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Recording Requested By And  
When Recorded Mail To: **Michael Murphy**



**King County**  
Transfer of Development Rights Program  
Water and Land Resources Division  
201 So. Jackson St., Suite 5600  
MS: KSC-NR-5600  
Seattle, WA 98104

**Document Title:** Transfer of Development Rights Certificate # 589 for 5 Agricultural TDRs

**Date Issued by King County:** June 15, 2023

**Grantor:** King County, a political subdivision of the State of Washington  
201 S. Jackson St., Ste. 5600  
Seattle, WA 98104

**Grantee** HFH Seattle Two LLC  
c/o Howe Family Holdings LLC  
Attn: Douglas Howe  
1521 Second Avenue, Suite 605  
Seattle, WA 98101

**Parcel number:** 066000-1240

**Abbreviated Legal Description:** Lot 6, Block 35 per plat rec. at Vol. 1, Pg 121.

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**Transfer of Development Rights ("Regional Development Credits")**  
**Certificate Number: 589**

**5 Agricultural Regional Development Credits**  
**Date Issued by King County: June 15, 2023**

**King County TDR Sending Site File Number:** TDRA19-0001 (Name: Beyers Farm)  
**Type of Regional Development Credit:** "Agricultural"  
**Previous Certificate Holder:** King County TDR Bank (Certificate # 521)

This certifies that **HFH Seattle Two LLC** owns **FIVE (5) Agricultural Regional Development Credits** removed from the sending site identified below, which has been certified as a transfer of development rights sending site pursuant to K.C.C. 21A.37.

These Agricultural Regional Development Credits may be used on receiving sites given final approval for bonus residential or non-residential floor area achieved through the Regional Development Credit program codified in Seattle Municipal Code (S.M.C. 23.58A.044) or on receiving sites given final approval for additional density achieved through King County's transfer of development rights program or successor program in accordance with K.C.C. 21A.37; or on receiving sites located within other incorporated municipal jurisdictions to which the County has entered into an interlocal agreement.

**Sending Site Parcel Numbers:** 282507-9017 & 292507-9046  
**Sending Site Full Legal Description:** Attached as Exhibit 1


**Receiving Site Parcel Number:** 066000-1240  
**City of Seattle Department of Construction and Inspections Master Use Permit #:** 3033064-LU  
**Receiving Site Legal Description:** Attached as Exhibit 2

The official record of these Regional Development Credits is maintained by King County. If there is any discrepancy between the number of rights identified on this certificate and the official record, the official record shall control.

If any of the development rights identified on this certificate are sold, conveyed, or transferred, the person acquiring the rights shall within ten (10) business days deliver to the King County Transfer of Development Rights Program this original certificate. A new certificate in the buyer's name shall then be issued.

**TDR Certificate # 521, with recording number 20211105001164, is hereby cancelled.**

**Approved by Representative of the King County Transfer of Development Rights Program**

DocuSigned by:  
  
60E5B60A8002468

6/15/2023

Signature

Date



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**To Redeem Development Rights:**

These Regional Development Credits may be redeemed for bonus residential and commercial development capacity in receiving sites located within incorporated municipal jurisdictions to which the County has entered into an interlocal agreement, such as the City of Seattle, or receiving sites located in King County in accordance with K.C.C. 21A.37. For receiving sites within incorporated municipal jurisdictions, the applicant shall follow that jurisdiction's development application review process.

**For use inside the City of Seattle:** These "Agricultural" Regional Development Credits may be redeemed for bonus residential or non-residential floor area. Prior to building permit issuance by the Seattle Department of Construction and Inspections (SDCI), the applicant shall deliver the appropriate TDR Certificate(s) issued in the applicant's name to SDCI, and deliver a copy to the King County Transfer of Development Rights Program at the address noted on the top of page 1. The applicant shall obtain from King County's TDR Program an official TDR Certificate Extinguishment Document prior to SDCI's issuance of a Certificate of Occupancy.

**For use within King County receiving areas:** In applying for preliminary receiving site approval the applicant shall provide the King County Department of Local Services – Permitting Division (Permitting) with either a copy of this certificate issued in the name of the applicant or a copy of this certificate with a signed option to purchase these Transferable Development Rights. Prior to final plat or short plat recording by Permitting, which shall trigger the redemption of the TDR certificate, the applicant shall deliver the appropriate TDR Certificate(s) issued in the applicant's name, with page 6 completed, to Permitting and a copy the King County Transfer of Development Rights Program at the address noted on the top of page 1.

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**SALE, CONVEYANCE, TRANSFER, AND REDEMPTION OF DEVELOPMENT RIGHTS**

If any of the development rights identified on this certificate are sold, conveyed, transferred and/or redeemed for use at receiving sites, the person acquiring and/or redeeming the rights shall within ten (10) business days deliver to the King County Transfer of Development Rights Program this original certificate or a copy of this certificate with either Section A or B properly completed.

Upon receipt of the completed certificate, and evidence of the transactions per #10 below, a new certificate(s) will be re-issued to reflect the new number of rights available, if any, to the owner or to the person acquiring the rights after the sale, transfer, conveyance and/or redemption reported herein.

**A. Fill out this section for a sale or conveyance of transfer of development rights.**

**1. GRANTEE (Buyer)**

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY/ STATE \_\_\_\_\_

ZIP CODE \_\_\_\_\_

**2. GRANTOR (Seller)**

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE/ ZIP \_\_\_\_\_

**3. NUMBER OF DEVELOPMENT RIGHTS SOLD  
OR CONVEYED \_\_\_\_\_ PURCHASE PRICE \_\_\_\_\_**

**4. RECEIVING SITE STREET ADDRESS \_\_\_\_\_**

**5. RECEIVING SITE PARCEL #(s): \_\_\_\_\_**

**6. RECEIVING SITE ZONING \_\_\_\_\_**

**7. PERMIT #: \_\_\_\_\_**

**8. DEVELOPMENT RIGHT SELLER APPROVAL**

\_\_\_\_\_  
Signature of Seller Date

**9. DEVELOPMENT RIGHT BUYER APPROVAL**

\_\_\_\_\_  
Signature of Buyer Date

**10. ATTACH WRITTEN EVIDENCE OF TRANSACTION**  
(e.g. Original Contract of Sale, Bill of Sale)

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**B. Fill out this section for the redemption of development rights for use at receiving sites located within King County's jurisdiction. Provide King County Department Local Services – Permitting Division (Permitting) with the Original TDR Certificate with this page 6 completed and a copy of this certificate with this page 6 completed to the King County TDR program at the address on the top of page 1.**

**OWNER (Person Redeeming Rights)**

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE/ ZIP \_\_\_\_\_

**#s 1 – 6 BELOW ARE TO BE COMPLETED BY PERMITTING AT THE TIME THE DEVELOPMENT RIGHTS ARE REDEEMED**

**1. RECEIVING SITE FOR WHICH DEVELOPMENT RIGHTS ARE REDEEMED:**

TAX PARCEL NUMBER(S) \_\_\_\_\_

**2. PERMITTING APPLICATION FILE NUMBER \_\_\_\_\_**

**3. NUMBER OF RIGHTS REDEEMED \_\_\_\_\_**

**4. DEVELOPMENT RIGHT REDEEMER APPROVAL NAME & SIGNATURE:**

\_\_\_\_\_  
Signature Date

**5. PLEASE FORWARD THE ORIGINAL OF PAGES 1- 6 TO:**

**KING COUNTY DEPARTMENT OF LOCAL SERVICES –  
PERMITTING DIVISION  
ATTN: Brian Lee  
35030 SE Douglas St., Ste. 210  
Snoqualmie, WA 98065-9266  
MS: SNO-DP-0210**

**6. PLEASE FORWARD A COPY OF PAGES 1- 6 TO:**

**KING COUNTY DNRP  
WATER & LAND RESOURCES DIVISION  
ATTN: Michael Murphy, TDR Program Manager  
201 South Jackson Street  
Seattle, WA 98104  
MS: KSC-DNR-5600**

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**Exhibit 1**  
**Sending Site Legal Description**

**Parcel Numbers:**

282507-9017 & 292507-9046

**Legal Description:**

Parcel A:

All of Government Lot 9, Section 28, Township 25 North, Range 7 East, W.M., in King County, Washington;

Also that portion of Government Lot 8 in said Section 28, lying Southerly of a line as established by agreement recorded September 7, 1956, under Recording No. 4727797 and which line is described as follows:

Beginning at a point on the East line of said Government Lot 8, which is 490 feet South of the Northeast corner thereof;  
Thence West parallel to the North line of said Government lot a distance of 320 feet, more or less, to the thread of an unnamed creek, designated herein as "Point A";  
Thence Southeasterly along the thread of said creek to its intersection with the East line of said government lot and the TRUE POINT OF BEGINNING of the line herein described;  
Thence Northwesterly along the thread of said creek to said "Point A";  
Thence West parallel to the North line of said government lot, a distance of 180 feet;  
Thence South 62° West 450 feet more or less to an intersection with the Easterly extension of the present fence line located approximately 630 feet North of the Southwest corner of said Government Lot 8;  
Thence Westerly along said extension and along said fence line to the West line of said government lot and the terminus of said line;

Situate in the County of King, State of Washington.

Parcel B:

The South 630 feet of the Southeast quarter of the Northeast quarter of Section 29, Township 25 North, Range 7 East, W.M., in King County, Washington;

Also that portion of Government Lot 4 in said Section 29, described as follows:

Beginning at the quarter corner common to said Sections 28 and 29;  
Thence West, along the North line of said Government Lot 4, a distance of 458.04 feet, more or less, to the Northeast corner of a tract of land conveyed to R.L. Wilson by deed dated October 26, 1932, recorded November 7, 1932, in Volume 1526 of Deeds on page 424 under Recording No. 2740475;  
Thence South 240.00 feet;  
Thence East, parallel to the North line of said Government Lot 4, to intersect the old original left bank of Snoqualmie River per government survey and filed notes dated October 27, 1873;  
Thence Northeasterly, Easterly and Southeasterly, along said Left bank, to intersect the East line of said Government Lot 4;  
Thence North, along said East line, to the POINT OF BEGINNING;  
Except that portion thereof, if any, which lies Southeasterly of the present left bank of said river;  
Except all county roads.

Situate in the County of King, State of Washington.

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**Exhibit 2**  
**Receiving Site Legal Description**

**Parcel Number:**

066000-1240

**Legal Description:**

LOT 6 IN BLOCK 35 OF SECOND ADDITION TO THE TOWN OF SEATTLE, AS LAID OFF BY THE HEIRS OF SARAH A. BELL (DECEASED), (COMMONLY KNOWN AS HEIRS OF SARAH A. BELL'S 2ND ADDITION TO THE CITY OF SEATTLE) AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 121, RECORDS OF KING COUNTY, SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON