

| |
|--|
| Respondent Name |
| William McKay SR |
| Complainant Name |
| Charles Torelli |
| Complaint Description |
| <p><u>Chuck Torelli</u> (Wed, 28 Apr 2021 at 10:38 AM)</p> <p>References: Completing The F-1 www.pdc.wa.gov RCW 42.17A.710 Benton County Property Search records: • 2652 W. 15th Ave. Kennewick WA Benton County Property Search (spataleest.com) • 3516 W. 46th Ave, Kennewick WA Benton County Property Search (spataleest.com)</p> <p>Secretary of State Washington Corporations and Charities Filing System Corporations and Charities System (wa.gov) (Once at the web site, scroll down to "Corporation Search" and enter the UBI code) • Udderly Williams LLC UBI 604 439 197 • 27th Ave Self-Storage Properties, LLC UBI 602 428 339 • 27th Ave Self-Storage Inc. UBI 602 426 042</p> <p>McKay F1 Filings: • 2017 F1 100814095 (Full Year) • 2018 F1 100889906 (Full Year) • 2019 F1 PDC Website public (wa.gov) Report 89275 (Full Year) • 2020 F1 PDC Website public (wa.gov) Report 95553 (Full Year)</p> <p>NOTE: Attachments 1-9 include the applicable mark-up and highlights.</p> <p>Councilmember William (Bill) D McKay has continuously failed to meet the requirements of RCW 4217A.710 Statement of Financial Affairs as required by law. Of immediate concern is the fact that Mr. McKay was not compliant in listing his LLC (Udderly Williams LLC) on F1 documentation for CY 2019 and 2020. He also failed to identify property that he owned and sold on two of four filings. Specific issues are as follows. • Property (2652 W. 15th Ave Kennewick WA) bought in 2017 was not listed on his F1's for 2017, or 2020. It was included on his F1's for 2018 and 2019 • The formation of a limited liability company, Udderly Williams LLC – formed April 2019 but not identified on F1's for 2019 or 2020. • Failure to document transfer of property from Mr. McKay to Udderly Williams LLC. • Failure to list the property at 3516 W. 46th Ave. Kennewick WA on his F1 for 2019. • Failure to document the sale of property at 2652 W. 15th Ave. for \$390,000 on the F1 for 2020.</p> <p>Of the specific complaints, one can be attributed to an error (failed to report property at 3516 W. 46th Ave. Kennewick WA – his residence) on his F1 covering CY 2019. While it could be argued that</p> |

forgetting a ~\$750,000 (market value) piece of property is problematic, the fact that all other F1's included the information indicates sloppiness rather than "nefarious".

Below are the complaint details, timeline, and references.

2017

Mr. McKay buys property at 2652 W. 15th Ave, Kennewick WA for \$390,000. Assessed value is \$130,000. (*Attachment 1*)

2018

On March 23rd, 2018, Mr. McKay files his F1 for CY 2017 (F1 100814095). The property at 2652 W. 15th Ave. is not documented as required by RCW 42.17A.710(1) (h-j). (*Attachment 2*)

2019

On March 12th, 2019, Mr. McKay files his F1 for CY 2018 (F1 100889906). The property at 15th Ave. is now listed as required by RCW 42.17A.710(1) (h-j). (*Attachment 3*). This would seem to indicate that he understands the need for listing the property on his F1.

2020

On March 11, 2020, Mr. McKay files his F1 for CY 2019 with the following omissions in violation of RCW 42.17A.710 (1) (h-j) and RCW.17A.710 (1) (d), (g), and (k): (*Attachment 4*)

- The formation of a limited liability company Udderly Williams LLC,
- The sale of the property at 2652 W. 15th Ave. to Udderly Williams LLC for \$0 (quick claim deed)
- The ownership of his property at 3516 W. 46th Ave. Kennewick WA. is not listed (*Attachment 7*)

April 8th, 2019, Mr. McKay files a Certificate of Formation and the Initial Report of the new LLC. (*Attachment 5*)

August 27th, 2019 an Amended Report is filed removing Cynthia R. McKay (wife), William Dean McKay Jr. (son) and Kaili Facer-McKay (daughter-in-law) from the governors' listing making Mr. McKay the sole governor. (*Attachment 6*)

August 29th, 2019, Mr. McKay 'sells' the property at 2652 W. 15th Ave from William D McKay (himself) to Udderly Williams LLC for \$0 via quick claim deed. (*Attachment 1*)

2021

On March 10, 2021, Mr. McKay files his F1 for CY 2020 with the following omissions in violation of RCW 42.17A.710 (1) (h-j) and RCW.17A.710 (1) (d), (g), and (k): (*Attachment 8*)

- The existence of his limited liability company Udderly Williams LLC. NOTE: The annual report acknowledges the ownership of the property even as his F1 fails to do so. (*Attachment 9*)
- The sale of the property from Udderly Williams LLC for \$390,000 to Suebug Enterprises LLC (*Attachment 1*)

The fact that two other LLCs governed by Mr. McKay (27th Ave. Self-Storage Inc. and 27th Ave. Self-Storage Properties LLC) and the associated properties are routinely included on his F1's, demonstrates that Mr. McKay understands that limited liability companies and real estate are disclosure requirements. Since the Udderly Williams LLC acquired and sold assets worth \$390,000 (the property at 2652 W. 15th Ave), it calls into question that the existence of Udderly Williams LLC and the associated real estate were excluded from his F1 by mistake.

What impact does the alleged violation(s) have on the public?

Full disclosure requirements (RCW 42.17A.710) are being blatantly ignored by Mr. McKay. As a result, voters in the community cannot discern when city policy issues might be impacted by his business decisions.

The issue of transparency is further complicated by the fact that his son (William (Will) D. McKay Jr) is a newly elected Benton County Commissioner. Because they both holding elected offices within Benton County, and both are active in the building and development sectors, it is essential that financial disclosure statements be both accurate and complete.

List of attached evidence or contact information where evidence may be found

References:

Completing The F-1 | www.pdc.wa.gov

RCW 42.17A.710

Benton County Property Search records:

- 2652 W. 15th Ave. Kennewick WA Benton County Property Search (spatialtest.com)
- 3516 W. 46th Ave, Kennewick WA Benton County Property Search (spatialtest.com)

Secretary of State Washington Corporations and Charities Filing System Corporations and Charities System (wa.gov) (Once at the web site, scroll down to “Corporation Search” and enter the UBI code)

- Udderly Williams LLC UBI 604 439 197
- 27th Ave Self-Storage Properties, LLC UBI 602 428 339
- 27th Ave Self-Storage Inc. UBI 602 426 042

McKay F1 Filings:

- 2017 F1 100814095 (Full Year)
- 2018 F1 100889906 (Full Year)
- 2019 F1 PDC Website public (wa.gov) Report 89275 (Full Year)
- 2020 F1 PDC Website public (wa.gov) Report 95553 (Full Year)

List of potential witnesses with contact information to reach them

Certification (Complainant)

I certify (or declare) under penalty of perjury under the laws of the State of Washington that information provided with this complaint is true and correct to the best of my knowledge and belief.

Financial Affairs Disclosure - Washington State Public Disclosure Commission

Attachment 8

Mckay William D Sr.
Spouse or registered domestic partner: Cynthia R McKay
Covering January 1, 2020 - December 31, 2020

* Unless otherwise indicated, all reported information pertains to McKay William D Sr..

Submitted date: 3/10/2021
Certified by: McKay William Dean Sr
Email: bc6mckay@gmail.com

SUBMISSION HISTORY

| | | | |
|--|---|---|--|
| Income | | | |
| Reportable income, including wages, tips, sales commissions, stock options, non-investment retirement income and miscellaneous income such as legal judgments, rental property income, etc.: | | | |
| 27th Ave. Self-Storage, Inc <i>3112 W 27th Ave Kennewick, WA 99337</i> Earned by: MCKAY WILLIAM D Sr. Income: \$30,000.00 to \$59,999.00 Type: Manager | City of Kennewick <i>210 W 6th Ave Kennewick, WA 99336</i> Earned by: MCKAY WILLIAM D Sr. Income: \$0.00 to \$29,999.00 Type: City Council Member | RBC Wealth Mgmt <i>7139 W Deschutes Ave Kennewick, WA 99336</i> Earned by: Spouse or registered domestic partner Income: \$0.00 to \$29,999.00 Type: Retirement Funds | 27th Ave Self-Storage, Inc <i>3112 W 27th Ave Kennewick, WA 99337</i> Earned by: MCKAY WILLIAM D Sr.; Spouse or registered domestic partner Income: \$200,000.00 to \$499,999.00 Type: Shareholder Distributions |
| 27th Ave Self-Storage Properties, LLC <i>3112 W 27TH AVE KENNEWICK, WA 99337</i> Earned by: MCKAY WILLIAM D Sr. Income: \$100,000.00 to \$199,999.00 Type: Shareholder Distributions | | | |

| | | | |
|---|---|---|---|
| Assets | | | |
| Financial assets and interest income are reported from bank accounts, insurance policies, broker-directed investment accounts, self-directed investment accounts and other financial assets: | | | |
| Numerica Credit Union <i>P.O. Box 4000 Spokane Valley, WA 99037</i> Account owner: MCKAY WILLIAM D Sr.; Spouse or registered domestic partner Type: Savings Income: \$0.00 to \$29,999.00 Value: \$100,000.00 to \$199,999.00 | Umpqua Bank <i>P.O. Box 1820 Roseburg, OR 97470</i> Account owner: MCKAY WILLIAM D Sr.; Spouse or registered domestic partner Type: Checking Value: \$0.00 to \$29,999.00 | RBC <i>60 S. 6th Street, Mailstop P-14 Minneapolis, , MN 55402-4422</i> Account owner: MCKAY WILLIAM D Sr. Type: Mutual Funds Value: \$60,000.00 to \$99,999.00 | RBC <i>60 S 6th Street Minneapolis, MN 55402-4422</i> Account owner: Spouse or registered domestic partner Type: Mutual Funds Income: \$0.00 to \$29,999.00 Value: \$100,000.00 to \$199,999.00 |
| TD Ameritrade <i>P.O Box 2760 Omaha, NE 68103-2760</i> Account owner: MCKAY WILLIAM D Sr. Type: Mutual Funds Value: \$0.00 to \$29,999.00 | | | |

| | | | |
|--|---|--|--|
| Real estate | | | |
| Real estate owned in the state of Washington: | | | |
| <i>3112 W 27th Ave Kennewick, WA 99337</i> Owned by: MCKAY WILLIAM D Sr.; Spouse or registered domestic partner Assessed value: more than \$1,000,000.00 | Mortgage held by: Numerica Credit Union <i>PO Box 4000 Spokane Valley,, WA 99037</i> Original amount: more than \$1,000,000.00 Current amount: \$200,000.00 to \$499,999.00 Security given: 1st Mortgage at 50% equity Payment terms: 15 years at 4.03% | Failure to document ownership of property at 2652 W. 15th Ave, Kennewick. see attachment 1 | |
| <i>3516 W 46th Ave Kennewick, WA 99337</i> Owned by: MCKAY WILLIAM D Sr.; Spouse or registered domestic partner Assessed value: \$500,000.00 to \$749,999.00 | Mortgage held by: Umpqua Bank <i>138 Vista Way Kennewick,, WA 99336</i> Original amount: \$200,000.00 to \$499,999.00 Current amount: \$30,000.00 to \$59,999.00 Security given: Mortgage, 60% down Payment terms: 10 years at 2.5% | Failure to document sale of property at 2652 W. 15th Ave, Kennewick for \$390,000 to Suebug Enterprises LLC see attachment 1 | |

| |
|---|
| Debt |
| There is no debt owed in excess of \$2,400. |

| | | |
|--|---|---|
| Business associations | | Continued lack of documentation of Udderly Williams LLC see attachment 9 for 2020 Annual Report |
| Business entities where McKay William D Sr. owns 10 percent or more, or serves as an officer, director or general partner. | | |
| 27TH AVE SELF-STORAGE, INC. (McKay William D Sr.; Spouse or registered domestic partner) <i>3112 W 27th Ave Kennewick WA 99337</i> Self-Storage Business 75% ownership | Government Payments No payments were received by 27TH AVE SELF-STORAGE, INC. from a government agency where McKay William D Sr. sought or held office. Other Government Payments No payments were received by 27TH AVE SELF-STORAGE, INC. in excess of \$12,000 from a government agency where McKay William D Sr. did not seek or hold office. Business Payments No payments were received by 27TH AVE SELF-STORAGE, INC. in excess of \$12,000 from any business customer. | |
| 27th Ave Self-Storage Properties, LLC (McKay William D Sr.; Spouse or registered domestic partner) <i>3112 W 27th Ave Kennewick WA 99337</i> Property Ownership of Self-Storage Facility 75% ownership Washington properties worth more than \$24,000: <i>3112 W 27th Ave Kennewick, WA 99337</i> | Government Payments No payments were received by 27th Ave Self-Storage Properties, LLC from a government agency where McKay William D Sr. sought or held office. Other Government Payments No payments were received by 27th Ave Self-Storage Properties, LLC in excess of \$12,000 from a government agency where McKay William D Sr. did not seek or hold office. Business Payments No payments were received by 27th Ave Self-Storage Properties, LLC in excess of \$12,000 from any business customer. | |
| Washington Self-Storage Association (McKay William D Sr.) Board Member <i>19540 International BLVD, Suite 105 Seatac WA 98188</i> An Association of Self-Storage owners for education and legislative representation | Government Payments No payments were received by Washington Self-Storage Association from a government agency where McKay William D Sr. sought or held office. Other Government Payments No payments were received by Washington Self-Storage Association in excess of \$12,000 from a government agency where McKay William D Sr. did not seek or hold office. Business Payments No payments were received by Washington Self-Storage Association in excess of \$12,000 from any business customer. | |

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|---|
| Lobbying activity |
| Compensation received for lobbying activities: No qualifying lobbying activity was done. |

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| Gifts |
| Gifts of food and beverages worth more than \$50, and travel or seminar expenses made by any outside government agency: There were no gifts exceeding \$50; nor were there any payments for travel or seminars. |



Attachement 9

Filed
Secretary of State
State of Washington
Date Filed: 04/24/2020
Effective Date: 04/24/2020
UBI #: 604 439 197

EXPRESS ANNUAL REPORT WITH CHANGES

BUSINESS INFORMATION

Business Name:

UDDERLY WILLIAMS, LLC

UBI Number:

604 439 197

Business Type:

WA LIMITED LIABILITY COMPANY

Business Status:

ACTIVE

Principal Office Street Address:

3516 W 46TH AVE, KENNEWICK, WA, 99337-2786, UNITED STATES

Principal Office Mailing Address:

3516 W 46TH AVE, KENNEWICK, WA, 99337-2786, UNITED STATES

Expiration Date:

04/30/2021

Jurisdiction:

UNITED STATES, WASHINGTON

Formation/Registration Date:

04/08/2019

Period of Duration:

PERPETUAL

Inactive Date:

Nature of Business:

REAL ESTATE

REGISTERED AGENT [RCW 23.95.410](#)

| Registered Agent Name | Street Address | Mailing Address |
|-----------------------|--|--|
| WILLIAM D MCKAY | 3516 W 46TH AVE, KENNEWICK, WA, 99337, USA | 3516 W 46TH AVE, KENNEWICK, WA, 99337, USA |

PRINCIPAL OFFICE

Phone:

509-460-9278

Email:

BC6MCKAY@GMAIL.COM

Street Address:

3516 W 46TH AVE, KENNEWICK, WA, 99337-2786, USA

Mailing Address:

3516 W 46TH AVE, KENNEWICK, WA, 99337-2786, USA

GOVERNORS

| Title | Type | Entity Name | First Name | Last Name |
|----------|------------|-------------|--------------|-----------|
| GOVERNOR | INDIVIDUAL | | WILLIAM DEAN | MCKAY |

NATURE OF BUSINESS

REAL ESTATE

EFFECTIVE DATE

Effective Date:

04/24/2020

CONTROLLING INTEREST

1. Does your entity own real property such as land or buildings (including leasehold interests) in Washington?

YES

2. As of January 1, 2019, has there been a transfer of stock, other financial interest change, or an option agreement exercised that resulted in a transfer of at least 16⅓ percent interest in the entity?

NO

a. If "yes", has the transfer of stock, other financial interest change, or an option agreement exercised resulted in a transfer of controlling interest (50 percent or greater)?

NO

3. As of January 1, 2019, has an option agreement been executed allowing for the future purchase or acquisition of the entity?

NO

You must report a [Controlling Interest Transfer Return](#) IF: you answered "yes" to questions 1 AND 2a.

Failure to report a Controlling Interest Transfer is subject to penalty provisions of [RCW 82.45.220](#).

For more information on **Controlling Interest**, visit www.dor.wa.gov/REET.

RETURN ADDRESS FOR THIS FILING

Attention:

WILLIAM D MCKAY

Email:

BC6MCKAY@GMAIL.COM

Address:

3516 W 46TH AVE, KENNEWICK, WA, 99337-2786, USA

EMAIL OPT-IN

☐ By checking this box, I hereby opt into receiving all notifications from the Secretary of State for this entity via email only. I acknowledge that I will no longer receive paper notifications.

AUTHORIZED PERSON

Person Type:

INDIVIDUAL

First Name:

CYNTHIA

Last Name:

MCKAY

Title:

☒ This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.



291307
3516 W 46TH AVE

MCKAY WILLIAM D & CYNTHIA R
3516 W 46TH AVE
KENNEWICK, WA 99337

Total Market Value
\$751,750



KEY INFORMATION

| | | | |
|-------------------|---|-----------------------|----------------|
| Parcel # / Geo ID | 115893130004016 | Use Code | 11 Single Unit |
| Township | 08 | Section | 15 |
| Range | 29 | Legal Acres | 1 |
| Neighborhood | 13182 | Subdivision / Section | - |
| Land Size Acres | 0.6267 | Land Size Sq Foot | 27300.00 |
| Legal Description | Section 15 Township 8 Range 29 Quarter SW; The East 30.00 feet of Lot 8, Block 4, and Lot 9, Block 4, The Heights at Canyon Lakes, Phase One, according to the plat thereof recorded in Volume 15 of Plats, Page 207, records of Benton county Washington. QCD, AF #2007-014270 (5/7/2007). | | |
| Taxing District | K1 | Exemption | None |

ASSESSMENT DETAILS

| | |
|--------------------------------|-----------|
| Improvement Homesite Value | \$0 |
| Improvement Non-Homesite Value | \$671,750 |
| Land Homesite Value | \$80,000 |
| Land Non-Homesite Value | \$0 |
| Market Value | \$751,750 |
| Assessed Value | \$751,750 |
| Taxable Value | \$751,750 |

BUILDINGS DETAILS

RESIDENTIAL BUILDING (4)

IMPROVEMENTS

| TYPE | DESCRIPTION | CLASS | YEAR BUILT | AREA |
|----------|----------------|-------|------------|--------|
| MA | Main Area | 35 | 2008 | 3674.0 |
| CovPatio | Concrete Porch | 35 | 2008 | 144.0 |
| CovPatio | Concrete Porch | 35 | 2008 | 556.0 |
| ATTGAR | AttGar | 35 | 2008 | 1008.0 |
| BSMT | Basement | 35 | 2008 | 3510.0 |
| Patio | - | 35 | 2008 | 144.0 |

LAND

| LAND TYPE | SOIL TYPE | AG USE | PRIMARY USE | LAND SIZE ACRES | LAND SIZE SQ FOOT |
|-----------|-----------|--------|-------------|-----------------|-------------------|
| 9 | None | - | 11 | 0.6267 | 27300.00 |

SALES

| SALE DATE | SALE PRICE | DEED BOOK AND PAGE | DEED BOOK ID | DEED TYPE | GRANTOR | GRANTEE | EXCISE # |
|------------|------------|--------------------|--------------|-----------|--------------------------|-----------------------------|----------|
| 03/08/2007 | \$0 | 07K02549 | 2007-014269 | QCD | BEAUCHAMP, BRAD & GLORIA | MCKAY WILLIAM D & CYNTHIA R | - |

TAXING JURISDICTION

PID: 291307

Owner: MCKAY WILLIAM D & CYNTHIA R

% Ownership: 100.0000000000

Total Value: \$677,110

Total Levy: \$6,741

| LEVY CODE | DESCRIPTION | LEVY RATE | APPRAISED VALUE | TAXABLE VALUE | ESTIMATED TAX |
|------------|---------------------------------|--------------|-----------------|---------------|---------------|
| KENN | KENNEWICK GENERAL | 1.8168622981 | \$677,110 | \$677,110 | \$1230.22 |
| CNYHMNSVCS | COUNTY HUMAN SERVICES | 0.0250000001 | \$677,110 | \$677,110 | \$16.93 |
| CNYVET | COUNTY VETERANS | 0.0112500002 | \$677,110 | \$677,110 | \$7.62 |
| COUNTY | COUNTY | 1.0227793891 | \$677,110 | \$677,110 | \$692.53 |
| KENNHOSP | KENNEWICK HOSPITAL | 0.1114429683 | \$677,110 | \$677,110 | \$75.46 |
| MCLIB | MID-COLUMBIA LIBRARY | 0.3153662159 | \$677,110 | \$677,110 | \$213.54 |
| PTKEN | PORT OF KENNEWICK | 0.2786261049 | \$677,110 | \$677,110 | \$188.66 |
| SD17 | SCHOOL DIST 17 DEBT SERVICE | 1.6340873816 | \$677,110 | \$677,110 | \$1106.46 |
| SD17CP | SCHOOL DIST 17 CAPITAL PROJECTS | 0.4023304870 | \$677,110 | \$677,110 | \$272.42 |
| SD17MO | SCHOOL DIST 17 ENRICHMENT | 1.6588093973 | \$677,110 | \$677,110 | \$1123.20 |
| STATE | STATE SCHOOL | 1.7414586980 | \$677,110 | \$677,110 | \$1179.16 |
| STATE2 | STATE SCHOOL PART 2 | 0.9368595849 | \$677,110 | \$677,110 | \$634.36 |
| Total | | 9.9548725254 | | Total | \$6,741 |

ROLL VALUE HISTORY

| YEAR | IMPROVEMENTS | LAND MARKET | CURRENT USE | TOTAL APPRAISED | TAXABLE VALUE |
|------|--------------|-------------|-------------|-----------------|---------------|
| 2020 | \$597,110 | \$80,000 | \$0 | \$677,110 | \$677,110 |
| 2019 | \$547,350 | \$80,000 | \$0 | \$627,350 | \$627,350 |

LINKED OWNERS

No items to display

PFRMITS

No items to display

NEARBY SALES

3509 W 42ND AVE
KENNEWICK, WA 99337

Sale Price **\$407,000**
 Sale Date **2020-04-20**
 Distance **0.00ft**
 Use **11 Single Unit**

3507 W 42ND AVE
KENNEWICK, WA 99337

Sale Price **\$474,900**
 Sale Date **2019-11-06**
 Distance **0.00ft**
 Use **11 Single Unit**

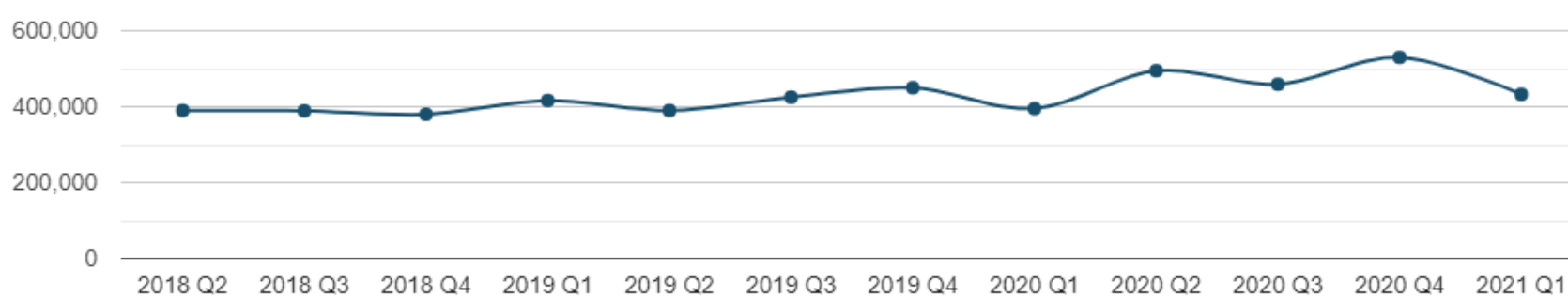
3511 W 46TH AVE
KENNEWICK, WA 99337

Sale Price **\$575,000**
 Sale Date **2019-06-27**
 Distance **50.78ft**
 Use **11 Single Unit**

3505 W 42ND AVE
KENNEWICK, WA 99337

Sale Price **\$435,000**
Sale Date **2020-05-27**
Distance **54.78ft**
Use **11 Single Unit**

MEDIAN RESIDENTIAL HOUSE PRICE



RESIDENTIAL ASSESSED VALUES

Low

\$80,000

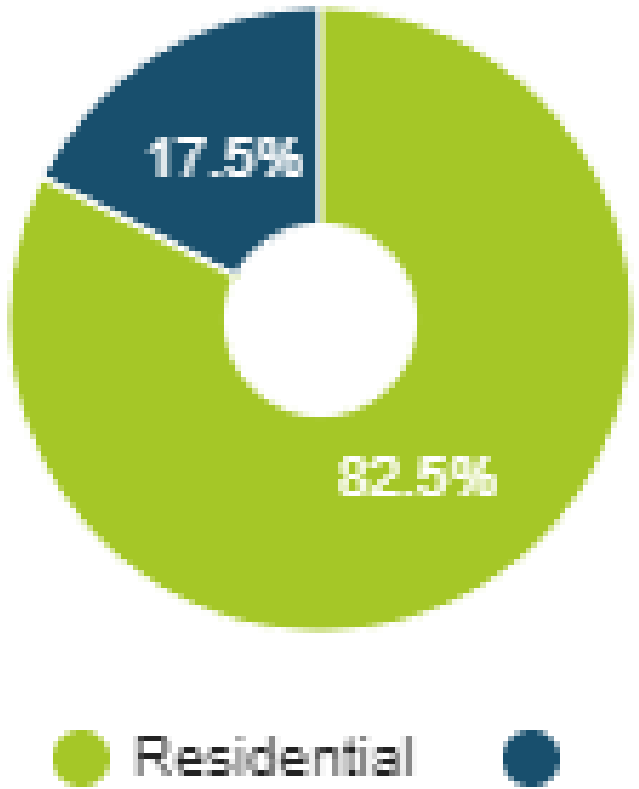
Median

\$391,535

High

\$1,432,660

RES. SALES BY TYPE



RESIDENTIAL SALE PRICES





Filed
Secretary of State
State of Washington
Date Filed: 08/27/2019
Effective Date: 08/27/2019
UBI #: 604 439 197

Amended Annual Report

BUSINESS INFORMATION

Business Name:

UDDERLY WILLIAMS, LLC

UBI Number:

604 439 197

Business Type:

WA LIMITED LIABILITY COMPANY

Business Status:

ACTIVE

Principal Office Street Address:

2652 W 15TH AVE, KENNEWICK, WA, 99337, UNITED STATES

Principal Office Mailing Address:

3516 W 46TH AVE, KENNEWICK, WA, 99337-2786, UNITED STATES

Expiration Date:

04/30/2020

Jurisdiction:

UNITED STATES, WASHINGTON

Formation/Registration Date:

04/08/2019

Period of Duration:

PERPETUAL

Inactive Date:

Nature of Business:

REAL ESTATE

REGISTERED AGENT [RCW 23.95.410](#)

| Registered Agent Name | Street Address | Mailing Address |
|-----------------------|--|--|
| KENNETH A MILLER | 1020 N CENTER PKWY STE B, KENNEWICK, WA, 99336-7161, UNITED STATES | 1020 N CENTER PKWY STE B, KENNEWICK, WA, 99336-7161, UNITED STATES |

PRINCIPAL OFFICE

Phone:

509-374-4200

Email:

KMILLER@MMCLEGAL.NET

Street Address:

2652 W 15TH AVE, KENNEWICK, WA, 99337, USA

Mailing Address:

3516 W 46TH AVE, KENNEWICK, WA, 99337-2786, USA

GOVERNORS

| Title | Type | Entity Name | First Name | Last Name |
|----------|------------|-------------|--------------|-----------|
| GOVERNOR | INDIVIDUAL | | WILLIAM DEAN | MCKAY |

NATURE OF BUSINESS

| REAL ESTATE

EFFECTIVE DATE

Effective Date:

08/27/2019

RETURN ADDRESS FOR THIS FILING

Attention:

KENNETH MILLER

Email:

KMILLER@MMCLEGAL.NET

Address:

1020 N CENTER PKWY STE B, KENNEWICK, WA, 99336-7161, USA

UPLOAD ADDITIONAL DOCUMENTS

Do you have additional documents to upload? **No**

EMAIL OPT-IN

☐ By checking this box, I hereby opt into receiving all notifications from the Secretary of State for this entity via email only. I acknowledge that I will no longer receive paper notifications.

AUTHORIZED PERSON

☒ I am an authorized person.

Person Type:

INDIVIDUAL

First Name:

LISA

Last Name:

SHERMAN

Title:

PARALEGAL

☒ This document is hereby executed under penalty of law and is to the best of my knowledge, true and correct.



Filed
Secretary of State
State of Washington
Date Filed: 04/08/2019
Effective Date: 04/08/2019
UBI #: 604 439 197

INITIAL REPORT

UBI NUMBER

UBI Number:
604 439 197

BUSINESS NAME

Business Name
UDDERLY WILLIAMS, LLC

REGISTERED AGENT

| Registered Agent Name | Street Address | Mailing Address |
|-----------------------|--|--|
| KENNETH A MILLER | 1020 N CENTER PKWY STE B, KENNEWICK, WA, 99336-7161, UNITED STATES | 1020 N CENTER PKWY STE B, KENNEWICK, WA, 99336-7161, UNITED STATES |

REGISTERED AGENT CONSENT

Customer provided Registered Agent consent? - **Yes**

EFFECTIVE DATE

Effective Date:
04/08/2019

OTHER PROVISIONS

Other Provisions:

PRINCIPAL OFFICE

Phone:
509-460-9278

Email:
KMILLER@MMCLEGAL.NET

Street Address:
2652 W 15TH AVE, KENNEWICK, WA, 99337, UNITED STATES

Mailing Address:

3516 W 46TH AVE, KENNEWICK, WA, 99337-2786, UNITED STATES

GOVERNORS

| Title | Governor Type | Entity Name | First Name | Last Name |
|----------|---------------|-------------|--------------|-------------|
| GOVERNOR | INDIVIDUAL | | WILLIAM DEAN | MCKAY |
| GOVERNOR | INDIVIDUAL | | CYNTHIA R | MCKAY |
| GOVERNOR | INDIVIDUAL | | WILLIAM DEAN | MCKAY, JR. |
| GOVERNOR | INDIVIDUAL | | KAILI | FACER MCKAY |

NATURE OF BUSINESS

Nature of Business:

REAL ESTATE

RETURN ADDRESS FOR THIS FILING

Attention:

KENNETH MILLER

Email:

KMILLER@MMCLEGAL.NET

Address:

1020 N CENTER PKWY STE B, KENNEWICK, WA, 99336-7161, UNITED STATES

UPLOAD ADDITIONAL DOCUMENTS

| Name | Document Type |
|-----------------|---------------|
| No Value Found. | |

UPLOADED DOCUMENTS

| Document Type | Source | Created By | Created Date |
|-----------------|--------|------------|--------------|
| No Value Found. | | | |

EMAIL OPT-IN

☐ I hereby opt into receiving all notifications from the Secretary of State for this entity via email only. I acknowledge that I will no longer receive paper notifications.

AUTHORIZED PERSON - STAFF CONSOLE

☒ Document is signed.

Person Type:

INDIVIDUAL

First Name:

LISA

Last Name:

SHERMAN

Title:

PARALEGAL

Financial Affairs Disclosure - Washington State Public Disclosure Commission

Attachment 4

Mckay William D
Spouse or registered domestic partner: Cynthia R McKay
Covering January 1, 2019 - December 31, 2019
Offices:
CITY COUNCIL MEMBER - CITY OF KENNEWICK
* Unless otherwise indicated, all reported information pertains to McKay William D.

Submitted date: 3/11/2020
Certified by: WILLIAM D MCKAY
Email: BC6MCKAY@GMAIL.COM

SUBMISSION HISTORY

| | | | |
|---|---|--|--|
| Income | | | |
| Reportable income, including wages, tips, sales commissions, stock options, non-investment retirement income and miscellaneous income such as legal judgments, rental property income, etc.: | | | |
| 27th Ave. Self-Storage, Inc 3112 W 27th Ave Kennewick, WA 99337 Earned by: MCKAY WILLIAM D Income: \$30,000.00 to \$59,999.00 Type: Manager | City of Kennewick 210 W 6th Ave Kennewick, WA 99336 Earned by: MCKAY WILLIAM D Income: \$0.00 to \$29,999.00 Type: City Council Member | Kennewick School District 1000 W 4th Ave Kennewick, WA 99336 Earned by: Spouse or registered domestic partner Income: \$60,000.00 to \$99,999.00 Type: Kindergarten Teacher | Pershing LLC One Pershing Plaza Jersey City, NJ 07399 Earned by: Spouse or registered domestic partner Income: \$0.00 to \$29,999.00 Type: Retirement Funds |
| 27th Ave Self-Storage, Inc 3112 W 27th Ave Kennewick, WA 99337 Earned by: MCKAY WILLIAM D Income: \$100,000.00 to \$199,999.00 Type: Shareholder Distributions | | | |

| | | | |
|---|---|---|---|
| Assets | | | |
| Financial assets and interest income are reported from bank accounts, insurance policies, broker-directed investment accounts, self-directed investment accounts and other financial assets: | | | |
| Numerica Credit Union P.O. Box 4000 Spokane Valley, WA 99037 Account owner: MCKAY WILLIAM D; Spouse or registered domestic partner Type: Savings Income: \$0.00 to \$29,999.00 Value: \$100,000.00 to \$199,999.00 | Umpqua Bank P.O. Box 1820 Roseburg, OR 97470 Account owner: MCKAY WILLIAM D; Spouse or registered domestic partner Type: Checking Value: \$0.00 to \$29,999.00 | RBC 60 S. 6th Street, Mailstop P-14 Minneapolis, , MN 55402-4422 Account owner: MCKAY WILLIAM D Type: Mutual Funds Value: \$60,000.00 to \$99,999.00 | RBC 60 S 6th Street Minneapolis, MN 55402-4422 Account owner: Spouse or registered domestic partner Type: Mutual Funds Value: \$100,000.00 to \$199,999.00 |
| TD Ameritrade P.O Box 2760 Omaha, NE 68103-2760 Account owner: MCKAY WILLIAM D Type: Mutual Funds Value: \$0.00 to \$29,999.00 | | | |

| | | |
|--|---|--|
| Real estate | | |
| Real estate owned in the state of Washington: | | |
| 3112 W 27th Ave Kennewick, WA 99337 Owned by: MCKAY WILLIAM D; Spouse or registered domestic partner Assessed value: more than \$1,000,000.00 | Mortgage held by: Numerica Credit Union PO Box 4000 Spokane Valley,, WA 99037 Original amount: more than \$1,000,000.00 Current amount: more than \$1,000,000.00 Security given: 1st Mortgage at 50% equity Payment terms: 15 years at 4.03% | Failure to list residence located at 3516 W. 46th Ave Kennewick. See attachment 7 showing ownership |
| 2652 W 15th Ave Kennewick, WA 99337 Owned by: MCKAY WILLIAM D Assessed value: \$100,000.00 to \$199,999.00 | Mortgage held by: Hazel Rhodes 427 W 19th Ave Kennewick,, WA 99337 Original amount: \$200,000.00 to \$499,999.00 Current amount: \$60,000.00 to \$99,999.00 Security given: 1st mortgage, 65% down Payment terms: 5 years at 5% | Failure to document transfer of property at 2651 W. 15th Ave. Kennewick from William D McKay to his LLC, Udderly Williams see attachment 1 |

| |
|---|
| Debt |
| There is no debt owed in excess of \$2,400. |

| | | |
|--|---|---|
| Business associations | | |
| Business entities where McKay William D owns 10 percent or more, or serves as an officer, director or general partner. | | |
| 27TH AVE SELF-STORAGE, INC. (MCKAY WILLIAM D; Spouse or registered domestic partner) 3112 W 27th Ave Kennewick WA 99337 Self-Storage Business 75% ownership | Government Payments No payments were received by 27TH AVE SELF-STORAGE, INC. from a government agency where McKay William D sought or held office. Other Government Payments No payments were received by 27TH AVE SELF-STORAGE, INC. in excess of \$12,000 from a government agency where McKay William D did not seek or hold office. Business Payments No payments were received by 27TH AVE SELF-STORAGE, INC. in excess of \$12,000 from any business customer. | Failure to list Udderly Williams LLC - see attachment 5 showing formation of LLC and attachment 6 making Mr. McKay sole governor. |
| 27th Ave Self-Storage Properties, LLC (MCKAY WILLIAM D; Spouse or registered domestic partner) 3112 W 27th Ave Kennewick WA 99337 Property Ownership of Self-Storage Facility 75% ownership Washington properties worth more than \$24,000: 3112 W 27th Ave Kennewick, WA 99337 | Government Payments No payments were received by 27th Ave Self-Storage Properties, LLC from a government agency where McKay William D sought or held office. Other Government Payments No payments were received by 27th Ave Self-Storage Properties, LLC in excess of \$12,000 from a government agency where McKay William D did not seek or hold office. Business Payments No payments were received by 27th Ave Self-Storage Properties, LLC in excess of \$12,000 from any business customer. | |
| Washington Self-Storage Association (MCKAY WILLIAM D) Board Member 19540 International BLVD, Suite 105 Seatac WA 98188 An Association of Self-Storage owners for education and legislative representation | Government Payments No payments were received by Washington Self-Storage Association from a government agency where McKay William D sought or held office. Other Government Payments No payments were received by Washington Self-Storage Association in excess of \$12,000 from a government agency where McKay William D did not seek or hold office. Business Payments No payments were received by Washington Self-Storage Association in excess of \$12,000 from any business customer. | |

| |
|---|
| Lobbying activity |
| Compensation received for lobbying activities: No qualifying lobbying activity was done. |

| |
|--|
| Gifts |
| Gifts of food and beverages worth more than \$50, and travel or seminar expenses made by any outside government agency: There were no gifts exceeding \$50; nor were there any payments for travel or seminars. |

| PUBLIC DISCLOSURE COMMISSION 711 CAPITOL WAY RM 206 PO BOX 40908 OLYMPIA WA 98504-0908 (360) 753-1111 TOLL FREE 1-877-601-2828 | | PDC FORM <div style="font-size: 2em; font-weight: bold;">F-1</div> (1/15) | PERSONAL FINANCIAL AFFAIRS STATEMENT | | PDC OFFICE USE 100889906 | | | | | | | | | | | | | | | | | | | |
|--|---|--|--|------------------|--|--|---|---|---|---|---------|-------------------------|---------------|-----------------------|---|-------------------|---|-----------------|------------------|---|---|--|------------------|----------|
| Refer to instruction manual for detailed assistance and examples. Deadlines: Incumbent elected and appointed officials -- by April 15. Candidates and others -- within two weeks of becoming a candidate or being newly appointed to a position. SEND REPORT TO PUBLIC DISCLOSURE COMMISSION | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">DOLLAR CODE</th> <th style="text-align: left;">AMOUNT</th> </tr> <tr> <td>A</td> <td>\$1 to \$4,499</td> </tr> <tr> <td>B</td> <td>\$4,500 to \$23,999</td> </tr> <tr> <td>C</td> <td>\$24,000 to \$47,999</td> </tr> <tr> <td>D</td> <td>\$48,000 to \$119,999</td> </tr> <tr> <td>E</td> <td>\$120,000 or more</td> </tr> </table> | | DOLLAR CODE | AMOUNT | A | \$1 to \$4,499 | B | \$4,500 to \$23,999 | C | \$24,000 to \$47,999 | D | \$48,000 to \$119,999 | E | \$120,000 or more | Covers: 2018 Received: 03-12-2019 | | | | | | | |
| DOLLAR CODE | AMOUNT | | | | | | | | | | | | | | | | | | | | | | | |
| A | \$1 to \$4,499 | | | | | | | | | | | | | | | | | | | | | | | |
| B | \$4,500 to \$23,999 | | | | | | | | | | | | | | | | | | | | | | | |
| C | \$24,000 to \$47,999 | | | | | | | | | | | | | | | | | | | | | | | |
| D | \$48,000 to \$119,999 | | | | | | | | | | | | | | | | | | | | | | | |
| E | \$120,000 or more | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Last Name</td> <td style="width: 33%;">First</td> <td style="width: 33%;">Middle Initial</td> </tr> <tr> <td>MCKAY</td> <td>WILLIAM</td> <td>D</td> </tr> </table> | | | Last Name | First | Middle Initial | MCKAY | WILLIAM | D | Names of immediate family members, including registered domestic partner. If there is no reportable information to disclose for dependent children, or other dependents living in your household, do not identify them. Do identify your spouse or registered domestic partner. See F-1 manual for details. Cynthia McKay SP | | | | | | | | | | | | | | | |
| Last Name | First | Middle Initial | | | | | | | | | | | | | | | | | | | | | | |
| MCKAY | WILLIAM | D | | | | | | | | | | | | | | | | | | | | | | |
| Mailing Address (Use PO Box or Work Address) 3516 W. 46TH AVE. | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">City</td> <td style="width: 33%;">County</td> <td style="width: 33%;">Zip + 4</td> </tr> <tr> <td>KENNEWICK</td> <td>BENTON</td> <td>99337</td> </tr> </table> | | | City | County | Zip + 4 | KENNEWICK | BENTON | 99337 | | | | | | | | | | | | | | | | |
| City | County | Zip + 4 | | | | | | | | | | | | | | | | | | | | | | |
| KENNEWICK | BENTON | 99337 | | | | | | | | | | | | | | | | | | | | | | |
| Filing Status (Check only one box.) <input checked="" type="checkbox"/> An elected or state appointed official filing annual report <input type="checkbox"/> Final report as an elected official. Term expired: _____ <input type="checkbox"/> Candidate running in an election: month _____ year _____ <input type="checkbox"/> Newly appointed to an elective office <input type="checkbox"/> Newly appointed to a state appointive office <input type="checkbox"/> Professional staff of the Governor's Office and the Legislature | | | Office Held or Sought Office title: CITY COUNCIL MEMBER County, city, district or agency of the office, name and number: CITY OF KENNEWICK Position number: _____ Term begins: 01-09-2018 ends: 12-31-2021 | | | | | | | | | | | | | | | | | | | | | |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 10%;"> 1 <small>Show Self (S) Spouse (SP/DP) Dependent (D)</small> </div> <div style="width: 90%;"> INCOME List each employer, or other source of income (pension, social security, legal judgment, etc.) from which you or a family member, including registered domestic partner, received \$2,400 or more during the period. Include stock options received during the reporting period that had a value of \$2,400 or more. (Report interest and dividends in Item 3 on reverse) </div> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Show Self (S) Spouse (SP/DP) Dependent (D)</th> <th style="width: 45%;">Name and Address of Employer or Source of Compensation</th> <th style="width: 35%;">Occupation or How Compensation Was Earned</th> <th style="width: 15%;">Amount: (Use Code)</th> </tr> </thead> <tbody> <tr> <td>SP</td> <td>Kennewick School District 1000 W. 4th Ave. KENNEWICK WA 99336</td> <td>Teacher</td> <td>D</td> </tr> </tbody> </table> <p>Check Here <input type="checkbox"/> if continued on attached sheet</p> | | | | | Show Self (S) Spouse (SP/DP) Dependent (D) | Name and Address of Employer or Source of Compensation | Occupation or How Compensation Was Earned | Amount: (Use Code) | SP | Kennewick School District 1000 W. 4th Ave. KENNEWICK WA 99336 | Teacher | D | | | | | | | | | | | | |
| Show Self (S) Spouse (SP/DP) Dependent (D) | Name and Address of Employer or Source of Compensation | Occupation or How Compensation Was Earned | Amount: (Use Code) | | | | | | | | | | | | | | | | | | | | | |
| SP | Kennewick School District 1000 W. 4th Ave. KENNEWICK WA 99336 | Teacher | D | | | | | | | | | | | | | | | | | | | | | |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 10%;"> 2 </div> <div style="width: 90%;"> REAL ESTATE List street address, assessor's parcel number, or legal description AND county for each parcel of Washington real estate with value of over \$12,000 in which you or a family member, including registered domestic partner, held a personal financial interest during the reporting period. (Show partnership, company, etc. real estate on F-1 supplement.) </div> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Property Sold or Interest Divested</td> <td style="width: 10%;">Assessed Value (Use Code)</td> <td style="width: 30%;">Name and Address of Purchaser</td> <td colspan="2" style="width: 35%;">Nature and Amount (Use Code) of Payment or Consideration Received</td> </tr> <tr> <td>Property Purchased or Interest Acquired</td> <td></td> <td>Creditor's Name/Address</td> <td>Payment Terms</td> <td>Security Given</td> </tr> <tr> <td>111892020027001 Property at 2652 W. 15th Kennewick</td> <td>E</td> <td>Hazel Rhodes 427 W 19th Ave Kennewick WA 99337</td> <td>Monthly payment</td> <td>Subject Property</td> </tr> <tr> <td>All Other Property Entirely or Partially Owned 1-1589-313-0004-016</td> <td>E</td> <td>Umpqua Bank P.O. Box 1820 Roseburg OR 97470</td> <td>Monthly Payments</td> <td>Property</td> </tr> </table> <p>Check here <input checked="" type="checkbox"/> if continued on attached sheet</p> | | | | | Property Sold or Interest Divested | Assessed Value (Use Code) | Name and Address of Purchaser | Nature and Amount (Use Code) of Payment or Consideration Received | | Property Purchased or Interest Acquired | | Creditor's Name/Address | Payment Terms | Security Given | 111892020027001 Property at 2652 W. 15th Kennewick | E | Hazel Rhodes 427 W 19th Ave Kennewick WA 99337 | Monthly payment | Subject Property | All Other Property Entirely or Partially Owned 1-1589-313-0004-016 | E | Umpqua Bank P.O. Box 1820 Roseburg OR 97470 | Monthly Payments | Property |
| Property Sold or Interest Divested | Assessed Value (Use Code) | Name and Address of Purchaser | Nature and Amount (Use Code) of Payment or Consideration Received | | | | | | | | | | | | | | | | | | | | | |
| Property Purchased or Interest Acquired | | Creditor's Name/Address | Payment Terms | Security Given | | | | | | | | | | | | | | | | | | | | |
| 111892020027001 Property at 2652 W. 15th Kennewick | E | Hazel Rhodes 427 W 19th Ave Kennewick WA 99337 | Monthly payment | Subject Property | | | | | | | | | | | | | | | | | | | | |
| All Other Property Entirely or Partially Owned 1-1589-313-0004-016 | E | Umpqua Bank P.O. Box 1820 Roseburg OR 97470 | Monthly Payments | Property | | | | | | | | | | | | | | | | | | | | |

CONTINUE ON NEXT PAGE

3

ASSETS / INVESTMENTS - INTEREST / DIVIDENDS

List bank and savings accounts, insurance policies, stock, bonds and other intangible property (including but not limited to stock options) held during the reporting period.

| A. Name and address of each bank or financial institution in which you or a family member, including registered domestic partner, had an account over \$24,000 any time during the reporting period. | Type of Account or Description of Asset | Asset Value (Use Code) C | Income Amount (Use Code) A |
|---|---|--------------------------|----------------------------|
| 14610 E Sprague Ave Spokane Valley WA 99216 | MMDDA | | |
| B. Name and address of each insurance company where you or a family member, including registered domestic partner had a policy with a cash or loan value over \$24,000 during the period. | | | |
| C. Name and address of each company, association, government agency, etc. in which you or a family member, including registered domestic partner, owned or had a financial interest worth over \$2,400. Include stocks, bonds, ownership, retirement plan, IRA, notes, stock options, and other intangible property. If you, your spouse, registered domestic partner and/or dependents had decision making authority regarding individual assets/investments list each asset or investment, the value and any income amount. EXAMPLE: If you self directed an investment account, identify each stock or other asset in that account. WA Department of Retirement System Unknown WA Unknown | TRS Plan 3 | E | 0 |
| Check here <input checked="" type="checkbox"/> if continued on attached sheet. | | | |

4

CREDITORS

List each creditor you or a family member, including registered domestic partner, owed \$2,400 or more any time during the period. Don't include retail charge accounts, credit cards, or mortgages or real estate reported in Item 2.

AMOUNT
(USE CODE)

| Creditor's Name and Address | Terms of Payment | Security Given | Original | Present |
|---|------------------|----------------|----------|---------|
| | | | | |
| Check here <input type="checkbox"/> if continued on attached sheet. | | | | |

5

All filers answer questions A thru D below. If the answer is YES to any of these questions, the F-1 Supplement must also be completed as part of this report. If all answers are NO and you are a candidate for state or local office, an appointee to a vacant elective office, or a state executive officer filing your initial report, no F-1 Supplement is required.

Incumbent elected officials and state executive officers filing an annual financial affairs report also must answer question E. An F-1 Supplement is required of these officeholders unless all answers to questions A thru E are NO.

- A. At any time during the reporting period were you, your spouse, registered domestic partner or dependents (1) an officer, director, general partner or trustee of any corporation, company, union, association, joint venture or other entity or (2) a partner or member of any limited partnership, limited liability partnership, limited liability company or similar entity including but not limited to a professional limited liability company? X If yes, complete Supplement, Part A.
- B. Did you, your spouse, registered domestic partner or dependents have an ownership of 10% or more in any company, corporation, partnership, joint venture or other business at any time during the reporting period? X If yes, complete Supplement, Part A.
- C. Did you, your spouse, registered domestic partner or dependents own a business at any time during the reporting period? If yes, complete Supplement, Part A.
- D. Did you, your spouse, registered domestic partner or dependents prepare, promote or oppose state legislation, rules, rates or standards for current or deferred compensation (other than pay for a currently-held public office) at any time during the reporting period? If yes, complete Supplement, Part B.
- E. **Only for Persons Filing Annual Report.** Regarding the receipt of items not provided or paid for by your governmental agency during the previous calendar year: 1) Did you, your spouse, registered domestic partner or dependents (or any combination thereof) accept a gift of food or beverages costing over \$50 per occasion? or 2) Did any source other than your governmental agency provide or pay in whole or in part for you, your spouse, registered domestic partner and/or dependents to travel or to attend a seminar or other training? If yes to either or both questions, complete Supplement, Part C.

ALL FILERS EXCEPT CANDIDATES. Check the appropriate box.

- ☐ I hold a state elected office, am an executive state officer or professional staff. I have read and am familiar with RCW 42.52.180 regarding the use of public resources in campaigns.
- ☒ I hold a local elected office. I have read and am familiar with RCW 42.17A.555 regarding the use of public facilities in campaigns.

*CANDIDATES: Do not use public agency addresses or telephone numbers for contact information.

CERTIFICATION: I certify under penalty of perjury that the information contained in this report is true and correct to the best of my knowledge.

William D McKay 03-12-2019
Signature Date
Contact Telephone: (509) 586-8303 *
Email: bc6mckay@gmail.com (work)*
Email: (Home) Optional

REPORT NOT ACCEPTABLE WITHOUT FILER'S SIGNATURE

ALL OTHER REAL ESTATE CONTINUED

F-1

| | | | | | | |
|--|------------------------------|--|------------------|----------------|-----------------|---------|
| Name | | | | | Page | |
| MCKAY, WILLIAM D | | | | | 3 | |
| 2 REAL ESTATE | | | | | | |
| All Other Property Entirely or Partially Owned | Assessed Value (Use Code) | Creditor's Name/Address | Payment Terms | Security Given | Mortgage Amount | |
| | | | | | Original | Current |
| 1-1089-407-0015-000 | E | Numerica Credit Union P.O. Box 4000 Spokane Valley WA 99037 | Monthly Payments | Property | E | E |
| Check here <input type="checkbox"/> if continued on attached sheet | | | | | | |

FINANCIAL INSTITUTIONS CONTINUED

3ASSETS / INVESTMENTS - INTEREST / DIVIDENDS

| A. Name and address of each bank or financial institution | Type of Account or Description of Asset | Asset Value (Use Code) | Income Amount (Use Code) |
|---|---|---------------------------|-----------------------------|
| TD Ameritrade 200 S. 108th Ave. OmahaNE68154 | IRA | D | 0 |
| Check here <input type="checkbox"/> if continued on attached sheet. | | | |

| | | |
|---|--|---|
| PUBLIC DISCLOSURE COMMISSION 711 CAPITOL WAY RM 206 PO BOX 40908 OLYMPIA WA 98504-0908 (360) 753-1111 TOLL FREE 1-877-601-2828 EMAIL: pdc@pdc.wa.gov | PDC FORM F-1 SUPPLEMENT (1/15) | 100889906 SUPPLEMENT PAGE PERSONAL FINANCIAL AFFAIRS STATEMENT 03-12-2019 |
|---|--|---|

PROVIDE INFORMATION FOR YOURSELF, SPOUSE, REGISTERED DOMESTIC PARTNER, DEPENDENT CHILDREN AND OTHER DEPENDENTS IN YOUR HOUSEHOLD

| | | | |
|--------------------|------------------|---------------------|--------------------|
| Last Name MCKAY | First WILLIAM | Middle Initial D | DATE 2019-03-12 |
|--------------------|------------------|---------------------|--------------------|

A OFFICE HELD, BUSINESS INTERESTS:

Provide the following information if, during the reporting period, you, your spouse, registered domestic partner or dependents

- (1) were an officer, director, general partner, trustee, or 10 percent or more owner of a corporation, non-profit organization, union, partnership, joint venture or other entity; and/or
- (2) were a partner or member of a limited partnership, limited liability partnership, limited liability company or similar entity, including but not limited to a professional limited liability company.

- Legal Name: Report name used on legal documents establishing the entity.
- Trade or Operating Name: Report name used for business purposes if different from the legal name.
- Position or Percent of Ownership: The office, title and/or percent of ownership held.
- Brief Description of the Business/Organization: Report the purpose, product(s), and/or the service(s) rendered.
- Payments from Governmental Unit: If the governmental unit in which you hold or seek office made payments to the business entity concerning which you're reporting, show the purpose of each payment and the actual amount received.
- Payments from Business Customers and Other Government Agencies: List each corporation, partnership, joint venture, sole proprietorship, union, association, business or other commercial entity and each government agency (other than the one you seek/hold office) which paid compensation of \$12,000 or more during the period to the entity. Briefly say what property, goods, services or other consideration was given or performed for the compensation.
- Washington Real Estate: Identify real estate owned by the business entity if the qualifications referenced below are met.

ENTITY NO. 1

Reporting For: Self ☒ Spouse ☐

Registered Domestic Partner ☐ Dependent ☐

LEGAL NAME: 27th Ave. Self-Storage, Inc. POSITION OR PERCENT OF OWNERSHIP: President

TRADE OR OPERATING NAME: 27th Ave Self-Storage

ADDRESS: 3112 W. 27th Ave. WA 99337

BRIEF DESCRIPTION OF THE BUSINESS/ORGANIZATION: Operating entity of self storage facility.

PAYMENTS ENTITY RECEIVED FROM GOVERNMENTAL UNIT IN WHICH YOU SEEK/HOLD OFFICE:

| | |
|---------------------|-------------------------|
| Purpose of payments | Amount (actual dollars) |
| None Received | \$ 0.00 |

PAYMENTS ENTITY RECEIVED FROM OTHER GOVERNMENT AGENCIES OF \$12,000 OR MORE:

| | |
|--------------|--|
| Agency name: | Purpose of payment (amount not required) |
|--------------|--|

PAYMENTS ENTITY RECEIVED FROM BUSINESS CUSTOMERS OF \$12,000 OR MORE:

| | |
|----------------|--|
| Customer name: | Purpose of payment (amount not required) |
| Mike Shannon | Rent payments |

WASHINGTON REAL ESTATE IN WHICH ENTITY HELD A DIRECT FINANCIAL INTEREST (Complete only if ownership in the ENTITY is 10% or more and assessed value of property is over \$24,000. List street address, assessor parcel number, or legal description and county for each parcel):

1-1089-407-0015-000

Check here ☐ if continued on attached sheet

CONTINUE PARTS B AND C ON NEXT PAGES

| | | |
|---|--|---|
| PUBLIC DISCLOSURE COMMISSION 711 CAPITOL WAY RM 206 PO BOX 40908 OLYMPIA WA 98504-0908 (360) 753-1111 TOLL FREE 1-877-601-2828 EMAIL: pdc@pdc.wa.gov | PDC FORM F-1 SUPPLEMENT (1/15) | 100889906 <div style="text-align: center;">SUPPLEMENT PAGE</div> PERSONAL FINANCIAL AFFAIRS STATEMENT 03-12-2019 |
|---|--|---|

PROVIDE INFORMATION FOR YOURSELF, SPOUSE, REGISTERED DOMESTIC PARTNER, DEPENDENT CHILDREN AND OTHER DEPENDENTS IN YOUR HOUSEHOLD

| | | | |
|--------------------|------------------|---------------------|--------------------|
| Last Name MCKAY | First WILLIAM | Middle Initial D | DATE 2019-03-12 |
|--------------------|------------------|---------------------|--------------------|

A OFFICE HELD, BUSINESS INTERESTS:

Provide the following information if, during the reporting period, you, your spouse, registered domestic partner or dependents

- (1) were an officer, director, general partner, trustee, or 10 percent or more owner of a corporation, non-profit organization, union, partnership, joint venture or other entity; and/or
- (2) were a partner or member of a limited partnership, limited liability partnership, limited liability company or similar entity, including but not limited to a professional limited liability company.

- Legal Name: Report name used on legal documents establishing the entity.
- Trade or Operating Name: Report name used for business purposes if different from the legal name.
- Position or Percent of Ownership: The office, title and/or percent of ownership held.
- Brief Description of the Business/Organization: Report the purpose, product(s), and/or the service(s) rendered.
- Payments from Governmental Unit: If the governmental unit in which you hold or seek office made payments to the business entity concerning which you're reporting, show the purpose of each payment and the actual amount received.
- Payments from Business Customers and Other Government Agencies: List each corporation, partnership, joint venture, sole proprietorship, union, association, business or other commercial entity and each government agency (other than the one you seek/hold office) which paid compensation of \$12,000 or more during the period to the entity. Briefly say what property, goods, services or other consideration was given or performed for the compensation.
- Washington Real Estate: Identify real estate owned by the business entity if the qualifications referenced below are met.

ENTITY NO. 1

LEGAL NAME:
27th Ave. Self-Storage Properties, LLC

TRADE OR OPERATING NAME:
Same

ADDRESS:
3112 W. 27th Ave.
Kennewick Wa 99337

BRIEF DESCRIPTION OF THE BUSINESS/ORGANIZATION:
Owner of Self-Storage facility

Reporting For: Self ☒ Spouse ☐

Registered Domestic Partner ☐ Dependent ☐

POSITION OR PERCENT OF OWNERSHIP
Manager

PAYMENTS ENTITY RECEIVED FROM GOVERNMENTAL UNIT IN WHICH YOU SEEK/HOLD OFFICE:

| | |
|---------------------|-------------------------------|
| Purpose of payments | Amount (actual dollars) \$ |
|---------------------|-------------------------------|

PAYMENTS ENTITY RECEIVED FROM OTHER GOVERNMENT AGENCIES OF \$12,000 OR MORE:

| | |
|--------------|--|
| Agency name: | Purpose of payment (amount not required) |
|--------------|--|

PAYMENTS ENTITY RECEIVED FROM BUSINESS CUSTOMERS OF \$12,000 OR MORE

| | |
|----------------|--|
| Customer name: | Purpose of payment (amount not required) |
|----------------|--|

WASHINGTON REAL ESTATE IN WHICH ENTITY HELD A DIRECT FINANCIAL INTEREST (Complete only if ownership in the ENTITY is 10% or more and assessed value of property is over \$24,000. List street address, assessor parcel number, or legal description and county for each parcel):

Check here ☐ if continued on attached sheet

CONTINUE PARTS B AND C ON NEXT PAGES

| PUBLIC DISCLOSURE COMMISSION 711 CAPITOL WAY RM 206 PO BOX 40908 OLYMPIA WA 98504-0908 (360) 753-1111 TOLL FREE 1-877-601-2828 | | PDC FORM <div style="font-size: 2em; font-weight: bold;">F-1</div> (1/15) | | PERSONAL FINANCIAL AFFAIRS STATEMENT | | PDC OFFICE USE 100814095 Covers: 2017 Received: 03-23-2018 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|---|---|----------------|---|--|--|---|---|---------------------|---|------------------------|---|-----------------------|---|---|---|-------------------------|---------------|----------------|--|--|--|--|--|--|--|--|------------------|----------|---|--|--|--|-------|
| Refer to instruction manual for detailed assistance and examples. Deadlines: Incumbent elected and appointed officials -- by April 15. Candidates and others -- within two weeks of becoming a candidate or being newly appointed to a position. SEND REPORT TO PUBLIC DISCLOSURE COMMISSION | | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DOLLAR CODE</th> <th style="text-align: left;">AMOUNT</th> </tr> </thead> <tbody> <tr><td>A</td><td>\$1 to \$4,499</td></tr> <tr><td>B</td><td>\$4,500 to \$23,999</td></tr> <tr><td>C</td><td>\$24,000 to \$47,999</td></tr> <tr><td>D</td><td>\$48,000 to \$119,999</td></tr> <tr><td>E</td><td>\$120,000 or more</td></tr> </tbody> </table> | | DOLLAR CODE | AMOUNT | A | \$1 to \$4,499 | B | \$4,500 to \$23,999 | C | \$24,000 to \$47,999 | D | \$48,000 to \$119,999 | E | \$120,000 or more | | | | | | | | | | | | | | | | | | | |
| DOLLAR CODE | AMOUNT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| A | \$1 to \$4,499 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| B | \$4,500 to \$23,999 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C | \$24,000 to \$47,999 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| D | \$48,000 to \$119,999 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| E | \$120,000 or more | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Last Name</td> <td style="width: 33%;">First</td> <td style="width: 33%;">Middle Initial</td> </tr> <tr> <td>MCKAY</td> <td>WILLIAM</td> <td>D</td> </tr> </table> | | | Last Name | First | Middle Initial | MCKAY | WILLIAM | D | Names of immediate family members, including registered domestic partner. If there is no reportable information to disclose for dependent children, or other dependents living in your household, do not identify them. Do identify your spouse or registered domestic partner. See F-1 manual for details. Cynthia McKay SP | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Last Name | First | Middle Initial | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| MCKAY | WILLIAM | D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Mailing Address (Use PO Box or Work Address) 3516 W. 46TH AVE. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">City</td> <td style="width: 33%;">County</td> <td style="width: 33%;">Zip + 4</td> </tr> <tr> <td>KENNEWICK</td> <td>BENTON</td> <td>99337</td> </tr> </table> | | | City | County | Zip + 4 | KENNEWICK | BENTON | 99337 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| City | County | Zip + 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| KENNEWICK | BENTON | 99337 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Filing Status (Check only one box.) <input checked="" type="checkbox"/> An elected or state appointed official filing annual report <input type="checkbox"/> Final report as an elected official. Term expired: _____ <input type="checkbox"/> Candidate running in an election: month _____ year _____ <input type="checkbox"/> Newly appointed to an elective office <input type="checkbox"/> Newly appointed to a state appointive office <input type="checkbox"/> Professional staff of the Governor's Office and the Legislature | | | Office Held or Sought Office title: CITY COUNCIL MEMBER County, city, district or agency of the office, name and number: CITY OF KENNEWICK Position number: _____ Term begins: 01-09-2018 ends: 12-31-2021 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 10%;"> 1 Show Self (S) Spouse (SP/DP) Dependent (D) </div> <div style="width: 85%;"> INCOME List each employer, or other source of income (pension, social security, legal judgment, etc.) from which you or a family member, including registered domestic partner, received \$2,400 or more during the period. Include stock options received during the reporting period that had a value of \$2,400 or more. (Report interest and dividends in Item 3 on reverse) </div> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">Show Self (S) Spouse (SP/DP) Dependent (D)</th> <th style="width: 45%;">Name and Address of Employer or Source of Compensation</th> <th style="width: 30%;">Occupation or How Compensation Was Earned</th> <th style="width: 20%;">Amount: (Use Code)</th> </tr> </thead> <tbody> <tr> <td></td> <td>3516 W. 46th Ave. KENNEWICK WA 99337</td> <td>Self-storage ownership</td> <td></td> </tr> <tr> <td>SP</td> <td>Kennewick School District 1000 W. 4th Ave. KENNEWICK WA 99336</td> <td>Teacher</td> <td>D</td> </tr> </tbody> </table> Check Here <input type="checkbox"/> if continued on attached sheet | | | | | | | Show Self (S) Spouse (SP/DP) Dependent (D) | Name and Address of Employer or Source of Compensation | Occupation or How Compensation Was Earned | Amount: (Use Code) | | 3516 W. 46th Ave. KENNEWICK WA 99337 | Self-storage ownership | | SP | Kennewick School District 1000 W. 4th Ave. KENNEWICK WA 99336 | Teacher | D | | | | | | | | | | | | | | | | | | |
| Show Self (S) Spouse (SP/DP) Dependent (D) | Name and Address of Employer or Source of Compensation | Occupation or How Compensation Was Earned | Amount: (Use Code) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 3516 W. 46th Ave. KENNEWICK WA 99337 | Self-storage ownership | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SP | Kennewick School District 1000 W. 4th Ave. KENNEWICK WA 99336 | Teacher | D | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <div style="display: flex; justify-content: space-between;"> <div style="width: 10%;"> 2 </div> <div style="width: 85%;"> REAL ESTATE List street address, assessor's parcel number, or legal description AND county for each parcel of Washington real estate with value of over \$12,000 in which you or a family member, including registered domestic partner, held a personal financial interest during the reporting period. (Show partnership, company, etc. real estate on F-1 supplement.) </div> </div> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Property Sold or Interest Divested</td> <td style="width: 10%;">Assessed Value (Use Code)</td> <td style="width: 30%;">Name and Address of Purchaser</td> <td colspan="2" style="width: 30%;">Nature and Amount (Use Code) of Payment or Consideration Received</td> </tr> <tr> <td>Property at 2652 W. 15th Ave Kennewick not listed per RCW 42.17A.720(1) (h-i)</td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>Property Purchased or Interest Acquired</td> <td></td> <td>Creditor's Name/Address</td> <td>Payment Terms</td> <td>Security Given</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>Mortgage Amount - (Use Code) Original Current</td> </tr> <tr> <td>All Other Property Entirely or Partial</td> <td>Property ID of home at 3516 W. 46th Ave, Kennewick</td> <td>Umpqua Bank P.O. Box 1820 Roseburg OR 97470</td> <td>Monthly Payments</td> <td>Property</td> </tr> <tr> <td>Check here <input checked="" type="checkbox"/> if continued on attached sheet</td> <td></td> <td></td> <td></td> <td>E E</td> </tr> </table> | | | | | | | Property Sold or Interest Divested | Assessed Value (Use Code) | Name and Address of Purchaser | Nature and Amount (Use Code) of Payment or Consideration Received | | Property at 2652 W. 15th Ave Kennewick not listed per RCW 42.17A.720(1) (h-i) | | | | | Property Purchased or Interest Acquired | | Creditor's Name/Address | Payment Terms | Security Given | | | | | Mortgage Amount - (Use Code) Original Current | All Other Property Entirely or Partial | Property ID of home at 3516 W. 46th Ave, Kennewick | Umpqua Bank P.O. Box 1820 Roseburg OR 97470 | Monthly Payments | Property | Check here <input checked="" type="checkbox"/> if continued on attached sheet | | | | E E |
| Property Sold or Interest Divested | Assessed Value (Use Code) | Name and Address of Purchaser | Nature and Amount (Use Code) of Payment or Consideration Received | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property at 2652 W. 15th Ave Kennewick not listed per RCW 42.17A.720(1) (h-i) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property Purchased or Interest Acquired | | Creditor's Name/Address | Payment Terms | Security Given | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Mortgage Amount - (Use Code) Original Current | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| All Other Property Entirely or Partial | Property ID of home at 3516 W. 46th Ave, Kennewick | Umpqua Bank P.O. Box 1820 Roseburg OR 97470 | Monthly Payments | Property | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Check here <input checked="" type="checkbox"/> if continued on attached sheet | | | | E E | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

CONTINUE ON NEXT PAGE

3

ASSETS / INVESTMENTS - INTEREST / DIVIDENDS

List bank and savings accounts, insurance policies, stock, bonds and other intangible property (including but not limited to stock options) held during the reporting period.

| A. Name and address of each bank or financial institution in which you or a family member, including registered domestic partner, had an account over \$24,000 any time during the reporting period. | Type of Account or Description of Asset | Asset Value (Use Code) | Income Amount (Use Code) |
|--|---|------------------------|--------------------------|
| 14610 E Sprague Ave Spokane Valley WA 99216 | MMDDA | C | A |
| B. Name and address of each insurance company where you or a family member, including registered domestic partner had a policy with a cash or loan value over \$24,000 during the period. | | | |
| C. Name and address of each company, association, government agency, etc. in which you or a family member, including registered domestic partner, owned or had a financial interest worth over \$2,400. Include stocks, bonds, ownership, retirement plan, IRA, notes, stock options, and other intangible property. If you, your spouse, registered domestic partner and/or dependents had decision making authority regarding individual assets/investments list each asset or investment, the value and any income amount. EXAMPLE: If you self directed an investment account identify each stock or other asset in that account. WA Department of Retirement System Unknown WA Unknown | TRS Plan 3 | E | 0 |

Check here ☒ if continued on attached sheet.

4

CREDITORS

List each creditor you or a family member, including registered domestic partner, owed \$2,400 or more any time during the period. Don't include retail charge accounts, credit cards, or mortgages or real estate reported in Item 2.

AMOUNT
(USE CODE)

| Creditor's Name and Address | Terms of Payment | Security Given | Original | Present |
|-----------------------------|------------------|----------------|----------|---------|
| | | | | |

Check here ☐ if continued on attached sheet.

5

All filers answer questions A thru D below. If the answer is YES to any of these questions, the F-1 Supplement must also be completed as part of this report. If all answers are NO and you are a candidate for state or local office, an appointee to a vacant elective office, or a state executive officer filing your initial report, no F-1 Supplement is required.

Incumbent elected officials and state executive officers filing an annual financial affairs report also must answer question E. An F-1 Supplement is required of these officeholders unless all answers to questions A thru E are NO.

- A. At any time during the reporting period were you, your spouse, registered domestic partner or dependents (1) an officer, director, general partner or trustee of any corporation, company, union, association, joint venture or other entity or (2) a partner or member of any limited partnership, limited liability partnership, limited liability company or similar entity including but not limited to a professional limited liability company? X If yes, complete Supplement, Part A.
- B. Did you, your spouse, registered domestic partner or dependents have an ownership of 10% or more in any company, corporation, partnership, joint venture or other business at any time during the reporting period? X If yes, complete Supplement, Part A.
- C. Did you, your spouse, registered domestic partner or dependents own a business at any time during the reporting period? If yes, complete Supplement, Part A.
- D. Did you, your spouse, registered domestic partner or dependents prepare, promote or oppose state legislation, rules, rates or standards for current or deferred compensation (other than pay for a currently-held public office) at any time during the reporting period? If yes, complete Supplement, Part B.
- E. **Only for Persons Filing Annual Report.** Regarding the receipt of items not provided or paid for by your governmental agency during the previous calendar year: 1) Did you, your spouse, registered domestic partner or dependents (or any combination thereof) accept a gift of food or beverages costing over \$50 per occasion? or 2) Did any source other than your governmental agency provide or pay in whole or in part for you, your spouse, registered domestic partner and/or dependents to travel or to attend a seminar or other training? If yes to either or both questions, complete Supplement, Part C.

ALL FILERS EXCEPT CANDIDATES. Check the appropriate box.

- ☐ I hold a state elected office, am an executive state officer or professional staff. I have read and am familiar with RCW 42.52.180 regarding the use of public resources in campaigns.
- ☒ I hold a local elected office. I have read and am familiar with RCW 42.17A.555 regarding the use of public facilities in campaigns.

*CANDIDATES: Do not use public agency addresses or telephone numbers for contact information.

CERTIFICATION: I certify under penalty of perjury that the information contained in this report is true and correct to the best of my knowledge.

William D. McKay 03-23-2018
Signature Date
Contact Telephone: (509) 586-8303 *
Email: bc6mckay@gmail.com (work)*
Email: _____ (Home) Optional

REPORT NOT ACCEPTABLE WITHOUT FILER'S SIGNATURE

ALL OTHER REAL ESTATE CONTINUED

F-1

| | | | | | | | | |
|--|------------------------------|--|---------------------|----------------|-----------------|---------|--------|--|
| Name | | MCKAY, WILLIAM D | | | | | Page 3 | |
| 2 REAL ESTATE | | | | | | | | |
| All Other Property Entirely or Partially Owned | Assessed Value (Use Code) | Creditor's Name/Address | Payment Terms | Security Given | Mortgage Amount | | | |
| | | | | | Original | Current | | |
| 1-1089-407-0015-000 <div>Property ID for Storage facility at 3112 W. 27th Ave. Kennewick WA</div> | E | Numerica Credit Union P.O. Box 4000 Spokane Valley WA 99037 | Monthly Payments | Property | E | E | | |
| Check here <input type="checkbox"/> if continued on attached sheet | | | | | | | | |

FINANCIAL INSTITUTIONS CONTINUED

3ASSETS / INVESTMENTS - INTEREST / DIVIDENDS

| A. Name and address of each bank or financial institution | Type of Account or Description of Asset | Asset Value (Use Code) | Income Amount (Use Code) |
|---|---|---------------------------|-----------------------------|
| TD Ameritrade 200 S. 108th Ave. OmahaNE68154 | IRA | D | 0 |
| Check here <input type="checkbox"/> if continued on attached sheet. | | | |

| | | |
|---|--|---|
| PUBLIC DISCLOSURE COMMISSION 711 CAPITOL WAY RM 206 PO BOX 40908 OLYMPIA WA 98504-0908 (360) 753-1111 TOLL FREE 1-877-601-2828 EMAIL: pdc@pdc.wa.gov | PDC FORM F-1 SUPPLEMENT (1/15) | 100814095 SUPPLEMENT PAGE PERSONAL FINANCIAL AFFAIRS STATEMENT 03-23-2018 |
|---|--|---|

PROVIDE INFORMATION FOR YOURSELF, SPOUSE, REGISTERED DOMESTIC PARTNER, DEPENDENT CHILDREN AND OTHER DEPENDENTS IN YOUR HOUSEHOLD

| | | | |
|--------------------|------------------|---------------------|--------------------|
| Last Name MCKAY | First WILLIAM | Middle Initial D | DATE 2018-03-23 |
|--------------------|------------------|---------------------|--------------------|

A OFFICE HELD, BUSINESS INTERESTS:

Provide the following information if, during the reporting period, you, your spouse, registered domestic partner or dependents

- (1) were an officer, director, general partner, trustee, or 10 percent or more owner of a corporation, non-profit organization, union, partnership, joint venture or other entity; and/or
- (2) were a partner or member of a limited partnership, limited liability partnership, limited liability company or similar entity, including but not limited to a professional limited liability company.

- Legal Name: Report name used on legal documents establishing the entity.
- Trade or Operating Name: Report name used for business purposes if different from the legal name.
- Position or Percent of Ownership: The office, title and/or percent of ownership held.
- Brief Description of the Business/Organization: Report the purpose, product(s), and/or the service(s) rendered.
- Payments from Governmental Unit: If the governmental unit in which you hold or seek office made payments to the business entity concerning which you're reporting, show the purpose of each payment and the actual amount received.
- Payments from Business Customers and Other Government Agencies: List each corporation, partnership, joint venture, sole proprietorship, union, association, business or other commercial entity and each government agency (other than the one you seek/hold office) which paid compensation of \$12,000 or more during the period to the entity. Briefly say what property, goods, services or other consideration was given or performed for the compensation.
- Washington Real Estate: Identify real estate owned by the business entity if the qualifications referenced below are met.

ENTITY NO. 1

Reporting For: Self ☒ Spouse ☐

Registered Domestic Partner ☐ Dependent ☐

LEGAL NAME: 27th Ave. Self-Storage, Inc. POSITION OR PERCENT OF OWNERSHIP: President

TRADE OR OPERATING NAME: 27th Ave Self-Storage

ADDRESS: 3112 W. 27th Ave. WA 99337

BRIEF DESCRIPTION OF THE BUSINESS/ORGANIZATION: Operating entity of self storage facility.

PAYMENTS ENTITY RECEIVED FROM GOVERNMENTAL UNIT IN WHICH YOU SEEK/HOLD OFFICE:

| | |
|---------------------|-------------------------|
| Purpose of payments | Amount (actual dollars) |
| None Received | \$ 0.00 |

PAYMENTS ENTITY RECEIVED FROM OTHER GOVERNMENT AGENCIES OF \$12,000 OR MORE:

| | |
|--------------|--|
| Agency name: | Purpose of payment (amount not required) |
|--------------|--|

PAYMENTS ENTITY RECEIVED FROM BUSINESS CUSTOMERS OF \$12,000 OR MORE:

| | |
|----------------|--|
| Customer name: | Purpose of payment (amount not required) |
| Mike Shannon | Rent payments |

WASHINGTON REAL ESTATE IN WHICH ENTITY HELD A DIRECT FINANCIAL INTEREST (Complete only if ownership in the ENTITY is 10% or more and assessed value of property is over \$24,000. List street address, assessor parcel number, or legal description and county for each parcel):

1-1089-407-0015-000

Check here ☐ if continued on attached sheet

CONTINUE PARTS B AND C ON NEXT PAGES

| | | |
|---|--|---|
| PUBLIC DISCLOSURE COMMISSION 711 CAPITOL WAY RM 206 PO BOX 40908 OLYMPIA WA 98504-0908 (360) 753-1111 TOLL FREE 1-877-601-2828 EMAIL: pdc@pdc.wa.gov | PDC FORM F-1 SUPPLEMENT (1/15) | 100814095 SUPPLEMENT PAGE PERSONAL FINANCIAL AFFAIRS STATEMENT 03-23-2018 |
|---|--|---|

PROVIDE INFORMATION FOR YOURSELF, SPOUSE, REGISTERED DOMESTIC PARTNER, DEPENDENT CHILDREN AND OTHER DEPENDENTS IN YOUR HOUSEHOLD

| | | | |
|--------------------|------------------|---------------------|--------------------|
| Last Name MCKAY | First WILLIAM | Middle Initial D | DATE 2018-03-23 |
|--------------------|------------------|---------------------|--------------------|

A OFFICE HELD, BUSINESS INTERESTS:

Provide the following information if, during the reporting period, you, your spouse, registered domestic partner or dependents

- (1) were an officer, director, general partner, trustee, or 10 percent or more owner of a corporation, non-profit organization, union, partnership, joint venture or other entity; and/or
- (2) were a partner or member of a limited partnership, limited liability partnership, limited liability company or similar entity, including but not limited to a professional limited liability company.

- Legal Name: Report name used on legal documents establishing the entity.
- Trade or Operating Name: Report name used for business purposes if different from the legal name.
- Position or Percent of Ownership: The office, title and/or percent of ownership held.
- Brief Description of the Business/Organization: Report the purpose, product(s), and/or the service(s) rendered.
- Payments from Governmental Unit: If the governmental unit in which you hold or seek office made payments to the business entity concerning which you're reporting, show the purpose of each payment and the actual amount received.
- Payments from Business Customers and Other Government Agencies: List each corporation, partnership, joint venture, sole proprietorship, union, association, business or other commercial entity and each government agency (other than the one you seek/hold office) which paid compensation of \$12,000 or more during the period to the entity. Briefly say what property, goods, services or other consideration was given or performed for the compensation.
- Washington Real Estate: Identify real estate owned by the business entity if the qualifications referenced below are met.

ENTITY NO. 1

Reporting For: Self ☒ Spouse ☐

Registered Domestic Partner ☐ Dependent ☐

LEGAL NAME: 27th Ave. Self-Storage Properties, LLC

TRADE OR OPERATING NAME: Same

ADDRESS: 3112 W. 27th Ave.
Kennewick Wa 99337

BRIEF DESCRIPTION OF THE BUSINESS/ORGANIZATION: Owner of Self-Storage facility

POSITION OR PERCENT OF OWNERSHIP: Manager

PAYMENTS ENTITY RECEIVED FROM GOVERNMENTAL UNIT IN WHICH YOU SEEK/HOLD OFFICE:

| | |
|---------------------|-------------------------------|
| Purpose of payments | Amount (actual dollars) \$ |
|---------------------|-------------------------------|

PAYMENTS ENTITY RECEIVED FROM OTHER GOVERNMENT AGENCIES OF \$12,000 OR MORE:

| | |
|--------------|--|
| Agency name: | Purpose of payment (amount not required) |
|--------------|--|

PAYMENTS ENTITY RECEIVED FROM BUSINESS CUSTOMERS OF \$12,000 OR MORE:

| | |
|----------------|--|
| Customer name: | Purpose of payment (amount not required) |
|----------------|--|

WASHINGTON REAL ESTATE IN WHICH ENTITY HELD A DIRECT FINANCIAL INTEREST (Complete only if ownership in the ENTITY is 10% or more and assessed value of property is over \$24,000. List street address, assessor parcel number, or legal description and county for each parcel):

Check here ☐ if continued on attached sheet

CONTINUE PARTS B AND C ON NEXT PAGES

35322

2652 W 15TH AVE

SUEBUG ENTERPRISES LLC

PO BOX 6856

KENNEWICK, WA 99336

Total Market Value

\$130,450



KEY INFORMATION

| | | | |
|-------------------|---|-----------------------|---|
| Parcel # / Geo ID | 111892020027001 | Use Code | 18 Other Residential (rural -over 1 acre) |
| Township | 08 | Section | 11 |
| Range | 29 | Legal Acres | 4 |
| Neighborhood | 12050 | Subdivision / Section | 694 |
| Land Size Acres | 3.8700 | Land Size Sq Foot | 168577.20 |
| Legal Description | THE HIGHLANDS, PLAT 'C': LOT 27, LESS WEST 270 FEET THEREOF: LESS SOUTH 30 FEET FOR ROAD (2/11/54) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. (4/10/58) | | |
| Taxing District | K1 | Exemption | None |

ASSESSMENT DETAILS

| | |
|--------------------------------|-----------|
| Improvement Homesite Value | \$0 |
| Improvement Non-Homesite Value | \$0 |
| Land Homesite Value | \$130,450 |
| Land Non-Homesite Value | \$0 |
| Market Value | \$130,450 |
| Assessed Value | \$130,450 |
| Taxable Value | \$130,450 |

BUILDINGS DETAILS

No data to display

IMPROVEMENTS

No items to display

LAND

| LAND TYPE | SOIL TYPE | AG USE | PRIMARY USE | LAND SIZE ACRES | LAND SIZE SQ FOOT |
|-----------|-----------|--------|-------------|-----------------|-------------------|
| 9 | None | - | 18 | 3.8700 | 168577.20 |

SALES

| SALE DATE | SALE PRICE | DEED BOOK AND PAGE | DEED BOOK ID | DEED TYPE | GRANTOR | GRANTEE | EXCISE # |
|------------|------------|--------------------|--------------|-----------|---------|------------------------|----------|
| 06/15/2020 | \$390,000 | - | 2020-020474 | SWD | - | SUEBUG ENTERPRISES LLC | 151403 |
| 08/29/2019 | \$0 | - | 2019-025910 | QCD | - | UDDERLY WILLIAMS LLC | 145469 |
| 09/05/2017 | \$390,000 | - | 2017-025449 | SWD | - | MCKAY WILLIAM D | 129633 |
| 06/08/1987 | \$13,970 | 198702041 | - | HDeed | - | UNKNOWN | - |

TAXING JURISDICTION

PID: 35322

Owner: SUEBUG ENTERPRISES LLC

% Ownership: 100.0000000000

Total Value: \$130,450

Total Levy: \$1,299

| LEVY CODE | DESCRIPTION | LEVY RATE | APPRAISED VALUE | TAXABLE VALUE | ESTIMATED TAX |
|------------|---------------------------------|--------------|-----------------|---------------|---------------|
| KENN | KENNEWICK GENERAL | 1.8168622981 | \$130,450 | \$130,450 | \$237.01 |
| CNYHMNSVCS | COUNTY HUMAN SERVICES | 0.0250000001 | \$130,450 | \$130,450 | \$3.26 |
| CNYVET | COUNTY VETERANS | 0.0112500002 | \$130,450 | \$130,450 | \$1.47 |
| COUNTY | COUNTY | 1.0227793891 | \$130,450 | \$130,450 | \$133.42 |
| KENNHOSP | KENNEWICK HOSPITAL | 0.1114429683 | \$130,450 | \$130,450 | \$14.54 |
| MCLIB | MID-COLUMBIA LIBRARY | 0.3153662159 | \$130,450 | \$130,450 | \$41.14 |
| PTKEN | PORT OF KENNEWICK | 0.2786261049 | \$130,450 | \$130,450 | \$36.35 |
| SD17 | SCHOOL DIST 17 DEBT SERVICE | 1.6340873816 | \$130,450 | \$130,450 | \$213.17 |
| SD17CP | SCHOOL DIST 17 CAPITAL PROJECTS | 0.4023304870 | \$130,450 | \$130,450 | \$52.48 |
| SD17MO | SCHOOL DIST 17 ENRICHMENT | 1.6588093973 | \$130,450 | \$130,450 | \$216.39 |
| STATE | STATE SCHOOL | 1.7414586980 | \$130,450 | \$130,450 | \$227.17 |
| STATE2 | STATE SCHOOL PART 2 | 0.9368595849 | \$130,450 | \$130,450 | \$122.21 |
| Total | | 9.9548725254 | | Total | \$1,299 |

ROLL VALUE HISTORY

| YEAR | IMPROVEMENTS | LAND MARKET | CURRENT USE | TOTAL APPRAISED | TAXABLE VALUE |
|------|--------------|-------------|-------------|-----------------|---------------|
| 2020 | \$0 | \$130,450 | \$0 | \$130,450 | \$130,450 |
| 2019 | \$0 | \$130,450 | \$0 | \$130,450 | \$130,450 |

LINKED OWNERS

No items to display

PERMITS

No items to display

NEARBY SALES

2652 W 15TH AVE
KENNEWICK, WA 99337

Sale Price **\$390,000**
Sale Date **2020-06-15**
Distance **0.00ft**
Use **18 Other Residential (rural - over 1 acre)**

2429 W 15TH AVE
KENNEWICK, WA 99337

Sale Price **\$219,900**
Sale Date **2019-04-19**
Distance **553.24ft**
Use **11 Single Unit**

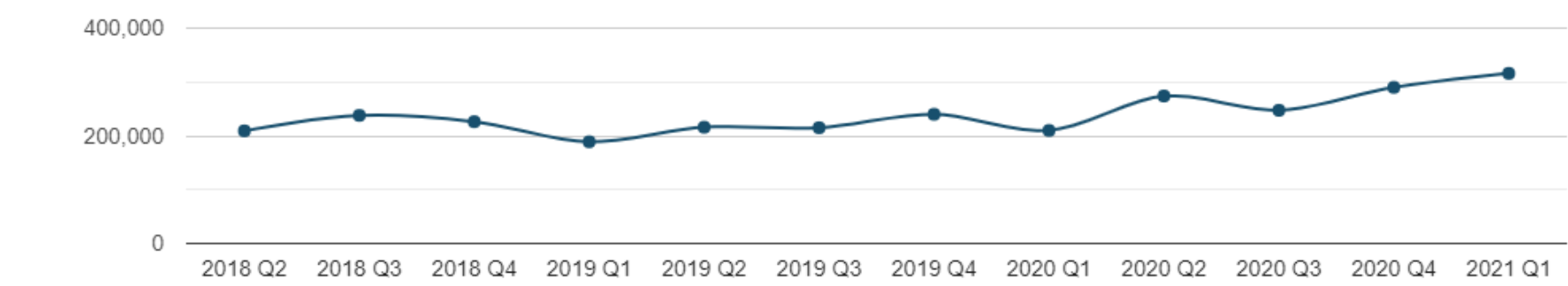
1537 S DENNIS ST
KENNEWICK, WA 99337

Sale Price **\$83,410**
Sale Date **2019-09-18**
Distance **582.16ft**
Use **11 Single Unit**

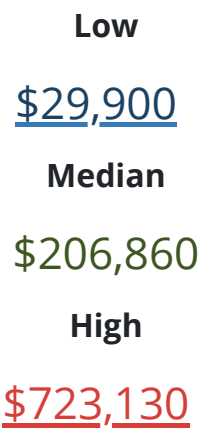
1537 S DENNIS ST
KENNEWICK, WA 99337

Sale Price **\$190,000**
Sale Date **2019-09-16**
Distance **582.16ft**
Use **11 Single Unit**

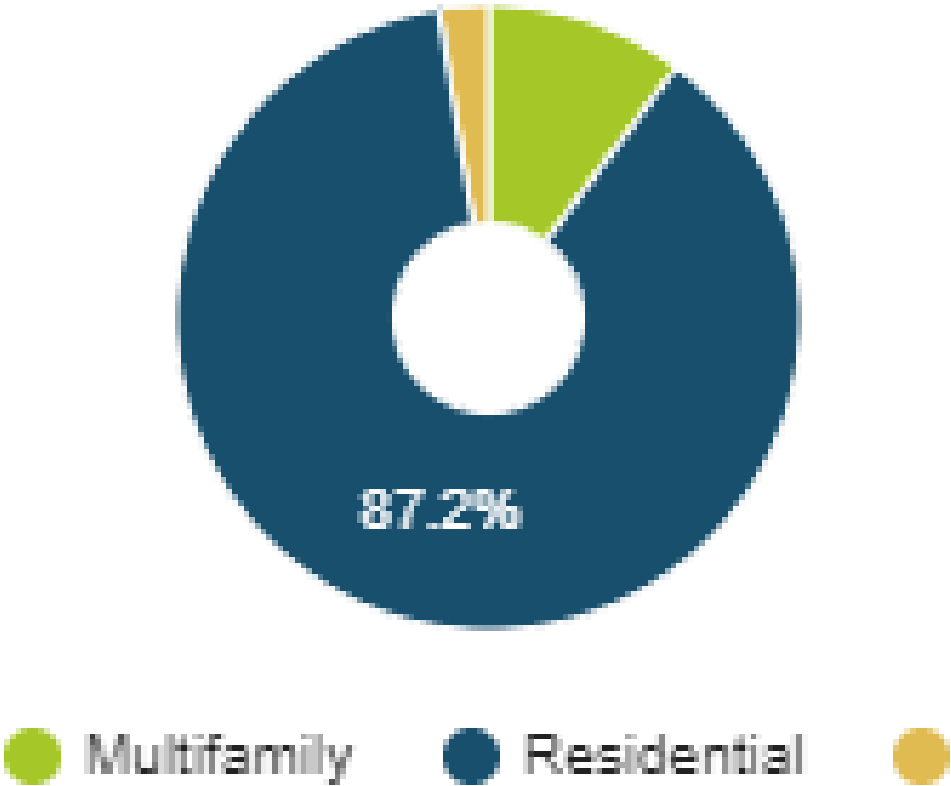
MEDIAN RESIDENTIAL HOUSE PRICE



RESIDENTIAL ASSESSED VALUES



RES. SALES BY TYPE



RESIDENTIAL SALE PRICES

Biggest Sale

\$490,000

Average Home Price

\$276,450

Lowest Sale

\$105,000