

TDR Nonresidential Calculations

Owner	Sending Lot	Address	TDR Type	Amount Calculated	Date Calculated	By	Covenant Recording No.
Housing Resources Group	Adams Apartments	304 Bell ST	H	22,407 sf	05/09/86	Alan Oiyee, DPD	LIH Reg. Agr.
First Alexis Hotel, L.P.	Alexis Hotel	1001-1023 1st AV	L	133,185 sf	05/12/08	Lori Swallow, DPD	20080828000126
American Hotel Bldg LLC (Scott Shapiro)	American Hotel	520 S King ST	SDT Hist	17,780 sf	03/12/15	Scott Ringgold, DPD	needs Covenant
City of Seattle *	Benaroya Hall	200 University ST	MPAF	423,000 sf			1998 Agreement
City of Seattle *	Benaroya Hall	200 University ST	MPAF	50,000 sf	08/01/05	City Council	
Capitol Hill Housing Improvement Program	Bremer Apartments	2905 1ST AV	H	30,003 sf	02/01/93	Stickney Murphy	LIH Reg. Agr.
Capitol Hill Housing Improvement Program	Brewster Apartments	133 Pontius AV N	SLU H	36,000 sf	10/22/08	Scott Kemp, DPD	LIH Reg. Agr.
I & G Central, LLC	Central Building	810 3rd AV	L	120,985 sf	11/24/09	Lori Swallow, DPD	20110705001244
Pacific NW Title Holding Company	Chamber of Commerce Bldg	215 Columbia St	L	71,880 sf	05/31/12	Darlene Edwards, DPD	20130131000572
Plymouth Housing Group	David Colwell Building	111 Yale AV N	SLU H	79,670 sf	11/23/10	Scott Kemp, DPD	20110523000164
Capitol Hill Housing Improvement Program	Devonshire Apartments	420 Wall ST	H	67,426 sf	03/02/01	Alan Oiyee, DPD	20051021002940
Archdiocesan Housing Authority	Dorothy Day House	106 Bell ST	H	24,960 sf	10/27/97	Roberta Baker, DPD	LIH Reg. Agr.
Eagles Auditorium Limited Partnership	Eagles Auditorium	706 Union ST	LPAT/H	105,000 sf	04/29/94	Vince Lyons, DPD	LIH Reg. Agr.
Eagle Theatre Centre	Eagles Auditorium	706 Union ST	LPAT	83,844 sf	10/27/15	Andy McKim, DPD	20151120001297
Recovery Café Landowner (Attn: Stephanie Jones)	Fashioncraft Building - Recovery Café	2022 Boren AV	L	40,355 sf	04/17/14	Lucas DeHerrera, DPD	20140814000624
City of Seattle	Fire Station 2	2318 4th AV	L	36,220 sf	09/15/08	Lindsay King, DPD	20121017000576
Association of Apartment Owners for Fischer Studio Building, A Condominium	Fischer Studio Building	1519 Third Avenue	L	19,454 sf	06/14/13	Lori Swallow, DPD	needs Covenant
Capitol Hill Housing Improvement Program	Fleming Apartments	2321 4TH AV	H	33,500 sf	12/02/98	Vince Lyons, DPD	19981221001647
Housing Resources Group	Graham/Terry Apts	2020 Terry AV	H	73,491 sf	01/15/91	DPD	LIH Reg. Agr.
Plymouth Housing Group	Haddon Hall Apartments	1921 3RD AV	H	26,704 sf	11/01/05	Michael Jenkins, DPD	20060411002329
Seattle Chinatown ID PDA	Legacy House	800 S Dearborn ST	H	139,649 sf	12/23/99	Vince Lyons, DPD	20051021002939
Capitol Hill Housing Improvement Program	John Carney	2911 1ST AV	H	5,531 sf	02/01/93	Stickney Murphy	LIH Reg. Agr.
Archdiocesan Housing Authority	Josephinum Apartments	1902 2ND AV	H	54,820 sf	10/22/15	Samantha Updegrave	needs Covenant
Low Income Housing Institute	Julie Apartments	1922 9TH AV	H	29,557 sf	08/04/00	Vince Lyons, DPD	LIH Reg. Agr.
Capitol Hill Housing Improvement Program	Larned Apartments	2030 7TH AV	H	7,548 sf	03/04/91	CHHIP Appraisal	LIH Reg. Agr.
Plymouth Housing Group	Lewiston Hotel	2201 1ST AV	H	18,190 sf	12/27/99	Molly Hurley, DPD	LIH Reg. Agr.
Mann Building LLC	Mann Building	1401 3RD AV	L	76,902 sf	11/16/98	Vince Lyons, DPD	20011220002023
Downtown Emergency Services Center	Morrison Hotel	509 3RD AV	H	38,752 sf	11/07/03	Michael Jenkins, DPD	LIH Reg. Agr.
United Way of King County (David Brown, Fac)	National Bank Building	720 2nd AV	L	69,600 sf	04/03/14	Lucas DeHerrera, DPD	20150327000369
Seattle Chinatown ID PDA	New Central Hotel	657 S Weller ST	H	51,102 sf	11/02/06	Bryan Stevens, DPD	needs Covenant
Housing Resources Group	Olive Tower	1624 Boren AV	H	10,377 sf	09/09/86	Alan Oiyee, DPD	LIH Reg. Agr.
Seattle Art Museum	Olympic Sculpture Park	10 Broad ST	OS	272,025 sf	06/20/02	Vince Lyons, DPD	
University & Western LLC	Pacific Net & Twine Building	51 University St	L	75,332 sf	08/21/14	Lucas DeHerrera, DPD	20141216001005
Cohanim Palladian Apartments LLC	Palladian Apartments	2000 2nd AV	L	22,083 sf	11/26/13	Lucas DeHerrera, DPD	20140919000906
Washington State Trade & Convention Ctr	Paramount Theatre	911 Pine ST	LPAT/H	136,144 sf	02/02/95	Vince Lyons, DPD	19950331001040
Seattle Theater Group	Paramount Theatre	911 Pine ST	MPAF	34,036 sf	05/08/08	Ed Manlangit, DPD	
Seattle Theater Group	Paramount Theatre	911 Pine ST	LPAT	136,144 sf	03/19/15	Andy McKim, DPD	20150903000794
Plymouth Housing Group	Plymouth on Stewart	116 Stewart ST	H	29,357 sf	04/09/04	Michael Dorcy, DPD	LIH Reg. Agr.

Unofficial report - All information should be verified by legal advisor.

Owner	Sending Lot	Address	TDR Type	Amount Calculated	Date Calculated	By	Covenant Recording No.
The Rainier Club	Rainier Club	810 4th AV	L	55,189 sf	10/08/08	Lucas DeHerrera, DPD	needs Covenant
Plymouth Housing Group	Scargo Hotel	2207 1st AV	H	3,900 sf	03/10/10	Mark Taylor, DPD	20100910000145
Seattle Labor Temple Association	Seattle Labor Temple	2800 1st AV	L	5,999 sf	06/13/12	Cheryl Mosteller, DPD	needs Covenant
Cornish College of the Arts	Sons of Norway Hall	2015 Boren AV	L	36,000 sf	06/05/13	Lucas DeHerrera, DPD	20140220000513
Archdiocesan Housing Authority	St. Martin's on Westlake	2008 Westlake AV	H	40,094 sf	01/02/07	Michael Jenkins, DPD	20070608002751

H = Housing TDR

DMC H = DMC Housing TDR

OS = Open Space TDR

MPAF = Major Performing Arts Facility TDR

L = Landmark TDR

LH = Landmark Housing TDR

LPAT = Landmark Performing Arts Theater TDR

LPAT/H = Landmark Performing Arts Theater with Housing TDR

* Benaroya Hall Music Center is Lessee

See SMC 23.49.014 "Transfer of Development Rights" (TDR)

LIH = low income housing

TDR Transactions

2016 - 1st Quarter Report

Other TDR (Refer to SMC 23.49): LPAT = Landmark Performing Arts Theater; MPAF = Major Performing Arts Facility

Seller	Sending Lot	Address	TDR Type	Amount	Buyer	Receiving Site	Price	Cost per SF	Date
PRIVATE PURCHASES & SALES									
Ninth and Stewart LLC	Paramount Theatre	911 Pine ST	MPAF	34,036 sf	Elliott NE LLC	808 Howell St (Hedreen)			2016
Seattle Theater Group	Paramount Theatre	911 Pine ST	LPAT	7,285 sf	Elliott NE LLC	808 Howell St (Hedreen)			2016
Richard C. Hedreen and Elizabeth A. Hedreen	Eagles Auditorium	706 Union ST	LPAT/H	40,936 sf	Elliott NE LLC	808 Howell St (Hedreen)			2016
Ninth and Stewart LLC	Chamber of Commerce Bldg	215 Columbia St	L	71,880 sf	Elliott NE LLC	808 Howell St (Hedreen)			2016
Seattle Theater Group	Paramount Theatre	911 Pine ST	LPAT	68,951 sf	S/I Seattle Investments IV, LLC	505 Madison St (Schnitzer)	\$ 1,034,265	\$ 15.00	2016
Eagle Theatre Centre	Eagles Auditorium	706 Union ST	LPAT	47,692 sf	S/I Seattle Investments IV, LLC	505 Madison St (Schnitzer)	\$ 715,380	\$ 15.00	2016
United Way of King County	National Bank Building	720 2nd AV	L	22,000 sf	Acorn Development LLC	2101 7th AV (Blk 19 - Amazon)	\$ 401,500	\$ 18.25	2016
United Way of King County	National Bank Building	720 2nd AV	L	13,000 sf	Acorn Development LLC	2100 7th AV (Blk 20 - Amazon)	\$ 237,250	\$ 18.25	2016
Palladian Apartments, LLC	Palladian Apartments	2000 2nd AV	L	22,083 sf	Fifth & Columbia Investors, LLC	811 5th AV (Kevin Daniels)	\$ 353,328	\$ 16.00	2015
University & Western LLC	Pacific Net & Twine Building	51 University ST	L	66,190 sf	Fifth & Columbia Investors, LLC	811 5th AV (Kevin Daniels)	\$ 1,059,040	\$ 16.00	2015
Recovery Café Landowner	Fashioncraft Building - Recovery Café	2022 Boren AV	L	38,521 sf	Acorn Development LLC	2100 7th AV (Blk 20 - Amazon)	\$ 539,294	\$ 14.00	2014
Recovery Café Landowner	Fashioncraft Building - Recovery Café	2022 Boren AV	L	1,834 sf	Acorn Development LLC	2101 7th AV (Blk 19 - Amazon)	\$ 25,676	\$ 14.00	2014
First Alexis TDR LLC	Alexis Hotel	1001-1023 1st AV	L	21,875 sf	CSHV 1600 7th Avenue, LLC	1600 7th AV	\$ 382,813	\$ 17.50	2014
First Alexis TDR LLC	Alexis Hotel	1001-1023 1st AV	L	49,041 sf	TB TS/RELB LLC (Touchstone)	307 Fairview AV N	\$ 711,095	\$ 14.50	2014
Cornish College of the Arts	Sons of Norway Hall	2015 Boren AV	L	36,000 sf	Acorn Development LLC	2101 7th AV (Blk 19 - Amazon)	\$ 504,000	\$ 14.00	2014
Seattle Art Museum	Olympic Sculpture Park	10 Broad ST	OS	2,579 sf	Cohaniam Palladian Apartments, LLC	2000 2nd AV	\$ 59,317	\$ 23.00	2014
Seattle Art Museum	Olympic Sculpture Park	10 Broad ST	OS	26,741 sf	City Place VII LLC	325 9th AV N (Vulcan)	\$ 467,968	\$ 17.50	2014
Seattle Art Museum	Olympic Sculpture Park	10 Broad ST	OS	26,821 sf	City Place VII LLC	400 9th AV N (Vulcan)	\$ 469,368	\$ 17.50	2014
First Alexis TDR LLC	Alexis Hotel	1007 1st AV	L	52,906 sf	Touchstone Stewart & Boren LLC	Touchstone Hill7 1823 Boren AV	\$ 634,872	\$ 12.00	2013
I & G Central, LLC	Central Building	810 3rd AV	L	100,785 sf	Acorn Development LLC	2021 7th AV (Blk 14 - Amazon)	\$ 1,133,831	\$ 11.25	2013
I & G Central, LLC	Central Building	810 3rd AV	L	20,200 sf	Acorn Development LLC	2101 7th AV (Blk 19 - Amazon)	\$ 227,250	\$ 11.25	2013
Pacific Northwest Title Holding Company	Chamber of Commerce Bldg	215 Columbia St	L	71,880 sf	Ninth & Stewart LLC	Greyhound Bus (Hedreen)	\$ 826,620	\$ 11.50	2012
Richard C. Hedreen & Elizabeth A. Hedreen	Eagles Auditorium	706 Union ST	LPAT/H	380 sf	Madison Hotel LLC	Madison Renaissance Hotel	\$ -	\$ -	2012
Plymouth Housing Group/Colwell Building LP	David Colwell Building	111 Yale AV N	H	29,053 sf	City Place V LLC	Amazon 201 Boren AV N	\$ 581,060	\$ 20.00	2011
Richard C. Hedreen & Elizabeth A. Hedreen	Eagles Auditorium	706 Union ST	LPAT/H	16,692 sf	Olive 8 LLC	Olive 8 Tower	\$ -	\$ -	2009
Capitol Hill Housing Improvement Program	Brewster Apartments	133 Pontius AV N	H	36,000 sf	City Place IV LLC	Amazon 301-333 Boren Av N	\$ 648,000	\$ 18.00	2009
Seattle Theater Group	Paramount Theatre	911 Pine ST	MPAF	34,036 sf	Richard C. Hedreen & Elizabeth A. Hedreen	Greyhound Bus (Hedreen)	\$ 604,139	\$ 17.75	2008
Richard C. Hedreen and Elizabeth A. Hedreen	Eagles Auditorium	706 Union ST	LPAT	17,989 sf	Madison Hotel LLC	Madison Renaissance Hotel	\$ -	\$ -	2007
Archdiocesan Housing Authority	St. Martin's on Westlake	2008 Westlake AV	H	40,094 sf	Touchstone West 8th Building LLC	Westlake Tower	\$ 761,786	\$ 19.00	2007
Seattle Art Museum	Olympic Sculpture Park	10 Broad ST	OS	27,269 sf	ENSO/2201 Venture LLC	2201 9th Avenue	\$ 409,035	\$ 15.00	2007
Seattle Art Museum	Olympic Sculpture Park	10 Broad ST	OS	8,856 sf	1301 Second Avenue LLC	Washington Mutual II	\$ 132,840	\$ 15.00	2005
Seattle Art Museum	Olympic Sculpture Park	10 Broad ST	OS	23,551 sf	Seattle Union Street Associates	Sheraton Hotel Addition	\$ 353,265	\$ 15.00	2005
Capitol Hill Housing Improvement Program	Devonshire	420 Wall ST	H	8,731 sf	Seattle Union Street Associates	Sheraton Hotel Addition	\$ 174,620	\$ 20.00	2005
Seattle-Chinatown International District PDA	Legacy House	800 S Dearborn ST	H	67,127 sf	Seattle Union Street Associates	Sheraton Hotel Addition	\$ 1,342,540	\$ 20.00	2005
Plymouth Housing Group/Second & Stewart LLC	Plymouth on Stewart	116 Stewart ST	H	29,357 sf	1301 Second Avenue LLC	Washington Mutual II	\$ 587,140	\$ 20.00	2004
DESC/Morrison Hotel LLC	Morrison Hotel	509 3RD AV	H	35,145 sf	1301 Second Avenue LLC	Washington Mutual II	\$ 702,900	\$ 20.00	2004
Seattle Art Museum	Olympic Sculpture Park	10 Broad ST	OS	91,076 sf	1301 Second Avenue LLC	Washington Mutual II	\$ 1,366,140	\$ 15.00	2004
Mann Building, LLC	Mann Building	1401 3RD AV	L	1,748 sf	Millennium Tower LLC	Millennium Tower	\$ 22,724	\$ 13.00	2002
Mann Building, LLC	Mann Building	1401 3RD AV	L	2,065 sf	Downtown Mini Warehouse, LLC	1915 3rd Avenue	\$ 35,105	\$ 17.00	2002
909 4th YMCA Limited Partnership	Paramount/Eagles Theaters	909 4TH AV	LPAT/H	41,608 sf	700 Olive LP (Clise Properties)	Nordstrom Office	\$ 511,778	\$ 12.30	1999
Seattle-Chinatown International District PDA	Legacy House	800 S Dearborn ST	H	40,367 sf	700 Olive LP (Clise Properties)	Nordstrom Office	\$ 496,514	\$ 12.30	1999

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TDR Transactions

2016 - 1st Quarter Report

Seller	Sending Lot	Address	TDR Type	Amount	Buyer	Receiving Site	Price	Cost per SF	Date
909 4th YMCA Limited Partnership	Paramount/Eagles Theaters	909 4TH AV	LPAT/H	77,760 sf	Millennium Tower LLC	Millennium Tower	\$ 956,448	\$ 12.30	1999
Housing Resources Group	Adams Apartments	304 Bell ST	H	20,700 sf	Third & University Ltd. Partnership	Washington Mutual I	\$ 166,428	\$ 8.04	1987
Housing Resources Group	Olive Tower	1624 Boren AV	H	8,790 sf	Third & University Ltd. Partnership	Washington Mutual I	\$ 87,900	\$ 10.00	1987
Capitol Hill Housing Improvement Program	Bremer Apartments	2905 1ST AV	H	27,423 sf	Third & University Ltd. Partnership	Washington Mutual I	\$ -	\$ -	1986

TDR PURCHASES BY THE CITY	Sending Lot	Address	TDR Type	Amount	Buyer	Receiving Site	Price	Cost per SF	Ord. Date
Plymouth Housing Group	Scargo Hotel	2209 1ST AV	H	3,900 sf	City of Seattle, Ordinance 123355	TDR Bank	\$ 58,500	\$ 15.00	7/19/2010
Plymouth Housing Group	Haddon Hall Apartments	1921 3RD AV	H	26,704 sf	City of Seattle, Ordinance 122001	TDR Bank	\$ 520,728	\$ 19.50	12/12/2005
Seattle-Chinatown International District PDA	ID Village Square I	803 S Lane ST	H	32,155 sf	City of Seattle, Ordinance 120389	TDR Bank	\$ 450,170	\$ 14.00	5/29/2001
Capitol Hill Housing Improvement Program (CHHIP)	Devonshire Apartments	420 Wall ST	H	58,695 sf	City of Seattle, Ordinance 120331	TDR Bank	\$ 821,730	\$ 14.00	4/16/2001
Plymouth Housing Group	Lewiston Hotel	2201 1ST AV	H	4,424 sf	City of Seattle, Ordinance 120116	TDR Bank	\$ 55,300	\$ 12.50	10/9/2000
Low Income Housing Institute	Low Income Housing Institute	1922 9TH AV	H	1,514 sf	City of Seattle, Ordinance 120092	TDR Bank	\$ 16,654	\$ 11.00	9/18/2000
Plymouth Housing Group	Eagles Auditorium Limited Partnership	2201 1ST AV	H	13,766 sf	City of Seattle, Ordinance 120077	TDR Bank	\$ 172,075	\$ 12.50	9/5/2000
Archdiocesan Housing Authority	Paramount Defined Limited Partnership	106 BELL ST	H	24,960 sf	City of Seattle, Ordinance 119097	TDR Bank	\$ 287,040	\$ 11.50	8/3/1998
Capitol Hill Housing Improvement Program (CHHIP)	Fleming Apartments	2321 4TH AV	H	33,500 sf	City of Seattle, Ordinance 119023	TDR Bank	\$ 436,170	\$ 13.02	6/1/1998
Low Income Housing Institute	Julie Apartments	1922 9TH AV	H	28,043 sf	City of Seattle, Ordinance 118805	TDR Bank	\$ 308,473	\$ 11.00	11/13/1997
Eagles Auditorium Limited Partnership	Eagles Auditorium	700 Union ST	LPAT	29,003 sf	City of Seattle, Ordinance 117600	TDR Bank	\$ 383,420	\$ 13.22	4/17/1995
Paramount Defined Limited Partnership	Paramount Theatre	911 Pine ST	LPAT	136,144 sf	City of Seattle, Ordinance 117501	TDR Bank	\$ 1,799,824	\$ 13.22	2/13/1995
Housing Resources Group (HRG)	Graham Apartments	2020 Terry AV	H	9,039 sf	City of Seattle, Ordinance 116366	TDR Bank	\$ 105,485	\$ 11.67	9/28/1992
Housing Resources Group (HRG)	Terry Apartments	2020 Terry AV	H	59,535 sf	City of Seattle, Ordinance 116366	TDR Bank	\$ 694,773	\$ 11.67	9/28/1992
Capitol Hill Housing Improvement Program (CHHIP)	Larned Apartments	2030 7TH AV	H	7,548 sf	City of Seattle, Ordinance 116366	TDR Bank	\$ 89,972	\$ 11.92	9/28/1992
Capitol Hill Housing Improvement Program (CHHIP)	Bremer Apartments	2905 1ST AV	H	2,580 sf	City of Seattle, Ordinance 116366	TDR Bank	\$ 33,540	\$ 13.00	9/28/1992
Capitol Hill Housing Improvement Program (CHHIP)	John Carney	2911 1ST AV	H	5,531 sf	City of Seattle, Ordinance 116366	TDR Bank	\$ 71,903	\$ 13.00	9/28/1992

TDR SALES BY THE CITY	Sending Lot	Ordinance # Approving Transaction	TDR Type	Amount	Buyer	Receiving Site	Price	Cost per SF	Trans-action or Ord. Date
City of Seattle	Benaroya Hall	n/a	MPAF	69,070 sf	1918 Eighth LLC	1918 8th Av	\$ 1,243,260	\$ 18.00	12/14/2007
City of Seattle	Benaroya Hall	n/a	MPAF	20,751 sf	Eight Eighteen Stewart LLC	818 Stewart St	\$ 373,518	\$ 18.00	8/10/2007
City of Seattle	Benaroya Hall	n/a	MPAF	35,189 sf	Touchstone West 8th Building LLC	Westlake Tower	\$ 527,835	\$ 15.00	6/12/2007
City of Seattle	TDR Bank	122317	H	58,859 sf	Touchstone West 8th Building LLC	Westlake Tower	\$ 1,177,180	\$ 20.00	12/11/2006
City of Seattle	Benaroya Hall	n/a	MPAF	915 sf	1000 First Ave. Properties LLC	Madison Tower	\$ 13,728	\$ 15.00	3/30/2006
City of Seattle	TDR Bank	121896	H	38,390 sf	Seattle Union Street Associates	Sheraton Hotel Addition	\$ 767,800	\$ 20.00	8/15/2005
City of Seattle	Benaroya Hall	121896	MPAF	24,075 sf	Seattle Union Street Associates	Sheraton Hotel Addition	\$ 361,125	\$ 15.00	8/15/2005
City of Seattle	TDR Bank	121448	H	68,052 sf	1301 Second Avenue LLC	Washington Mutual II	\$ 1,361,040	\$ 20.00	4/19/2004
City of Seattle	Benaroya Hall	121448	MPAF	9,842 sf	1301 Second Avenue LLC	Washington Mutual II	\$ 147,630	\$ 15.00	4/19/2004
City of Seattle	TDR Bank	119585	H	58,460 sf	National Office Partners	IDX Tower	\$ 757,057	\$ 12.95	8/2/1999
City of Seattle	Benaroya Hall	119585	MPAF	313,158 sf	National Office Partners	IDX Tower	\$ 4,055,396	\$ 12.95	8/2/1999
City of Seattle	TDR Bank	119098	LPAT	119,368 sf	909 4th YMCA Limited Partnership	YMCA Renovation	\$ -	\$ -	8/3/1998
City of Seattle	TDR Bank	118307	LPAT	45,779 sf	SLT Realty LP	Seattle W Hotel	\$ 518,218	\$ 11.32	9/30/1996
City of Seattle	TDR Bank	118307	H	84,233 sf	SLT Realty LP	Seattle W Hotel	\$ 953,518	\$ 11.32	9/30/1996

* Non-cash sale by City to the YMCA in exchange for public benefits valued at \$12.00/s.f.; YMCA subsequently sold the TDR to commercial developers and used proceeds to renovate the YMCA Building

Private Balance

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Sending Lot	TDR Type	Amount Owned	DPD Date	TDR Owner (Contact)
Paramount Theatre	MPAF	34,036 sf	5/8/08	Seattle Theatre Group
Paramount Theatre	MPAF	34,036 sf	8/20/08	Richard C. Hedreen and Elizabeth A. Hedreen
Paramount Theatre	MPAF	34,036 sf	12/21/10	Ninth and Stewart LLC

TDR PURCHASES AND SALES

TDR BALANCE (Private)

Amount Sold	Date of Deed	Recording Number	TDR Buyer
34,036 sf	8/20/08	20080820001414	Richard C. Hedreen and Elizabeth A. Hedreen
34,036 sf	12/21/10	20110920000763	Ninth and Stewart LLC
34,036 sf	6/4/14	20151119000998	Elliott NE LLC (808 Howell St)

34,036 sf total
34,036 sf sold

0 s.f.

TOTAL 0 s.f. MPAF TDR

Eagles Auditorium	LPAT	83,844 sf	10/27/15	Eagle Theatre Centre Steve Wood, Attorney @ Century Pacific LP
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47,692 sf	1/29/16	20160129001940	S/I Seattle Investments IV, LLC (505 Madison St)
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83,844 sf total
47,692 sf sold

36,152 s.f.

Paramount Theatre	LPAT	136,144 sf	3/19/15	Seattle Theatre Group Steve Wood, Attorney @ Century Pacific LP
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7,285 sf	1/7/16	20160107000352	Elliott NE LLC (808 Howell St)
68,951 sf	1/29/16	20160129001941	S/I Seattle Investments IV, LLC (505 Madison St)

136,144 sf total
76,236 sf sold

59,908 s.f.

TOTAL 96,060 s.f. LPAT TDR

Eagles Auditorium	LPAT/H	105,000 sf	4/29/94	Eagles Auditorium Limited Partnership
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75,997 sf	5/3/94	19940504001039	Washington State Trade & Convention Center
29,003 sf	6/29/95	19950629001499	City of Seattle

Eagles Auditorium	LPAT/H	75,997 sf	5/3/94	Washington State Trade & Convention Center
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75,997 sf	7/19/99	20000731000999	Richard C. Hedreen and Elizabeth A. Hedreen
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Eagles Auditorium	LPAT/H	75,997 sf	7/19/99	Richard C. Hedreen and Elizabeth A. Hedreen
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16,692 sf	2/6/09	20090210000326	Olive 8 LLC
17,989 sf	12/10/07	20071217001478	Madison Hotel LLC (Renaissance Seattle Hotel)
380 sf	3/13/12	20120417001355	Madison Hotel LLC (Renaissance Seattle Hotel)
40,936 sf	1/19/16	20160122000430	Elliott NE LLC (808 Howell St)

Eagles Auditorium	LPAT/H	29,003 sf	12/1/98	YMCA of Greater Seattle and 909 4th YMCA Ltd Partnership
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29,003 sf	12/9/99	19991209001413	700 Olive L.P. (Nordstrom/Clise)
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105,000 sf total
105,000 sf sold

0 s.f.

Paramount Theatre	LPAT/H	136,144 sf	2/2/95	Paramount Defined Limited Partnership (Ida Cole)
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136,144 sf	3/29/95	19950331001041	City of Seattle
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Paramount Theatre	LPAT/H	136,144 sf	3/29/95	City of Seattle
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45,779 sf	6/11/97	19970612000745	SLT Realty Limited Partnership (W Hotel)
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Private Balance

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Sending Lot	TDR Type	Amount Owned	DPD Date	TDR Owner (Contact)
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Paramount Theatre	LPAT/H	90,365 sf	12/1/98	Young Men's Christian Association of Greater Seattle
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TDR PURCHASES AND SALES

TDR BALANCE (Private)

Amount Sold	Date of Deed	Recording Number	TDR Buyer
90,365 sf	12/1/98	19981204000336	Young Men's Christian Association of Greater Seattle

77,760 sf	4/23/99	19990513001074	Millenium Tower LLC
12,605 sf	12/9/99	19991209001413	700 Olive L.P. (Nordstrom/Clise)

136,144 sf total
136,144 sf sold

0 s.f.

TOTAL 0 s.f. LPAT/Hsq TDR

Olympic Sculpture Park	OS	272,025 sf	6/20/02	Seattle Art Museum Chief Financial Officer 654-3150
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91,076 sf	8/17/04	20040817003429	1301 Second Avenue, LLC (Washington Mutual II)
23,551 sf	10/28/05	20051104002310	Seattle Union Street Associates (Sheraton Hotel)
8,856 sf	11/8/05	20051205001920	1301 Second Avenue, LLC (Washington Mutual II)
27,269 sf	2/27/07	20070301001362	ENSO/2001 Venture LLC (Vulcan @ 2201 9th AV)
26,741 sf	1/22/14	20140122001775	City Place VIII LLC (Vulcan @ 325 9th AV N)
26,821 sf	1/22/14	20140122001831	City Place VII LLC (Vulcan @ 400 9th AV N)
2,579 sf	2/13/14	20140213000632	Cohanim Palladian Apartments, LLC (2000 2nd AV)

**SOUTH LAKE UNION
SOUTH LAKE UNION**

Olympic Sculpture Park	OS	524 sf	10/28/05	Sheraton Hotel (Seattle Union Street Associates)
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524 s.f. SUSA

272,025 sf total
206,893 sf sold

65,132 s.f. SAM

TOTAL 65,132 s.f. OS TDR

Alexis Hotel	L	133,185 sf	5/12/08	First Alexis Hotel, L P
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133,185 sf	6/7/11	20110608001013	First Alexis TDR, LLC
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133,185 sf total
133,185 sf sold

0 s.f.

Alexis Hotel	L	133,185 sf	6/7/11	First Alexis TDR, LLC
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52,906 sf	9/24/13	20130927001125	Touchstone Stewart & Boren LLC (1823 Boren AV)
21,875 sf	6/11/14	20140805001416	CSHV 1600 7th Avenue, LLC
49,041 sf	7/18/14	20140718001389	TB TS/RELP LLC (307 Fairview AV N, Touchstone)

SOUTH LAKE UNION

133,185 sf total
123,822 sf sold

9,363 s.f.

Central Building	L	120,985 sf	11/24/09	I & G Central, LLC
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100,785 sf	5/15/13	20130515001657	Acorn Development LLC (Amazon - Block 14)
20,200 sf	5/15/13	20130515001658	Acorn Development LLC (Amazon - Block 19)

Private Balance

2016 - 1st Quarter Report

Sending Lot	TDR Type	Amount Owned	DPD Date	TDR Owner (Contact)
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Chamber of Commerce Building	L	71,880 sf	5/31/12	Pacific NW Title Holding Company
Chamber of Commerce Building	L	71,880 sf	9/10/12	Ninth and Stewart LLC (Hedreen - Greyhound Bus)

Fashioncraft Building - Recovery C	L	40,355 sf	4/17/14	Recovery Café Landowner
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Fischer Studio Building	L	19,454 sf	6/14/13	Association of Apartment Owners for Fischer Studio Building, A Condominium Megan Kruse
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Mann Building	L	76,902 sf	11/16/98	Mann Building LLC (Rick Yoder)
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National Bank Building	L	69,600 sf	4/3/14	United Way of King County (David Brown, Facilities Manager)
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Pacific Net & Twine Building	L	75,332 sf	8/21/14	University & Western LLC
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Palladian Apartments	L	22,083 sf	11/26/13	Cohanim Palladium Apartments LLC
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TDR PURCHASES AND SALES

TDR BALANCE (Private)

Amount Sold	Date of Deed	Recording Number	TDR Buyer
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120,985 sf	total		
120,985 sf	total		
120,985 sf	total		

0 s.f.

71,880 sf	9/10/12	20120912001362	Ninth and Stewart LLC (Hedreen - Greyhound Bus)
71,880 sf	1/15/16	20160122000413	Elliott NE LLC (Hedreen - 808 Howell St)

71,880 sf	total		
71,880 sf	total		

0 s.f.

1,834 sf	10/10/14	20141015001071	Acorn Development LLC (Amazon - Block 19)
38,521 sf	10/10/14	20141015001070	Acorn Development LLC (Amazon - Block 20)

40,355 sf	total		
40,355 sf	total		

0 s.f.

19,454 sf	total		
0 sf	total		

19,454 s.f.

2,065 sf	5/29/02	20020531000523	Downtown Mini Warehouse, LLC (1915 3rd Avenue)
1,748 sf	6/26/02	20020702000208	Millenium Tower (Millenium Tower LLC-Greg Smith)

76,902 sf	total		
3,813 sf	total		

73,089 s.f.

22,000 sf	11/25/15	20151221001195	Acorn Development LLC (2101 7th AV)
13,000 sf	11/25/15	20151221001194	Acorn Development LLC (2100 7th AV)

69,600 sf	total		
35,000 sf	total		

34,600 s.f.

66,190 sf	1/7/15	20150108001500	Fifth & Columbia Investors, LLC
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75,332 sf	total		
66,190 sf	total		

9,142 s.f.

22,083 sf	1/9/15	20150109000729	Fifth & Columbia Investors, LLC
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22,083 sf	total		
22,083 sf	total		

0 s.f.

Private Balance

Sending Lot	TDR Type	Amount Owned	DPD Date	TDR Owner (Contact)
Seattle Labor Temple	L	5,999 sf	6/13/12	Seattle Labor Temple Association John Masterjohn, Building Manager 206 441 7582

Seattle National Bank	L	69,600 sf	4/3/14	United Way of King County David Brown, Facilities Manager dbrown@uwkc.org 206 461 5019
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Sons of Norway Hall	L	36,000 sf	6/5/13	Cornish College of the Arts
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LANDMARK TDR - CONTACT FOR CITY OF SEATTLE: SARAH SODT (DON LANDMARKS PRESERVATION) 206-615-1786

Adams Apartments	H	22,407 sf	5/9/86	Bellwether Housing (Sarah Lewontin)
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Bremer Apartments	H	30,003 sf	2/1/93	Capitol Hill Housing (Chris Persons)
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Brewster Apartments	H	36,000 sf	10/22/08	Capitol Hill Housing (Chris Persons)
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SOUTH LAKE UNION

David Colwell Building	H	79,670 sf	11/23/10	Colwell Building Limited Partnership (Paul Lambros)
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SOUTH LAKE UNION

Devonshire Apartments	H	67,426 sf	3/2/01	Capitol Hill Housing (Chris Persons)
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Devonshire Apartments	H	776 sf	11/3/05	Sheraton Hotel (Seattle Union Street Associates)
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TDR PURCHASES AND SALES

TDR BALANCE (Private)

Amount Sold	Date of Deed	Recording Number	TDR Buyer
sf			

5,999 sf total
0 sf sold

5,999 s.f.

sf			
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69,600 sf total
0 sf sold

69,600 s.f.

36,000 sf	4/18/14	20140501001038	Acorn Development LLC (Amazon - Block 19)
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36,000 sf total
36,000 sf sold

0 s.f.

TOTAL 221,247 s.f. L TDR

20,700 sf	1/23/87		WA Mutual I (Third & University Limited Partnership)
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22,407 sf total
20,700 sf sold

1,707 s.f. Bellwether

27,423 sf			WA Mutual I (Third & University Limited Partnership)
2,580 sf	1/4/94	19970501001845	City of Seattle

30,003 sf total
30,003 sf sold

0 s.f.

36,000 sf	3/27/09	20090327001119	Amazon-Vulcan (City Place IV LLC)
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SOUTH LAKE UNION

36,000 sf total
36,000 sf sold

0 s.f.

29,053 sf	2/18/11	20110222001633	Amazon-Vulcan (City Place V LLC)
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SOUTH LAKE UNION

79,670 sf total
29,053 sf sold

50,617 s.f PHG

58,695 sf	7/19/01	20010725001575	City of Seattle
8,731 sf	11/3/05	20051104002307	Sheraton Hotel (Seattle Union Street Associates)
0 sf			

776 s.f. SUSA

Private Balance

Sending Lot	TDR Type	Amount Owned	DPD Date	TDR Owner (Contact)
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Dorothy Day House	H	24,960 sf	10/27/97	Catholic Housing Services (John Hickman)
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Fleming Apartments	H	33,500 sf	12/2/98	Capitol Hill Housing (Chris Persons)
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Graham/Terry Apts	H	73,491 sf	1/15/91	Bellwether Housing (Sarah Lewontin)
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Haddon Hall Apartments	H	26,704 sf	11/1/05	Plymouth Housing Group (Paul Lambros)
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Legacy House	H	139,649 sf	12/23/99	Seattle Chinatown ID PDA (Maiko Winkler-Chin)
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John Carney	H	5,531 sf	2/1/93	Capitol Hill Housing (Chris Persons)
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Julie Apartments	H	29,557 sf	8/4/00	Low Income Housing Institute (Sharon Lee)
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TDR PURCHASES AND SALES

TDR BALANCE (Private)

Amount Sold	Date of Deed	Recording Number	TDR Buyer
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67,426 sf total
67,426 sf sold

24,960 sf	10/16/98	19981029001554	City of Seattle
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24,960 sf total
24,960 sf sold

33,500 sf	12/11/98	19981224001598	City of Seattle
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33,500 sf total
33,500 sf sold

9,039 sf	12/23/92	19921224001229	City of Seattle
59,535 sf	12/23/92	19921224001228	City of Seattle

73,491 sf total
68,574 sf sold

26,704 sf	3/9/06	20060411002328	City of Seattle
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26,704 sf total
26,704 sf sold

40,367 sf	12/29/99	19991230001490	Nordstrom/Clise 7th & Olive (700 Olive LP)
32,155 sf	8/28/01	20010830000899	City of Seattle
67,127 sf	11/1/05	20051104002311	Sheraton Hotel (Seattle Union Street Associates)

139,649 sf total
139,649 sf sold

5,531 sf	5/21/93	19970501001844	City of Seattle
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5,531 sf total
5,531 sf sold

29,557 sf	7/16/02	20020730000189	City of Seattle
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29,557 sf total
29,557 sf sold

0 s.f.

0 s.f.

0 s.f.

4,917 s.f. Bellwether

0 s.f.

0 s.f.

0 s.f.

0 s.f.

Private Balance

Sending Lot	TDR Type	Amount Owned	DPD Date	TDR Owner (Contact)
Larned Apartments	H	7,548 sf	3/4/91	Capitol Hill Housing (Chris Persons)

TDR PURCHASES AND SALES

TDR BALANCE (Private)

Amount Sold	Date of Deed	Recording Number	TDR Buyer
7,548 sf	4/30/97	19970527001325	City of Seattle

7,548 sf total
7,548 sf sold

0 s.f.

Lewiston Hotel	H	18,190 sf	12/27/99	Plymouth Housing Group (Paul Lambros)
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18,190 sf	11/27/00	20001129000390	City of Seattle
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18,190 sf total
18,190 sf sold

0 s.f.

Olive Tower	H	10,377 sf	9/9/86	Bellwether Housing (Sarah Lewontin)
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8,790 sf	1/23/87		WA Mutual I (Third & University Limited Partnership)
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10,377 sf total
8,790 sf sold

1,587 s.f. Bellwether

Morrison Hotel	H	38,752 sf	11/7/03	Downtown Emergency Services Center (Bill Hobson)
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35,145 sf	8/16/04	20040817003434	Washington Mutual II (1301 Second Avenue, LLC)
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38,752 sf total
35,145 sf sold

3,607 s.f. DESC

Plymouth on Stewart	H	29,357 sf	4/9/04	Plymouth Housing Group (Paul Lambros)
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29,357 sf	8/13/04	20040817001280	Washington Mutual II (1301 Second Avenue, LLC)
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29,357 sf total
29,357 sf sold

0 s.f.

Scargo Hotel	H	3,900 sf	3/10/10	Plymouth Housing Group (Paul Lambros)
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3,900 sf	9/7/10	20100910000146	City of Seattle
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3,900 sf total
3,900 sf sold

0 s.f.

St. Martin on Westlake	H	40,094 sf	10/8/09	Catholic Housing Services (John Hickman)
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40,094 sf	6/8/07	20070608002750	Westlake Tower (Touchstone West 8th Building LLC)
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40,094 sf total
40,094 sf sold

0 s.f.

Total H TDR 63,211 s.f.
 12,594 s.f. Downtown
 50,617 s.f. South Lake Union

Melrose Market	PP	38,544 sf	8/20/08	Melrose Project LLC (Scott Shapiro 206-999-5088)
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sf			
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Private Balance

2016 - 1st Quarter Report

Sending Lot	TDR Type	Amount Owned	DPD Date	TDR Owner (Contact)
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TDR PURCHASES AND SALES

TDR BALANCE (Private)

Amount Sold	Date of Deed	Recording Number	TDR Buyer
38,544 sf total			
0 sf sold			

38,544 s.f.

TOTAL 38,544 s.f. PP TDP

City Balance

2016 - 1st Quarter Report

CERTIFIED TDR

Sending Lot	TDR Type	Amount Certified	Date	Recording number	TDR Owner (Contact)
Fire Station 2	L	36,220 sf	9/15/08	n/a	City of Seattle (Hillary Hamilton, Fleets & Facilities Dept.)

TDR BANK PURCHASES AND SALES

TDR BALANCE (City)

Amount Sold	Date of Deed	Recording Number	TDR Buyer

36,220 sf total
0 sf sold

36,220 s.f. City of Seattle

TOTAL 36,220 s.f. L TDR

Eagles Auditorium	LPAT/H	29,003 sf	6/29/95	19950629001499	City of Seattle
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29,003 sf	12/1/98	19981204000336	Young Men's Christian Association of Greater Seattle
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Paramount Theatre	LPAT/H	136,144 sf	3/29/95	19950331001041	City of Seattle
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45,779 sf	6/11/97	19970612000745	W Hotel (SLT Realty Limited Partnership)
90,365 sf	12/1/98	19981204000336	Young Men's Christian Association of Greater Seattle

165,147 sf total
165,147 sf sold

0 s.f.

TOTAL 0 s.f. LPAT TDR

Bremer Apartments	H	2,580 sf	1/4/94	19970501001845	City of Seattle
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2,580 sf	6/11/97	19970612000740	W Hotel (SLT Realty Limited Partnership)
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2,580 sf total
2,580 sf sold

0 s.f.

Devonshire Apartments	H	58,695 sf	7/19/01	20010725001575	City of Seattle
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20,305 sf	8/13/04	20040817001190	Washington Mutual II (1301 Second Avenue, LLC)
38,390 sf	11/3/05	20051104002309	Sheraton Hotel (Seattle Union Street Associates)

58,695 sf total
58,695 sf sold

0 s.f.

Dorothy Day House	H	24,960 sf	10/16/98	19981029001554	City of Seattle
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24,960 sf	5/26/00	20000606000210	IDX Tower (National Office Partners Limited Partnership)
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24,960 sf total
24,960 sf sold

0 s.f.

Fleming Apartments	H	33,500 sf	12/11/98	19981224001598	City of Seattle
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33,500 sf	5/26/00	20000606000210	IDX Tower (National Office Partners Limited Partnership)
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33,500 sf total
33,500 sf sold

0 s.f.

City Balance

2016 - 1st Quarter Report

CERTIFIED TDR

Sending Lot	TDR Type	Amount Certified	Date	Recording number	TDR Owner (Contact)
Graham/Terry Apts	H	9,039 sf	12/23/92	19921224001229	City of Seattle
		59,535 sf	12/23/92	19921224001228	City of Seattle

Haddon Hall Apartments	H	26,704 sf	3/9/06	20060411002328	City of Seattle
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Legacy House	H	32,155 sf	8/28/01	20010830000899	City of Seattle
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John Carney	H	5,531 sf	5/21/93	19970501001844	City of Seattle
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Julie Apartments	H	29,557 sf	7/16/02	20020730000189	City of Seattle
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Larned Apartments	H	7,548 sf	4/30/97	19970527001325	City of Seattle
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Lewiston Hotel	H	18,190 sf	11/27/00	20001129000390	City of Seattle
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Scargo Hotel	H	3,900 sf	9/7/10	20100910000146	City of Seattle
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TDR BANK PURCHASES AND SALES

TDR BALANCE (City)

Amount Sold	Date of Deed	Recording Number	TDR Buyer
9,039 sf	6/11/97	19970612000742	W Hotel (SLT Realty Limited Partnership)
59,535 sf	6/11/97	19970612000741	W Hotel (SLT Realty Limited Partnership)

68,574 sf total
68,574 sf sold

0 s.f.

26,704 sf	6/12/07	20070612001954	Westlake Tower (Touchstone West 8th Building LLC)
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26,704 sf total
26,704 sf sold

0 s.f.

32,155 sf	6/12/07	20070612001954	Westlake Tower (Touchstone West 8th Building LLC)
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32,155 sf total
32,155 sf sold

0 s.f.

5,531 sf	6/11/97	19970612000743	W Hotel (SLT Realty Limited Partnership)
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5,531 sf total
5,531 sf sold

0 s.f.

29,557 sf	8/13/04	20040817001190	Washington Mutual II (1301 Second Avenue, LLC)
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29,557 sf total
29,557 sf sold

0 s.f.

7,548 sf	6/11/97	19970612000743	W Hotel (SLT Realty Limited Partnership)
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7,548 sf total
7,548 sf sold

0 s.f.

18,190 sf	8/13/04	20040817001190	Washington Mutual II (1301 Second Avenue, LLC)
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18,190 sf total
18,190 sf sold

0 s.f.

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3,900 sf total	owned
0 sf sold	sold

3,900 s.f. City of Seattle

City Balance

2016 - 1st Quarter Report

CERTIFIED TDR

Sending Lot	TDR Type	Amount Certified	Date	Recording number	TDR Owner (Contact)
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TDR BANK PURCHASES AND SALES

TDR BALANCE (City)

Amount Sold	Date of Deed	Recording Number	TDR Buyer
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TOTAL 3,900 s.f. housing TDR

Benaroya Hall	MPAF	423,000 sf	1/0/00	n/a	City of Seattle (Office of Housing)
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313,158 sf	5/26/00	20000606000210	IDX Tower (National Office Partners Limited Partnership)
9,842 sf	8/13/04	20040817001190	Washington Mutual II (1301 Second Avenue, LLC)
24,075 sf	11/3/05	20051104002308	Sheraton Hotel (Seattle Union Street Associates)
915 sf	3/30/06	20060331000387	Madison Tower (1000 First Ave. Properties LLC)
35,189 sf	6/12/07	20070612001953	Westlake Tower (Touchstone West 8th Building LLC)
20,751 sf	8/10/07	20070810001893	818 Stewart St (Eight Eighteen Stewart LLC; Schnitzer)
19,070 sf	12/14/07	20071214002245	1918 8th Av (1918 Eighth LLC; Schnitzer)

Benaroya Hall	MPAF	50,000 sf	8/1/05	n/a	City of Seattle (Office of Housing)
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50,000 sf	12/14/07	20071214002245	1918 8th Av (1918 Eighth LLC; Schnitzer)
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473,000 sf total
473,000 sf sold

TOTAL 0 s.f. MPAF TDR

150,000 sf maximum cumulative amount of MPAF TDR authorized for transfer after 6/1/05 per Ord. 121874