



Chicago Title Company of Washington

425 Commercial St, Mount Vernon, WA 98273

Phone: (360)424-1700 | FAX: (360)424-4458

FINAL BUYER'S STATEMENT

Settlement Date: December 24, 2015

Escrow Number: CT-19-620024668

Disbursement Date: December 24, 2015

Escrow Officer: Trudy Crain

Buyer: Skagit Transit System
600 County Shop Lane
Burlington, WA 98233-9772

Seller: Bay Ridge Park, LLC, a Delaware Limited Liability Company
1900 Avenue of the Stars, Suite 2475
Los Angeles, CA 90067

Property: 11784 Bay Ridge Drive
Burlington, WA 98233
PTN E/2 SE, 34-35-03 Tax/Map ID(s):

		\$ DEBIT	\$ CREDIT
FINANCIAL CONSIDERATION			
Contract sales price		5,100,000.00	
Deposit or earnest money	Skagit Transit System		25,000.00
PRORATIONS/ADJUSTMENTS			
County taxes	12/24/15 to 01/01/16 (\$27,840.80 / 184 X 8 days)	1,210.47	
TITLE & ESCROW CHARGES			
Escrow Fee	Chicago Title Company of Washington	3,038.00	
Owner's title insurance	Chicago Title Company of Washington	9,439.50	
Policies to be issued:			
Owners Policy			
Coverage: \$5,100,000.00	Premium: \$8,700.00 Version: ALTA Owner's Policy 2006		
RECORDING CHARGES			
Government recording charges	Chicago Title Company of Washington	77.00	
<hr/>			
Subtotals		5,113,764.97	25,000.00
Balance Due FROM Buyer			5,088,764.97
<hr/>			
TOTALS		5,113,764.97	5,113,764.97

I have caused or will cause the funds to be disbursed in accordance with the Statement which I have prepared.

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Chicago Title Company of Washington
Settlement Agent

THIS IS A CERTIFIED COPY OF THE ORIGINAL DOCUMENT(S) BY
CHICAGO TITLE COMPANY OF WASHINGTON

Chicago Title Company of Washington, Settlement Agent

SAVE THIS STATEMENT FOR INCOME TAX PURPOSES



Directory

Find It Here

Records

Contact

Assessor Home

Treasurer Home

Prior Searches

Clear Prior Searches

P121434

SKAGIT TRANSIT
11784 BAY RIDGE DRIVE
Burlington, WA 98233

P127387

WALLACE BAY VIEW PRO...

Select a search option below:

☐ Address ☒ Parcel # ☐ Owner Name (Last First) ☐ Road ☐ XrefID

Enter Parcel #: P121434

Clear

Help

Print

Details

Improvements

Land

Transfers

History

Taxes

Permits

Sales Comps

Details for Parcel: P121434



Jurisdiction: SKAGIT COUNTY in the BAY VIEW RIDGE UGA
Overlay: Airport Environs
Zoning Designation: Skagit County - Bayview Ridge Light Industrial

Recorded Documents Documents scanned and recorded by the Auditor's office
Excise Affidavits Document scans of excise affidavits

Parcel Number

P121434

XrefID

350334-4-004-0200

Quarter **Section** **Township** **Range**
04 34 35 03

Owner Information

SKAGIT TRANSIT
600 COUNTY SHOP LN
BURLINGTON, WA 98233

Site Address(es)

11784 BAY RIDGE DRIVE
Skagit County, WA (Jurisdiction, State)
[Zip Code Lookup](#) | [Site Address Information](#)

Map Links

[Open in iMap](#)
Assessor's Parcel Map:
[PDF](#) | [DWF](#)

2015 Values for 2016 Taxes* [Exemption](#)

Building Market Value \$3,175,800.00
Land Market Value +\$765,500.00
Total Market Value \$3,941,300.00
Assessed Value \$3,941,300.00
Taxable Value \$0.00

Sale Information

Deed Type WARRANTY DEED
Sale Date 2015-12-21
Sale Price \$0.00
Sale requires NRL disclosure ([more info](#))

2016 Property Tax Summary

2016 Taxable Value \$0.00
General Taxes \$0.00
Special Assessments/Fees +\$275.00
Total Taxes \$275.00

* Effective date of value is January 1 of the assessment year (2015)

Legal Description [Definitions](#)

ACREAGE ACCOUNT, ACRES 4.95, ALL THAT PORTION OF THE E1/2 OF THE SE1/4 DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SECTION 34; THENCE NORTH 88-20-14 WEST, ALONG THE SOUTH LINE OF SAID SECTION, 645.76 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF A 60 FOOT EASEMENT AS SHOWN ON SKAGIT COUNTY SHORT PLAT #96-0012 UNDER AF#9610110054; THENCE NORTH 1-27-22 EAST, 1,041.74 FEET; THENCE NORTH 88-20-48 WEST, 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88-20-48 WEST, 645.96 FEET TO THE WEST LINE OF THE SE1/4 OF THE SE1/4 OF SECTION 34; THENCE NORTH 1-27-22 EAST ALONG SAID LINE, 500 FEET; THENCE SOUTH 88-20-48 EAST, 395.46 FEET, MORE OR LESS; THENCE SOUTH 1-27-22 WEST, 430 FEET, MORE OR LESS; THENCE NORTH 88-20-48 EAST TO A POINT LYING NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO POINT OF BEGINNING. SURVEY AF#200404010050 ALL THAT PORTION OF THE E1/2 OF THE SE1/4 DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SECTION 34; THENCE NORTH 88-20-14 WEST, ALONG THE SOUTH LINE OF SAID SECTION, 645.76 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF A 60 FOOT EASEMENT AS SHOWN ON SKAGIT COUNTY SHORT PLAT #96-0012 UNDER AF#9610110054; THENCE NORTH 1-27-22 EAST, 1,041.74 FEET; THENCE NORTH 88-20-48 WEST, 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88-20-48 WEST, 645.96 FEET TO THE WEST LINE OF THE SE1/4 OF THE SE1/4 OF SECTION 34; THENCE NORTH 1-27-22 EAST ALONG SAID LINE, 500 FEET; THENCE SOUTH 88-20-48 EAST, 395.46 FEET, MORE OR LESS; THENCE SOUTH 1-27-22 WEST, 430 FEET, MORE OR LESS; THENCE NORTH 88-20-48 EAST TO A POINT LYING NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO POINT OF BEGINNING. SURVEY AF#200404010050

*Land Use	(510) WHOLESALE TRADE	WAC 458-53-030	
Neighborhood	(716BURL) BURLINGTON WAREHOUSE/DISTRIBUTION BUILDING		
Levy Code	1195	Fire District	F06
School District	SD100	Exemptions	County Owned
Utilities		Acres	4.95
Improvement 1 Attributes Summary			
Building Style	COMMERCIAL REAL PROPERTY		
Year Built	2004	Foundation	
Above Grade Living Area	68,452 Square Feet	Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area	68,452 Square Feet	Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			



Directory

Find It Here

Records

Contact

Select a search option below:

☐ Address ☒ Parcel # ☐ Owner Name (Last First) ☐ Road ☐ XrefID

Enter Parcel #:

Clear

Help

Print

Prior Searches

Details

Improvements

Land

Transfers

History

Taxes

Permits

Sales Comps

Details for Parcel: P121435



Jurisdiction: SKAGIT COUNTY in the BAY VIEW RIDGE UGA
Overlay: Airport Environs
Zoning Designation: Skagit County - Bayview Ridge Light Industrial

Recorded Documents Documents scanned and recorded by the Auditor's office
Excise Affidavits Document scans of excise affidavits

Parcel Number

P121435

XrefID

350334-4-001-0100

Site Address(es) _

Quarter **Section** **Township** **Range**
 04 34 35 03

Map Links

Open in iMap

Assessor's Parcel Map:

PDF | DWF

Owner Information
 SKAGIT TRANSIT
 600 COUNTY SHOP LN
 BURLINGTON, WA 98233

2015 Values for 2016 Taxes* **Exemption**

Building Market Value \$.00
 Land Market Value +\$380,400.00
 Total Market Value \$380,400.00
 Assessed Value \$380,400.00
 Taxable Value \$.00

Sale Information

Deed Type WARRANTY DEED
 Sale Date 2015-12-21
 Sale Price \$.00
 Sale requires NRL disclosure ([more info](#))

2016 Property Tax Summary

2016 Taxable Value \$.00
 General Taxes \$.00
 Special Assessments/Fees +\$125.00
 Total Taxes \$125.00

* Effective date of value is January 1 of the assessment year (2015)

Legal Description **Definitions**

ACREAGE ACCOUNT, ACRES 2.46, ALL THAT PORTION OF THE E1/2 OF THE SE1/4 DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SE CORNER OF SECTION 34; THENCE NORTH 88-20-14 WEST, ALONG THE SOUTH LINE OF SAID SECTION, 645.76 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF A 60 FOOT EASEMENT AS SHOWN ON SKAGIT COUNTY SHORT PLAT #96-0012 UNDER AF#9610110054; THENCE NORTH 1-27-22 EAST, 1,041.74 FEET; THENCE NORTH 88-20-48 WEST, 30 FEET; THENCE NORTH 1-27-22 EAST, 70 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88-20-48 WEST, 250 FEET, MORE OR LESS; THENCE NORTH 1-27-22 EAST, 430 FEET, MORE OR LESS; THENCE NORTH 88-20-48 EAST, 250 FEET, MORE OR LESS; THENCE SOUTH TO POINT OF BEGINNING. SURVEY AF#200404010050 ALL THAT PORTION OF THE E1/2 OF THE SE1/4 DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SE CORNER OF SECTION 34; THENCE NORTH 88-20-14 WEST, ALONG THE SOUTH LINE OF SAID SECTION, 645.76 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF THE CENTERLINE OF A 60 FOOT EASEMENT AS SHOWN ON SKAGIT COUNTY SHORT PLAT #96-0012 UNDER AF#9610110054; THENCE NORTH 1-27-22 EAST, 1,041.74 FEET; THENCE NORTH 88-20-48 WEST, 30 FEET; THENCE NORTH 1-27-22 EAST, 70 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 88-20-48 WEST, 250 FEET, MORE OR LESS; THENCE NORTH 1-27-22 EAST, 430 FEET, MORE OR LESS; THENCE NORTH 88-20-48 EAST, 250 FEET, MORE OR LESS; THENCE SOUTH TO POINT OF BEGINNING. SURVEY AF#200404010050

*Land Use	(510) WHOLESALE TRADE	WAC 458-53-030	
Neighborhood	(7L2BURL) BURLINGTON INDUSTRIAL LAND		
Levy Code	1195	Fire District	F06
School District	SD100	Exemptions	County Owned
Utilities		Acres	2.46
Improvement 1 Attributes Summary			
Building Style	COMMERCIAL REAL PROPERTY		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			
For additional information on individual segments see Improvements tab			

* Land Use codes are for assessment administration purposes and do not represent jurisdictional codes. Please 2019 BUILD

Details for Parcel: P134381



Jurisdiction: SKAGIT COUNTY in the BAY VIEW RIDGE UGA
Overlay: Airport Environs
Zoning Designation: Skagit County - [Bayview Ridge Light Industrial](#)

Parcel Number	XrefID	Quarter	Section	Township	Range
P134381	8073-000-003-0100	SE	34	35	03

Owner Information	Site Address(es) _	Map Links
SKAGIT TRANSIT 600 COUNTY SHOP LN BURLINGTON, WA 98233		Open in IMap Assessor's Parcel Map: PDF DWF

Current Legal Description [Abbreviation Definitions](#)
 (2.9600 ac) THE WESTERNMOST 318.65 FEET OF LOT 5C BAY RIDGE BUSINESS PARK BSP PHASE 5 [AF#200801220120](#) PREVIOUSLY A PORTION OF LOT 4C OF PHASE 4 [AF#200607280039](#).

2018 Values for 2019 Taxes* Exemption	Sale Information	2019 Property Tax Summary
Building Market Value \$0.00	Deed Type COURT ORDER	2019 Taxable Value \$0.00
Land Market Value +\$457,700.00	Sale Date 2018-08-28	General Taxes \$0.00
Total Market Value \$457,700.00	Sale Price \$0.00	Special Assessments/Fees
Assessed Value \$457,700.00		Total Taxes \$0.00
Taxable Value \$0.00		

* Effective date of value is January 1 of the assessment year (2018)

[Legal Description at time of Assessment](#)

*Land Use	(510) WHOLESALE TRADE	WAC 458-53-030
Neighborhood	(7L2BURL) BURLINGTON INDUSTRIAL LAND	
Levy Code	1195	Fire District F06
School District	SD100	Exemptions County Owned
Utilities		Acres 2.96

Improvement 1 Attributes Summary			
Building Style	COMMERCIAL REAL PROPERTY		
Year Built		Foundation	
Above Grade Living Area		Exterior Walls	
Finished Basement		Roof Covering	
*Total Living Area		Heat/Air Conditioning	
Unfinished Basement		Fireplace	
*Total Garage Area		Bedrooms	
Bathrooms			

For additional information on individual segments see Improvements tab

* Land Use codes are for assessment administration purposes and do not represent jurisdictional zoning. Please contact the appropriate planning department in your jurisdiction for land use questions.

* Total living area includes above grade living area and finished basement area.

* Garage square footage includes all garage areas; basement garages, attached garages, detached garages, etc.

Assessment data for improvements is based on exterior inspections. Please contact the Assessor's office if the information does not

Payee SKAGIT COUNTY SUPERIOR COURT
 Vendor ID SKACOSUP

10/9/2017

34315
34315

Account #:

Invoice	Invoice Date	Description	Amount to Pay
10092017	10/9/2017	MOA II PROPERTY PAYMENT	\$785,000.00
Total:			\$0.00
			\$785,000.00

SKAGIT COUNTY SUPERIOR COURT
 MOUNT VERNON WA
 MAVIS E. BETZ
 SKAGIT COUNTY CLERK

Rcpt. Date: 10/09/2017
 Acct. Date: 10/09/2017
 Receipt #: 2017-01-19199
 Cashier ID: JCC
 Time: 02:29 PM

Item	Case Number	Amount
01	17-2-01330-0	\$785,000.00
3150: Trust-Tender		
\$TRT		
Skagit Transit v. Wallace Bay		
Total Due:		\$785,000.00
Check Tendered:		\$785,000.00
Change Due:		\$0.00
Paid By: Transit, Skagit		

6/20/2018

35592

Payee SKAGIT COUNTY SUPERIOR COURT
Vendor ID SKACOSUP

Account #:

35592

Invoice	Invoice Date	Description	Amount to Pay
2018-032	6/19/2018	MOA II LAND - CAUSE NO. 17-2-01330-0	\$200,000.00
Total			\$0.00
			\$200,000.00

OFFICIAL RECEIPT
SKAGIT COUNTY SUPERIOR COURT
MOUNT VERNON, WA MAVISE E. BETZ
SKAGIT COUNTY CLERK

Receipt No. 29-2018-10224

Transaction Date 06/21/2018

Payor

SKAGIT TRANSIT SYSTEM, NFN
500 COUNTY SHOPS LANE
BURLINGTON, WA 98233-9772

Description	Amount Paid
On Behalf Of WALLACE BA VIEW PROPERTIES LLC, NFN 17-2-01330-0 SKAGIT TRANSIT SYSTEM VS WALLACE BAY VIEW PROPERTIES LLC Trust, Settlement Trust, Settlement	200,000.00 200,000.00 200,000.00
SUBTOTAL	200,000.00
PAYMENT TOTAL	200,000.00

Check (Ref #35592) Tendered	200,000.00
Total Tendered	200,000.00
Change	0.00

06/21/2018
10:58 AM
Cashier
Station 285TN02
Audit
110525843

OFFICIAL RECEIPT

Heidi A. Reynolds
Paralegal
heidi.reynolds@millernash.com
206.777.7545 direct line

June 26, 2018

Motoko Pleasant, CPA
Manager of Finance & Administration
Skagit Transit
600 County Shop Lane
Burlington, WA 98233

Subject: *Skagit Transit v. Wallace Bay View Properties, LLC*; Original Recorded
Stipulated Judgment and Decree of Appropriation

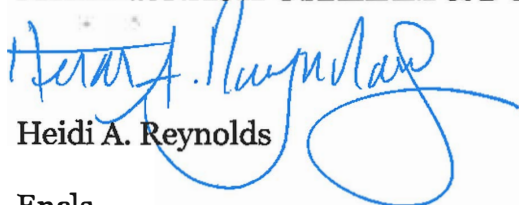
Dear Motoko:

Enclosed is the original recorded Stipulated Judgment and Decree of Appropriation in the Wallace Bay View Properties, LLC, et al. matter. This recorded Decree transfers title to a portion of the property located at 117xx Bay Ridge Drive to Skagit Transit. I also enclose the original receipts for the certified copy of the Decree and the Auditor's receipt for the recording of the Decree.

It was a pleasure working with you on this matter!

Sincerely yours,

MILLER NASH GRAHAM & DUNN LLP



Heidi A. Reynolds

Encls.