SUPERINTENDENT OF REAL ESTATE
INDIVIDUAL EXEMPTION NUMBER 57

SEATTLE REALTY ONE LLC (the “Developer”)

1. The Developer, with respect to its proposed marketing and development of an approximately 41-storey building containing approximately 342 residential condominium units and approximately two commercial condominium units, which project is known as “SPIRE” (the “Development”), and is to be situate on lands in the City of Seattle, legally described as:

LOTS 1, 2 AND 3, BLOCK X, BELL’S 6TH ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE(S) 20, RECORDS OF KING COUNTY, WASHINGTON, AND VACATED PORTION OF ALLEY AS VACATED UNDER ORDINANCE NO. 65236 AND PORTION OF WALL STREET AND DENNY WAY AS VACATED UNDER ORDINANCE NO. 91279;

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 193437 FOR WIDENING SIXTH AVENUE, AS PROVIDED UNDER CITY OF SEATTLE ORDINANCE NO. 50890;

ALSO EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF SEATTLE BY DEEDS RECORDED UNDER RECORDING NUMBERS 2848083 AND 7408080115 (AS PROVIDED UNDER CITY OF SEATTLE ORDINANCE NUMBER 104968).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

is exempt from the requirement, under section 18(1) of the Real Estate Development Marketing Act, that it promptly place any deposits it receives from a purchaser in relation to a development unit with a brokerage, lawyer, notary public or prescribed person who must hold the deposits as trustee in a trust account in a savings institution in British Columbia, on the condition that all such deposits:

(a) are promptly placed with First American Title Insurance Company (the “Title Company”);

(b) are held by the Title Company in escrow as required under the purchase and sale agreements for the units in a manner that complies with the requirements of Section 64.90.645 of the Revised Code of Washington; and

(c) are otherwise held in the manner required by, and not released except in accordance with, sections 18(2) to 18(6) of the Real Estate Development Marketing Act.

OCT 10 2019

Date

Michael Noseworthy
Superintendent of Real Estate