

**SUPERINTENDENT OF REAL ESTATE**

**INDIVIDUAL EXEMPTION NUMBER 18**

**AVSTAR II, L.L.C.**

1. Avstar II, L.L.C., with respect to its proposed marketing and development of a 23 storey building containing approximately 227 residential units on all or part of the land legally described as

Lots 4, 5, 8, 9 and 12 in Block 45 of addition to the Town of Seattle as laid out by A.A. Denny (commonly known as A.A. Denny's sixth addition to the City of Seattle), according to the Plat thereof recorded in Volume 1 of Plats, page 99, in King County, Washington;

Except the Westerly 12 feet thereof heretofore condemned in King County Superior Court Cause Number 39151 for the widening of Second Avenue, as provided by Ordinance Number 9311 of the City of Seattle;


and Except the Southeasterly 7 feet of said Lot 12 as condemned in King County Superior Court Cause Number 57057 for the widening of Pine Street, as provided by Ordinance Number 14500

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 residential 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 Chicago Title Insurance Company;
- b) are held by that company in trust pursuant to the terms and conditions of an escrow agreement that complies with the requirements of Section 64.34.430 of the Revised Code of Washington; and
- c) are otherwise held in the manner required by section 18 of the *Real Estate Development Marketing Act*.

OCT 12 2007

Date



W. Alan Clark

Superintendent of Real Estate