



REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt when stamped by cashier.

PLEASE TYPE OR PRINT

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 of property

If multiple owners, list percentage of ownership next to name.

1 Name ASN Newport Crossing LLC
Mailing Address 9200 E Panorama Circle
City/State/Zip Englewood, CO 80112
Phone No. (including area code) (303) 708-5959
2 Name PPC Newport LLC
Mailing Address 1700 Seventh Ave, Suite 2100
City/State/Zip Seattle, WA 98101
Phone No. (including area code) (206) 357-8444

3 Send all property tax correspondence to: [X] 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
282405-9026
LC 1873
List assessed value(s)

4 Street address of property
This property is located in King County
Check box if any of the listed parcels are being segregated from a larger parcel
Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
See attached.

5 Enter Abstract Use Categories: Residential, multiple 10 + Units (Apts); 2
(See back of last page for instructions)
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? YES NO [X]
Seller's Exempt Reg. No.

6 Is this property designated as forest land per chapter 84.33 RCW? YES NO [X]
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? YES NO [X]
Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO [X]
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...
Barcode
E2256923
12/21/2006 14:18
KING COUNTY, WA
TAX SALE \$552,695.00
\$31,050,000.00 PAGE001 OF 001

7 List all personal property (tangible and intangible) included in selling price.
If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection)
Reason for exemption
Type of Document Special Warranty Deed
Date of Document December 19, 2006
Gross Selling Price \$ 31,250,000.00
*Personal Property (deduct) \$ 200,000.00
Exemption Claimed (deduct) \$ 0.00
Taxable Selling Price \$ 31,050,000.00
Excise Tax: State \$ 397,440.00
0.0050 Local \$ 155,250.00
*Delinquent Interest: State \$
Local \$
*Delinquent Penalty \$
Subtotal \$ 552,690.00
*State Technology Fee \$ 5.00
*Affidavit Processing Fee \$
Total Due \$ 552,695.00

PRINT NAME

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.
Signature of Grantor or Grantor's Agent [Signature]
Name (print) Mark Peppercorn
Date & city of signing:
Signature of Grantee or Grantee's Agent [Signature]
Name (print) see attached
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)).

CTI 1218948-6



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(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name

Form section 1: SELLER GRANTOR and BUYER GRANTEE information including Name, Mailing Address, City/State/Zip, and Phone No.

Form section 2: Send all property tax correspondence to: [X] Same as Buyer/Grantee. List all real and personal property tax parcel account numbers - check box if personal property. List assessed value(s).

Form section 3: Street address of property. This property is located in King County. Check box if any of the listed parcels are being segregated from a larger parcel. Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit) See attached.

Form section 4: Enter Abstract Use Categories: Residential, multiple 10 + Units (Apts) - 2. List all personal property (tangible and intangible) included in selling price.

Form section 5: Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)? Seller's Exempt Reg. No. If claiming an exemption, list WAC number and reason for exemption: WAC No. (Section/Subsection) Reason for exemption

Form section 6: Is this property designated as forest land per chapter 84.33 RCW? Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34? Is this property receiving special valuation as historical property per chapter 84.26 RCW? Type of Document: Special Warranty Deed Date of Document: December 19, 2006

Form section 7: Financial summary table including Gross Selling Price (\$31,250,000.00), Personal Property (deduct) (\$200,000.00), Exemption Claimed (deduct) (\$0.00), Taxable Selling Price (\$31,050,000.00), Excise Tax: State (\$397,440.00), Local (\$155,250.00), Delinquent Interest: State, Local, Delinquent Penalty, Subtotal (\$552,690.00), State Technology Fee (\$5.00), Affidavit Processing Fee, Total Due (\$552,695.00). A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX *SEE INSTRUCTIONS

Form section 8: (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. (2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY) NEW OWNER(S): To continue special valuation as historic property, sign (3) below. (3) OWNER(S) SIGNATURE PRINT NAME

Form section 9: I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. Signature of Grantor or Grantor's Agent: see attached Name (print): Date & city of signing: Signature of Grantee or Grantee's Agent: Michel P. Hudagnein Name (print): Michel P. Hudagnein Date & city of signing: 12-18-06 San Mateo, CA

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)).

Handwritten vertical text: CTS 1218948-6

CHICAGO TITLE INSURANCE COMPANY

Order No.: 001218948

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 645.52 FEET SOUTH AND 574 FEET WEST OF THE EAST QUARTER CORNER OF SAID SECTION;
THENCE NORTH 01°20'13" EAST PARALLEL WITH THE EAST LINE OF SAID SECTION 250 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°02'28" WEST TO THE EASTERLY MARGIN OF 129TH AVENUE SOUTHEAST; THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN TO A POINT ON THE SOUTH LINE OF THE NORTH 750.80 FEET OF SAID SOUTHEAST QUARTER;
THENCE EASTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF THE WEST 308.94 FEET OF THE EAST 574 FEET OF SAID SOUTHEAST QUARTER;
THENCE NORTH ALONG SAID EAST LINE TO A POINT BEARING SOUTH 88°02'28" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°02'28" WEST TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF, IF ANY, LYING NORTHEASTERLY OF THE SOUTHWESTERLY MARGIN OF COAL CREEK LAKE BOREN ROAD REVISION AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 619451;

PARCEL 2:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF THE EASTERLY MARGIN OF 129TH AVENUE SOUTHEAST AS CONVEYED BY DEEDS RECORDED UNDER RECORDING NUMBERS 6067226 AND 6045546;

EXCEPT THE EAST 574 FEET THEREOF; AND

EXCEPT THE SOUTH 330 FEET THEREOF; AND

EXCEPT THE NORTH 750.80 FEET THEREOF; AND

EXCEPT THAT PORTION THEREOF LYING WITHIN THAT CERTAIN PROPERTY CONVEYED TO FRED E. ROBERTS BY DEED RECORDED UNDER RECORDING NUMBER 2516189;

PARCEL 3:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

CHICAGO TITLE INSURANCE COMPANY
EXHIBIT

LEGAL DESCRIPTION

Order No.:

BEGINNING AT A POINT 258.58 FEET SOUTH AND 0.71 FEET EAST OF THE EAST QUARTER CORNER OF THE ABOVE-MENTIONED SECTION 28, SAID POINT BEING ON THE EAST LINE OF SECTION 28, AND 30 FEET FROM THE CENTERLINE OF KING COUNTY ROAD NO. 869 (SOUTHEAST 72ND STREET) AND IDENTICAL WITH THE NORTHWEST CORNER OF A PARCEL HERETOFORE SOLD TO EGIL ANDERSON;
THENCE SOUTH $00^{\circ}09'04''$ EAST ALONG SAID SECTION LINE 492.22 FEET TO CORNER COMMON TO PARCELS HERETOFORE SOLD TO IVAR EDVARSEN AND JOE PEDEFERRI;
THENCE SOUTH $89^{\circ}55'37''$ WEST 265.06 FEET;
THENCE NORTH $00^{\circ}09'04''$ WEST FOR 528.67 FEET TO A POINT 30 FEET FROM THE CENTERLINE OF SAID COUNTY ROAD;
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF SAID COUNTY ROAD FOR 268 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF LYING NORTHEASTERLY OF THE SOUTHWESTERLY MARGIN OF LAKE BOREN TO COAL CREEK-NEWPORT ROAD AS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 619431.

EXLEGALC/RT