

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

SELLER GRANTOR	Name <u>Happy Day Corporation, an Idaho corporation</u>	BUYER GRANTEE	Name <u>ATC Sequoia LLC, a Delaware limited liability company</u>
	Mailing Address <u>703 Main Street</u>		Attn: <u>Land Management</u>
	City/State/Zip <u>Lewiston, ID 83501</u>		Mailing Address <u>10 Presidential Way</u>
	Phone No. (including area code) <u>(208) 743-0583</u>		City/State/Zip <u>Wobum, MA 01801</u>
Phone No. (including area code) <u>(208) 743-0583</u>		Phone No. (including area code) <u>(866) 586-9377, Option 4</u>	

3 Send all property tax correspondence to: Same as Buyer/Grantee

Name Happy Day Corporation

Mailing Address 703 Main Street

City/State/Zip Lewiston, ID 83501

Phone No. (including area code) (208) 743-0583

List all real and personal property tax parcel account numbers check box if personal property

1-001-47-035-0002

List Assessed value(s)

4 Street address of property: 200 Bridge Street, Clarkston, WA

This property is located in Clarkston Required (For Unincorporated locations please select your county)

Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

An exclusive easement area on the premises described on Exhibit A, such exclusive easement area being described more fully on Exhibit B.

5 Select Land Use Code(s): 47 - Communication

enter any additional codes: _____

(See back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)? YES NO

Is this property designated as forest land per chapter 84.33 RCW? YES NO

Is this property classified as current use (open space, farm, and agricultural, or timber) land per chapter 84.34? YES NO

Is this property receiving special valuation as historical property per chapter 84.26 RCW? YES NO

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)

NEW OWNERS(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 continuance.

DEPUTY ASSESSOR _____ DATE _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

PRINT NAME

List all personal property (tangible and intangible) included in selling price

None

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) _____

Reason for Exemption _____

Type of Document Easement and Assignment Agreement

Date of Document 1/27/16

Gross Selling Price \$ 125,000.00

*Personal Property (deduct) \$ _____

Exemption Claimed (deduct) \$ _____

Taxable Selling Price \$ 125,000.00

Excise Tax : State \$ 1,600.00

Local \$ 312.50

*Delinquent Interest \$ 40.94

Local \$ 1.56

*Delinquent Penalty \$ 191.25

Subtotal \$ 1,012.50 2146.27

*State Technology Fee \$ 5.00

*Affidavit Processing Fee \$ _____

Total Due \$ 4,017.50 2151.27

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT

Signature of Grantor or Grantor's Agent: Bruce C. Finch

Name (Print): Bruce C. Finch, President

Date & city of signing: December 29, 2015, Lewiston, Idaho

Signature of Grantee or Grantee's Agent: Shawn Lanier

Name (Print): Vice President - Legal

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)).

REV 84 0001a (09/22/15) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

Fidelity National Title
ck # 1013564312, 1613564703,
1613564704, 1613564705

Vo

PAID
ASOTIN COUNTY
TREASURER

48200

Exhibit "A" – Premises

A PORTION OF LOTS 30 THROUGH 35 OF BLOCK 47 OF THE CITY OF CLARKSTON AS FILED FOR RECORD ON JULY 26, 1899, RECORDED IN BOOK B OF PLATS AT PAGE(S) 21 OFFICIAL RECORDS OF ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF FAIR STREET AND 5TH STREET; THENCE NORTH 87°24'57" EAST FOR A DISTANCE OF 832.81 FEET; THENCE SOUTH 2°35'03" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 2°33'46" EAST A DISTANCE OF 17.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 2°33'46" EAST A DISTANCE OF 128.17 FEET; THENCE NORTH 87°24'57" EAST A DISTANCE OF 107.67 FEET; THENCE NORTH 42°18'34" WEST A DISTANCE OF 167.28 FEET TO THE POINT OF BEGINNING.

49260

Site No: 410833
Site Name: Lew Diagnol WA

Exhibit "B" – Exclusive Easement Area

A PORTION OF LOTS 30 THROUGH 35 OF BLOCK 47 OF THE CITY OF CLARKSTON AS FILED FOR RECORD ON JULY 26, 1899, RECORDED IN BOOK B OF PLATS AT PAGE 21 OFFICIAL RECORDS OF ASOTIN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF FAIR STREET, SAID POINT BEARS NORTH 87°07'05" EAST A DISTANCE OF 832.81 FEET FROM A MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF FAIR STREET AND 5TH STREET; THENCE, LEAVING SAID CENTERLINE, SOUTH 02°52'55" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 02°51'38" EAST A DISTANCE OF 17.70 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING, SOUTH 02°51'38" EAST A DISTANCE OF 88.27 FEET; THENCE NORTH 78°22'43" EAST A DISTANCE OF 65.45 FEET TO THE WESTERLY RIGHT OF WAY LINE CONFLUENCE WAY (AKA PORT WAY); THENCE, ALONG SAID RIGHT OF WAY, NORTH 42°54'06" WEST A DISTANCE OF 102.07 FEET TO THE POINT OF BEGINNING.

49260

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Site Name: Lew Diagnol WA