

**REAL ESTATE EXCISE TAX AFFIDAVIT**

PLEASE TYPE OR PRINT

CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

**THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED**

(See back of last page for instructions)

Check box if partial sale, indicate % sold.

List percentage of ownership acquired next to each name.

SELLER GRANTOR	1 Name <u>City of Seattle, Department of Finance and Administrative Services</u>	BUYER GRANTEE	2 Name <u>BOSA Development US LLC, a California limited liability company</u> * Attn: Richard Weir
	Mailing Address <u>701 5th Avenue, Suite 5200</u>		Mailing Address * <u>1300 - 2025 Willingdon Avenue</u>
	City/State/Zip <u>Seattle, WA 98124</u>		City/State/Zip <u>Burnaby, BC Canada 45C 0J3</u>
	Phone No. (including area code) _____		Phone No. (including area code) _____

3 Send all property tax correspondence to:  Same as Buyer/Grantee

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/State/Zip \_\_\_\_\_  
Phone No. (including area code) \_\_\_\_\_

List all real and personal property tax parcel account numbers - check box if personal property

094200-0855-07

List assessed value(s)

Assessed value is not available because  property is exempt

4 Street address of property: 601 Fourth Avenue, Seattle, WA

This property is located in Seattle

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

See Exhibit A attached hereto.

5 Select Land Use Code(s):

91 Undeveloped land (land only)

enter any additional codes: \_\_\_\_\_

(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?

YES  NO

6

Is this property designated as forest land per chapter 84.33 RCW?  YES  NO

Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?  YES  NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW?  YES  NO

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)  
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land  does  does not qualify for continuance.

DEPUTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)  
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

PRINT NAME \_\_\_\_\_

7 List all personal property (tangible and intangible) included in selling price.

None.

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458-61A-205(2)

Reason for exemption Governmental entity is transferor

Type of Document Bargain and Sale Deed

Date of Document \_\_\_\_\_

Gross Selling Price \$	16,000,000.00
*Personal Property (deduct) \$	
Exemption Claimed (deduct) \$	16,000,000.00
Taxable Selling Price \$	0.00
Excise Tax : State \$	0.00
<u>0.0050</u> Local \$	0.00
*Delinquent Interest: State \$	
Local \$	
*Delinquent Penalty \$	
Subtotal \$	0.00
*State Technology Fee \$	5.00
*Affidavit Processing Fee \$	0.00
Total Due \$	10.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX  
\*SEE INSTRUCTIONS

20 JAN 30 PM 4: 13  
 FILED  
 CITY CLERK  
 CITY OF SEATTLE

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Grantor or Grantor's Agent Christopher Potter

Name (print) Christopher Potter

Date & city of signing: 12/12/19

Signature of Grantee or Grantee's Agent \_\_\_\_\_

Name (print) \_\_\_\_\_

Date & city of signing: \_\_\_\_\_

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).



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Form sections 1 and 2: Seller/Grantor (City of Seattle, Department of Finance and Administrative Services) and Buyer/Grantee (BOSA Development US LLC, a California limited liability company). Includes mailing addresses, phone numbers, and property tax parcel account information.

Form sections 3 and 4: Property address (601 Fourth Avenue, Seattle, WA), location (Seattle), and legal description. Includes a checkbox for segregated parcels and a reference to Exhibit A.

Form section 5: Land Use Code selection (91 - Undeveloped land) and exemption questions regarding property tax deferrals.

Form section 6: Continuation of use questions regarding forest land, current use, and special valuation.

Form section 7: Notice of Continuation (Forest Land or Current Use) and Notice of Compliance (Historic Property) instructions.

Form section 7: Signature lines for Deputy Assessor, New Owner(s), and Owner(s).

Form section 7: Personal property inclusion, exemption reasons, and tax calculation table showing Gross Selling Price, Exemption, and Total Due of \$10.00.

Form section 8: Certification statement and signature lines for Grantor/Grantor's Agent and Grantee/Grantee's Agent (Richard Weir, dated Dec 13 2019).

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

## EXHIBIT A

### Legal Description

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 32, Addition to the Town of Seattle as laid out on the claims of C. D. Boren and A. A. Denny and H. L. Yesler (commonly known as C. D. Boren's Addition to the City of Seattle), according to the plat thereof recorded in Volume 1 of plats, page 25, in King County, Washington;

Together with the vacated alley in said Block adjoining said Lots;

Except the southwesterly 9 feet of Lots 1, 4, 5 and 8, condemned in King County Superior Court Cause Number 54135 for the widening of Third Avenue, as provided by Ordinance Number 14345 of the City of Seattle; and

Except the northeasterly 9 feet of Lots 2, 3, 6 and 7, condemned in King County Superior Court Cause Number 50320 for the widening of Fourth Avenue, as provided by Ordinance Number 13074 of the City of Seattle.