

## Exhibit "A"



**CITY OF TUMWATER**  
 555 ISRAEL RD. SW, TUMWATER, WA 98501  
 (360) 754-4180  
 Email: [cdd@ci.tumwater.wa.us](mailto:cdd@ci.tumwater.wa.us)  
**TAX EXEMPTION ON MULTI-FAMILY UNITS  
 WITHIN A DESIGNATED RESIDENTIAL  
 TARGET AREA  
 APPLICATION**

TUM 22-  
**1393**

**Kerri**  
 RCVD BY

DATE STAMP

09-23-2022

☒ 8 YEAR TAX CREDIT      OR      ☐ 12 YEAR TAX CREDIT

LEGAL OWNER: Craft District II, LLC Email: rdp.peters@gmail.com

Mailing Address 2840 Black Lake Blvd SW # C, Tumwater 98512 Phone: (360) 790-8570

APPLICANT: Craft District II, LLC Email: rdp.peters@gmail.com

Mailing Address 2840 Black Lake Blvd SW #C, Tumwater 98512 Phone: (360) 790-8570

AGENT: John Peters Email: rdp.peters@gmail.com

Mailing Address 2840 Black Lake Blvd SW # C, Tumwater 98512 Phone: (360) 790-8570

**PROJECT INFORMATION**

PROPERTY ADDRESS: 4300 Capitol Blvd SE, Tum 98501 PARCEL #: 33870000400

LEGAL DESCRIPTION: Legal:Section 26 Township 18 Range 2W Quarter SW,  
 NW Donation Land ClaimBELLATORRE BSP NO 12-0034TW LT 4 Document 4250623

INTEREST IN PROPERTY: ☒ Fee Simple    ☐ Contract Purchase    ☐ Other \_\_\_\_\_

NEW CONSTRUCTION: ☒ Yes    ☐ No    REHABILITATION OF EXISTING UNITS: ☐ Yes    ☒ No

NUMBER OF UNITS: NEW: 95    EXISTING EMPTY: N/A    EXISTING OCCUPIED: N/A

NUMBER OF UNITS FOR WHICH THIS EXEMPTION IS BEING APPLIED FOR: 95  
 (Must be 4 or more)

PERCENTAGE OF SPACE FOR PERMANENT RESIDENTIAL HOUSING: 100% of buildings

\*\* IF EXISTING UNITS ARE VACANT, DATE LAST OCCUPIED: N/A

\*\*\* AFFIDAVIT OF VACANCY MUST BE ATTACHED\*\*\*

DESCRIBE BUILDING USE AND SQUARE FEET INTENDED FOR EACH USE: Four multifamily  
 buildings, 3 w/ 24 units(ea bldg. 22,058 sf), 1 w/ 23 units(bldg. 21,974 sf). 100% housing.

PROJECTED COST OF CONSTRUCTION / REHABILITATION: \$ 22,000,000.00

PROPERTY ACQUISITION COST \$ 718,000.00

SOURCE OF COST ESTIMATE: General Contractor

EXPECTED DATE TO START PROJECT: 11/2022 PROPOSED COMPLETION DATE: 11/2024

**RESIDENTIAL TARGET AREAS**

8 or 12 Year Tax Credit: ☒ Capitol Boulevard Corridor    ☐ Brewery District  
 12 Year Tax Credit only ☐ Tumwater Town Center    ☐ Littlerock Road Subarea

**IF APPLYING FOR A 12-YEAR CREDIT, PLEASE ATTACH A STATEMENT ADDRESSING THE FOLLOWING QUESTIONS:**

1. Total number of units being proposed
2. Estimated rent per unit
3. Number of units rented to low or moderate income households (or other households)
4. Estimated income of those households
5. Method for insuring program compliance over the period of the exemption

**A COMPLETE APPLICATION SHALL INCLUDE:**

1. A completed City of Tumwater application setting forth the grounds for the exemption;
2. Preliminary floor and site plans of proposed project;
3. A statement acknowledging the potential tax liability when the project ceases to be eligible under this chapter;
4. Verification by oath or affirmation of the information submitted.


For rehabilitation projects, the applicant shall also submit an affidavit that existing dwelling units have been unoccupied for a period of twelve months prior to filing the application and shall secure from the city verification of property noncompliance with the city's applicable building or housing codes.

Before application approval, the applicant shall enter into a contract with the City, approved by the City Council, regarding the terms and conditions of the project. After City Council approval of the contract, and Director of Community Development approval of the application, the Director shall issue a conditional Certificate of Acceptance of Tax Exemption. The Conditional Certificate expires three years from the date of approval unless an extension is granted as provided in this chapter."

**(FOR CITY USE)**

- ☐ Building is in a Multi-Family Tax Exemption Target Areas
- ☐ Building is not in compliance with the City's Minimum Housing Code
- ☐ Required Preliminary Plans are attached:    ☐ Plans    ☐ Site Plan    ☐ Floor Plan
- ☐ \$100 application fee received

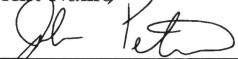
I certify under penalty of perjury that the information furnished by me is true and correct to the best of my knowledge, and further, that I am the owner of this property or am authorized by the owner to perform the work for which this permit application is made. I further agree to hold harmless, the City of Tumwater as to any claim (including costs, expenses, and attorney fees incurred in investigation and defense of such claim), which may be made by any person, including the undersigned, and filed against the City of Tumwater, to the extent such claim arises out of the reliance of the City, including its officers and employees, upon the accuracy of the information supplied to the City as part of this application.



Signature of Owner

Craft District II, LLC, John Peters

Print Name



Signature of Applicant/Agent

John Peters

Print Name

9/16/22

Date

9/16/22

Date