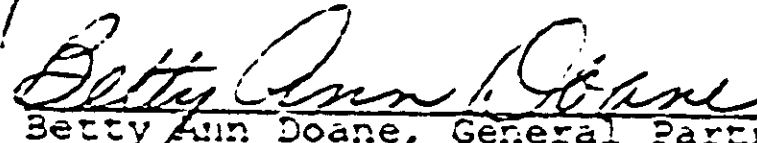
Gerald D. Hansen, President

LESSEE:

THE DOANE FAMILY LIMITED PARTNERSHIP



Norman W. Doane, General Partner



Betty Ann Doane, General Partner

LIST OF EXHIBITS:

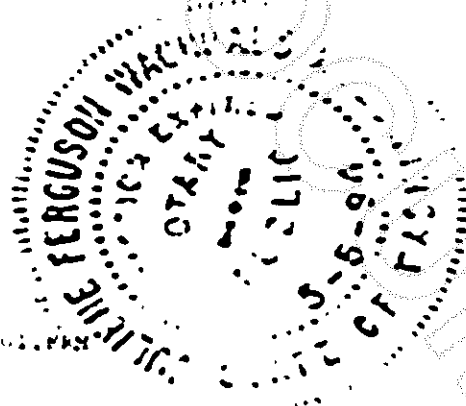
Exhibit A - Harbor Area
Exhibit B - Drawing of Fidalgo Marina

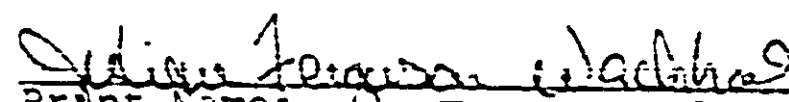
STATE OF WASHINGTON)

COUNTY OF KING)

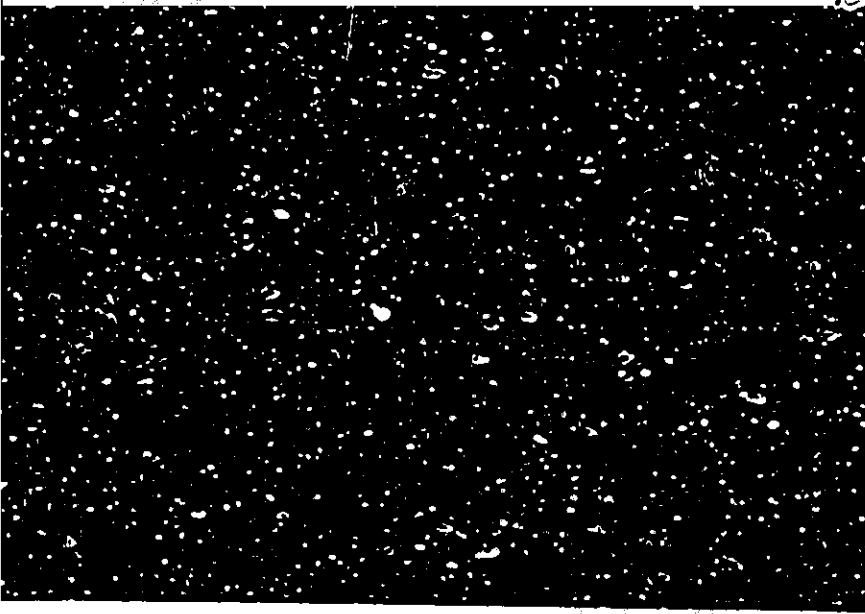
ss.

On this 4th day of February, 1991, before me, a Notary Public in and for the State of Washington, personally appeared JERALD D. HANSEN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who signed the instrument; on oath stated that he was authorized to execute this instrument as the President of DEVELOPMENT VENTURES, INC., the corporation that executed the instrument; 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 was duly elected, qualified, and acting as said officer of the corporation; that said corporation is the general partner of FIDALGO MARINA PARTNERSHIP, a Washington general partnership; that said corporation was authorized to execute the said instrument on behalf of said partnership; and that said instrument was the free and voluntary act and deed of said partnership for the uses and purposes therein mentioned.




Print Name: Ferguson W. Schuchert
NOTARY PUBLIC in and for the State of
Washington, residing at 5500 1st Ave N
My appointment expires 5-5-94

FILED IN 1991 FEB 11 AM 10:00
NOTARY PUBLIC STATE OF WASHINGTON



STATE OF WASHINGTON
COUNTY OF KING

88

ON THE 24th DAY OF February, 1994 BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC,
PERSONALLY APPEARED NORMAN W. DOANE AND BETTY ANN DOANE TO ME KNOWN TO BE THE GENERAL
PARTNER(S) OF THE DOANE FAMILY LIMITED PARTNERSHIP AND ACKNOWLEDGED THE SAID INSTRUMENT TO
BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID GENERAL PARTNER(S) FOR THE USES AND PURPOSES
THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE SAID
INSTRUMENT ON BEHALF OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR FIRST ABOVE WRITTEN.

MARIE J. TOLWA
PRINTED NAME: MARIE J. TOLWA
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle
MY COMMISSION EXPIRES ON 1-10-95.

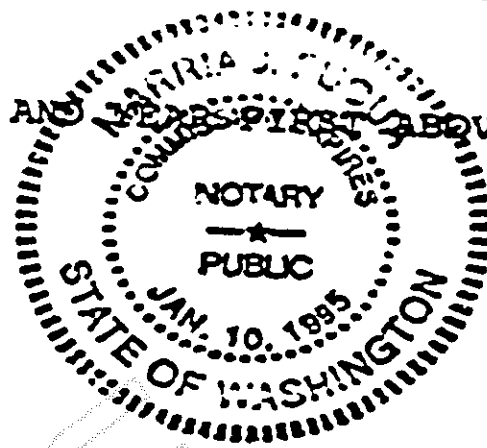


EXHIBIT A

HARBOR AREA LEGAL DESCRIPTION

FIDALGO MARINA PHASE I
DNR Harbor Area Sublease Legal Description

Revised March 17, 1992
September 17, 1991
Job No. 90-104-03

That portion of the harbor area, Plate No. 11, Tide and Shorelands of Section 30, Township 35 North, Range 2 East, Willamette Meridian, Anacortes Harbor in Skagit County, Washington, according to the official map thereof in the Office of the State Land Commissioner at Olympia, Washington described as follows:

Beginning at the meander corner common to Sections 19 and 30, Township 35 North, Range 2 East, Willamette Meridian, and the northwest corner of Tract One, Plate No. 11, Tide and Shorelands of Section 30, Township 35 North, Range 2 East, Willamette Meridian, Anacortes Harbor, from which the northwest corner of Section 30 bears North 89°56'05" West 2191.12 feet distant per the Plat of Anacortes Industrial Park Addition as recorded in Volume 10 of Plats, pages 19, 20 and 21, records of Skagit County, Washington; thence South 89°56'05" East along the north line of said Tract One, Plate No. 11, a distance of 606.30 feet to the inner harbor line on the east boundary of said Tract One; thence South 30°20'05" East along the inner harbor line, a distance of 1139.43 feet to the True Point of Beginning of the herein described parcel; thence North 83°49'22" East 250.00 feet; thence North 06°10'38" West 85.00 feet; thence South 83°49'22" West 185.00 feet; thence North 06°10'38" West 48.62 feet; thence North 46°49'22" East 78.03 feet; thence North 12°29'49" East 153.84 feet; thence North 06°10'38" West 603.40 feet; thence North 51°51'37" West 63.83 feet to a point of intersection on the easterly prolongation of the north line of said Tract One, Plate No. 11 from which the northeast corner of said Tract One, Plate No. 11 bears North 89°56'05" West 600.78 feet distant; thence North 89°56'05" West along said easterly prolongation a distance of 43.37 feet; thence South 53°39'33" West 129.76 feet; thence South 03°17'16" West 91.43 feet; thence South 00°31'22" East 111.54 feet; thence South 06°10'38" East 376.62 feet to a point of intersection on the easterly prolongation of the north line of Tract A of survey recorded in Volume 10 of Surveys, pages 29 and 30, records of Skagit County, Washington; thence North 88°07'59" West along said easterly prolongation 108.14 feet to the inner harbor line; thence South 30°20'05" East along the inner harbor line 384.86 feet to the True Point of Beginning.

Containing 215,858 square feet
or 4.9554 acres more or less

PREPARED BY TRIAD ASSOCIATES

WRITTEN: LEC

CHECKED: WVS

COMPARED: JH/VH

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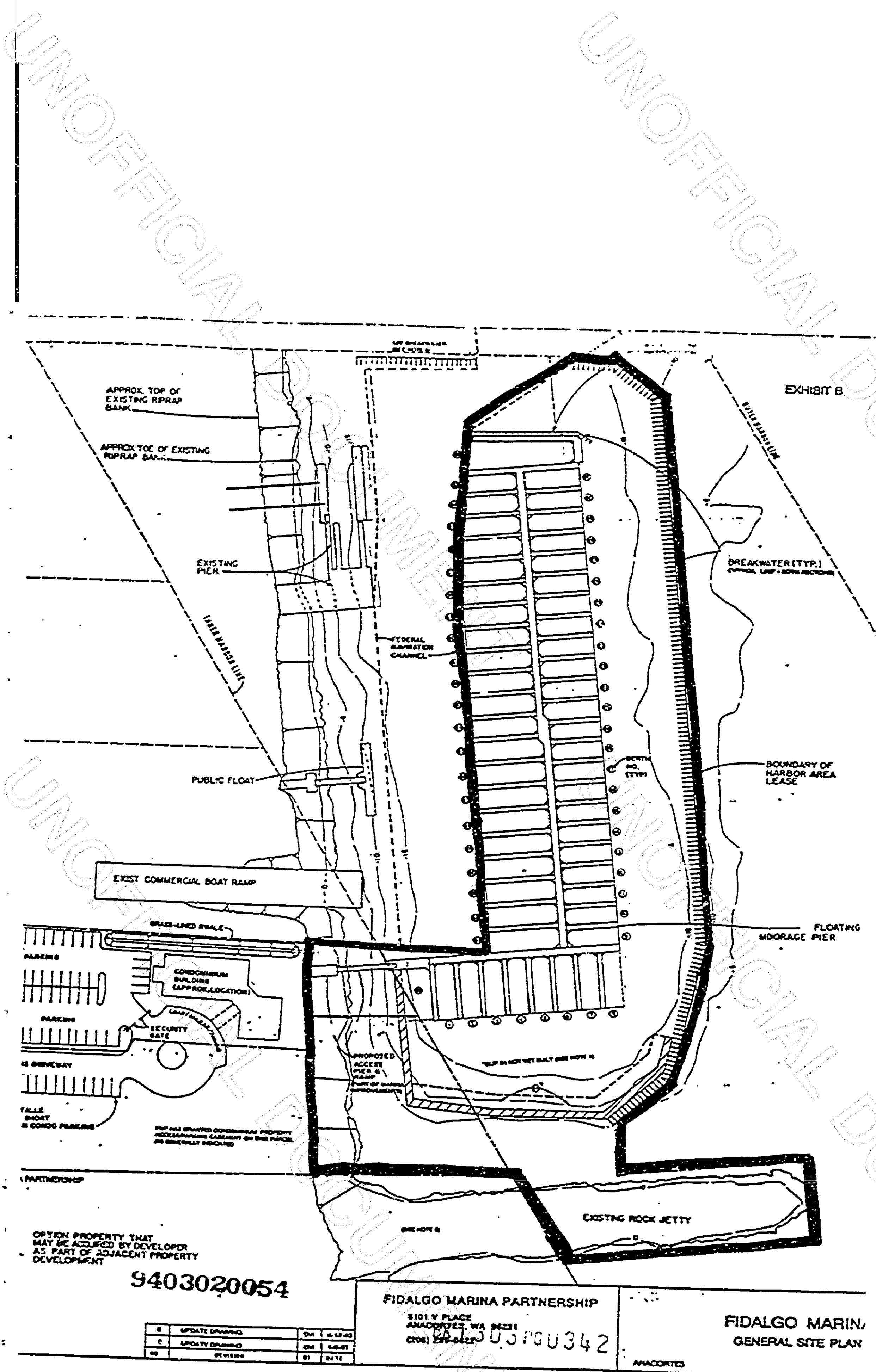


EXHIBIT B

APPROX. TOP OF
EXISTING RIPRAP
BANK

APPROX. TOE OF EXISTING
RIPRAP BANK

EXISTING
PIER

PUBLIC FLOAT

EXIST COMMERCIAL BOAT RAMP

GRASS-LAND STRIP

CONDOMINIUM
BUILDING
(APPROX. LOCATION)

SECURITY
GATE

PROPOSED
ACCESS
PIER &
RAMP

BREAKWATER (TYP.)
(TYPICAL LAMP - BOTH SECTIONS)

BOUNDARY OF
HARBOR AREA
LEASE

FLOATING
MOORAGE PIER

EXISTING ROCK JETTY

OPTION PROPERTY THAT
MAY BE ACQUIRED BY DEVELOPER
AS PART OF ADJACENT PROPERTY
DEVELOPMENT

9403020054

FIDALGO MARINA PARTNERSHIP

8101 Y PLACE
ANACORTES, WA 98001
(206) 290-0422

FIDALGO MARINA
GENERAL SITE PLAN

2	UPDATE DRAWING	DA	4-12-83
3	UPDATE DRAWING	DA	4-8-83
00	DEVELOP	01	04-11

ANACORTES