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King County Department of Assessment

Fair, Equitable, and Understandable Property Valuations

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PARCEL DATA

Parcel	216390-1730	Jurisdiction	SEATTLE
Name	CBRE LISA GLOVER	Levy Code	0010
Site Address	1117 BOYLSTON AVE E 98102	Proper Type	R
Residential Area	013-003	Plat Block / Building Number	20
		Plat Lot / Unit Number	PORTION
		Quarter-Section-Township-Range	NW-29-25-4

Legal Description

EAST PARK ADD PARCEL A SEA SP #8400747 REC #8406130828 SD SP DAF POR BLK 20 & POR ADJ 1/2 OF BOYLSTON AVE E AS VAC BY SEA ORD #24825 DAF BEG MOST SLY COR SD BLK 20 TH ALG LN SD BLK N 39-23-34 W 113.54 FT & N 52-15-05 W 40 FT TO TPOB TH N 37-44-55 E 67.65 FT TH N 89-E 126.99 FT M/L TO E LN OF SD W 1/2 OF VAC BOYLSTON AVE E TH N 00-10-44 E ALG SD E LN 16.05 TAP WCH BRS S 89-33-59 E FAP ON E LN SD BLK 20 LY S 00-26-01 W 154.11 FT FRM NE COR THOF 1 89-33-59 W 33.09 FT TO SD PT ON E LN SD BLK 20 TH CONTG N 89-33-59 W 78 FT TO BEG CRV RGT FT RAD TH ALG SD CRV THRU C/A 90-00-00 DIST 31.42 FT TH N 00-26-01 E 66.75FT TO BEG CRV LFT 20 FT RAD TH ALG SD CRV THRU C/A 39-25-04 DIST 13.76 FT TH N 38-59-03 W 114.72 FT TO NWLY LI BLK 20 TH S 65-35-30 W ALG SD NWLY LN 37.24 FT TO ANGLE PT THERE IN TH S 51-35-30 W ALG SE NWLY LN 54.58 FT TO ANGLE PT THEREIN TH S 34-35-30 W ALG SD NWLY LN 156.45 FT TO SWLY C BLK TH S 76-55-20 E ALG SLY LN SD BLK 20 DIST 143.90 FT TO ANGLE PT THEREIN TH S 52-15-05 E SD SLY LN 80.86 FT TO TPOB

LAND DATA

Highest & Best Use As If Vacant	SINGLE FAMILY	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Single Family(Res Use/Zone)	Restrictive Size Shape	NO
Base Land Value SqFt	0	Zoning	SF 5000
Base Land Value	2,262,000	Water	WATER DIS
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	6/6/2005	Road Access	PUBLIC
Base Land Value Tax Year	2006	Parking	
Land SqFt	26,172	Street Surface	PAVED
Acres	0.60		

Views

Rainier	
Territorial	EXCELLENT
Olympics	GOOD

Waterfront

Waterfront Location	
Waterfront Footage	
Lot Depth Factor	

Cascades	
Seattle Skyline	GOOD
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	EXCELLENT
Other View	

Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	
Proximity Influence	NO

Designations

Historic Site	
Current Use	
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	YES
Traffic Noise	HIGH
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

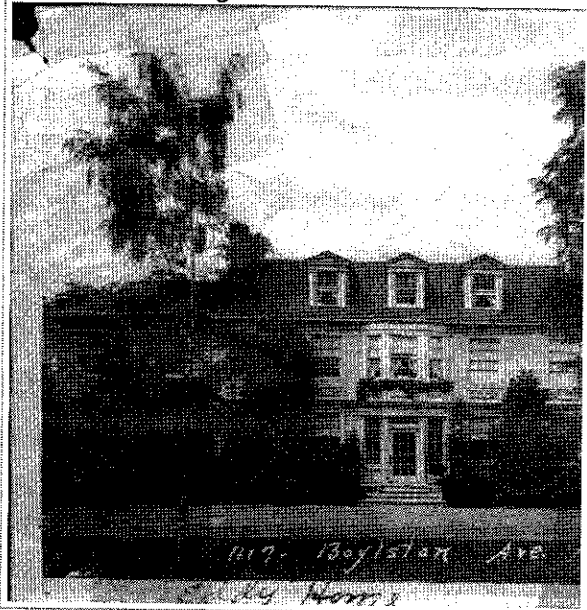
Environmental

Environmental	NO
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BUILDING

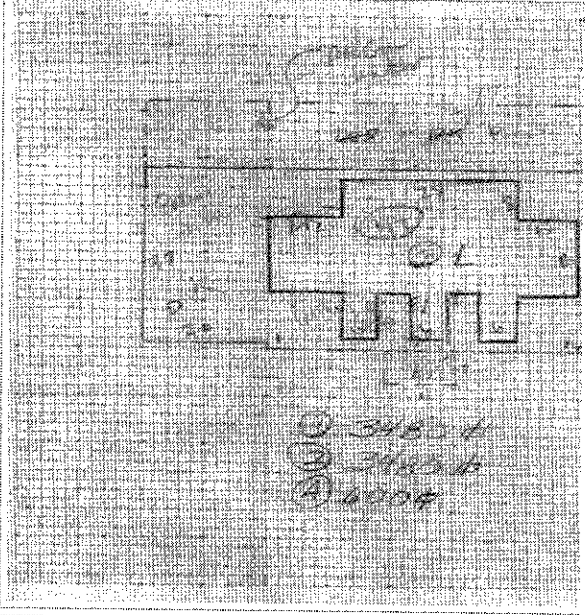
Building Number	1
Year Built	1910
Year Renovated	0
Stories	2.5
Living Units	1
Grade	13 Mansion
Grade Variant	99
Condition	Very Good
Basement Grade	7 Average
1st Floor	3,480
1/2 Floor	1,200
2nd Floor	3,600
Upper Floor	0
Finished Basement	740
Total Living	9,020
Total Basement	2,120
Basement Garage	760
Unfinished 1/2	0
Unfinished Full	0
Attached Garage	560
Bedrooms	6
Full Baths	5
3/4 Baths	1
1/2 Baths	1

Picture of Building 1



Heat Source	Gas
Heat System	Hot Water
Deck Area SqFt	0
Open Porch SqFt	1,260
Enclosed Porch SqFt	80
Brick/Stone	0
Fireplace Single Story	0
Fireplace Multi Story	2
Fireplace Free Standing	0
Fireplace Additional	3
AddnlCost	19180
Obsolescence	0
Net Condition	0
Percentage Complete	0
Daylight Basement	
View Utilization	

Floor Plan of Building 1



TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value	Appraised Imps Value	Appraised Total Value	New Dollars	Taxable Land Value	Taxable Imps Value	Taxable Total Value
216390173005	2009	2010		0010	\$2,695,000	\$2,545,000	\$5,240,000	\$0	\$2,695,000	\$2,545,000	\$5,240,000
216390173005	2008	2009		0010	\$2,898,000	\$3,190,000	\$6,088,000	\$0	\$2,898,000	\$3,190,000	\$6,088,000
216390173005	2007	2008		0010	\$2,647,000	\$2,913,000	\$5,560,000	\$0	\$2,647,000	\$2,913,000	\$5,560,000
216390173005	2006	2007		0010	\$2,440,000	\$2,685,000	\$5,125,000	\$0	\$2,440,000	\$2,685,000	\$5,125,000
216390173005	2005	2006		0010	\$2,262,000	\$2,489,000	\$4,751,000	\$0	\$2,262,000	\$2,489,000	\$4,751,000
216390173005	2004	2005		0010	\$752,000	\$3,369,000	\$4,121,000	\$0	\$752,000	\$3,369,000	\$4,121,000
216390173005	2003	2004		0010	\$721,000	\$3,211,000	\$3,932,000	\$0	\$721,000	\$3,211,000	\$3,932,000
216390173005	2002	2003		0010	\$700,000	\$3,119,000	\$3,819,000	\$0	\$700,000	\$3,119,000	\$3,819,000
216390173005	2001	2002		0010	\$660,000	\$3,019,000	\$3,679,000	\$0	\$660,000	\$3,019,000	\$3,679,000
216390173005	2000	2001		0010	\$600,000	\$2,551,000	\$3,151,000	\$0	\$600,000	\$2,551,000	\$3,151,000
216390173005	1999	2000		0010	\$501,000	\$1,996,000	\$2,497,000	\$0	\$501,000	\$1,996,000	\$2,497,000
216390173005	1998	1999		0010	\$442,000	\$1,758,000	\$2,200,000	\$0	\$442,000	\$1,758,000	\$2,200,000
216390173005	1997	1998		0010	\$0	\$0	\$0	\$0	\$604,000	\$973,000	\$1,577,000
216390173005	1996	1997		0010	\$0	\$0	\$0	\$0	\$476,000	\$973,800	\$1,449,800
216390173005	1994	1995		0010	\$0	\$0	\$0	\$0	\$476,000	\$973,800	\$1,449,800
216390173005	1993	1994		0010	\$0	\$0	\$0	\$0	\$476,000	\$973,800	\$1,449,800
216390173005	1992	1993		0010	\$0	\$0	\$0	\$0	\$476,000	\$973,800	\$1,449,800
216390173005	1991	1992		0010	\$0	\$0	\$0	\$0	\$300,300	\$581,900	\$882,200
216390173005	1990	1991		0010	\$0	\$0	\$0	\$0	\$300,300	\$581,900	\$882,200
216390173005	1988	1989		0010	\$0	\$0	\$0	\$0	\$185,000	\$369,800	\$554,800
216390173005	1986	1987		0010	\$0	\$0	\$0	\$0	\$205,000	\$287,300	\$492,300
216390173005	1985	1986		0010	\$0	\$0	\$0	\$0	\$115,200	\$343,500	\$458,700
216390173005	1984	1985		0010	\$0	\$0	\$0	\$0	\$115,200	\$343,500	\$458,700
216390173005	1982	1983		0010	\$0	\$0	\$0	\$0	\$170,000	\$351,000	\$521,000

SALES HISTORY

Excise Number	Recording Number	Sale Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale
1212681	199110140606	9/19/1991	\$0.00	CSY INVESTMENTS	W A BOYLSTON INC	Quit Claim Deed	Other

REVIEW HISTORY**PERMIT HISTORY**

Permit Number	Permit Description	Type	Issue Date	Permit Value	Permit Status	Issuing Jurisdiction	Reviewe
695928		Remodel	12/4/1997	\$536,922	Complete		9/6/2000

HOME IMPROVEMENT EXEMPTION**NOTES**

Note	Not
"No access through locked gate, could not verify imp data."	6/6/11:
fld visit on 8/22/00 - locked gate. Permit 695928 issued 12/97 PV 536,922 I got the plans & they showed a rear porch area with a tile floor. Our records showed a deck spanning the back. I estimate it is an open porch but it could be enclosed. Check on next time. Also we have attempted several time to see if any interior work was actually done. The permit said it was for construct deck, porch, and interior alterations. DCLU records show work was completed. Next time we are out here please verify all characteristic data if possible.	9/6/10:
the hard copy of permit was received on 9/3/98 from sheri shaub in cml. It was sent to them in error. The permit was for deck & porch addition & interior alterations. after talking over with senior it was decided to see this parcel next year during maintenance.	9/3/10:
6/10/98 NH I was not able to find out what work , if any, was done on BP#695928 Issued 12/97 PV \$536,922 This was in the pcl activity log but no hard copy was in folio.	6/10/3:4:
Bldg 1 AddnlCost was initialized from Plumbing: 10560; Builtins: 3820; Structural: 4800	5/11/7:2:

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First American Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE.

9110140606 01:55:00 PM KING COUNTY RECORDS 003 PER 9.00

Filed for Record at Request of

Name W. A. BOYLSTON, INC.

Address 2260 Douglas Blvd., Suite 240

City and State Roseville, CA 95661

Quit Claim Deed

9110140606

THE GRANTOR CSY INVESTMENTS, a California corporation,
for and in consideration of One Dollar and Other Good and Valuable Consideration
conveys and quit claims to W. A. BOYLSTON, INC., a California corporation,
the following described real estate, situated in the County of KING State of Washington,
together with all after acquired title of the grantor(s) therein:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN
SUBJECT TO:
EXHIBIT 'A' ATTACHED HERETO AND BECOMING A PART HEREOF.
(Tax Parcel Numbers: 216390-1720-07 and 216390-1730-05)

hmdo/y

Dated September 19 1991

CSY INVESTMENTS, a California corporation

(Individual)

By Chee S. Yaw (President)

(Individual)

By Calvin L. Holcomb (Secretary)

STATE OF WASHINGTON ss.

COUNTY OF _____

On this day personally appeared before me

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 19____

Notary Public in and for the State of Washington, residing at _____

CALIFORNIA
STATE OF WASHINGTON ss.

COUNTY OF PLACER

On this 19th day of September, 1991

before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Chee S. Yaw

and Calvin L. Holcomb

to me known to be the _____ President and _____ Secretary,

respectively, of W. A. BOYLSTON, INC., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Kimberly A. Defecto
Notary Public in and for the State of Washington, residing at California

Citrus Heights, CA



EXHIBIT "A"

Lot A of Short Plat No. 8400747, according to the Short Plat survey recorded under King County Recording Number 8406130628; EXCEPT that portion thereof condemned in King County Superior Court Cause No. 177829 for 20 foot wide alley;

AND

That portion of Block 20, East Park Addition to the City of Seattle, according to the plat thereof recorded in Volume 8 of Plats, page 83, in King County, Washington, and that portion of the west half of Boylston Avenue East as vacated by the City of Seattle Ordinance Number 27825, lying northerly and easterly of a line described as follows:

Beginning at the most southerly corner of said Block 20; thence along the southwesterly line of said Block, north $39^{\circ}23'34''$ west 113.54 feet and north $52^{\circ}15'05''$ west 40 feet to the TRUE POINT OF BEGINNING; thence north $37^{\circ}44'55''$ east 67.65 feet; thence north $89^{\circ}34'00''$ east 126.99 feet, more or less, to the east line of said west half of vacated Boylston Avenue East; thence north $0^{\circ}10'44''$ east along said east line 16.05 feet to a point which bears south $89^{\circ}33'59''$ east from a point on the east line of said Block 20 lying south $0^{\circ}26'01''$ west 154.11 feet from the northeast corner thereof, which point is the point of beginning of the line herein described; thence north $89^{\circ}33'59''$ west 33.09 feet to said point on the east line of Block 20; thence continuing north $89^{\circ}33'59''$ west 70.00 feet to the beginning of a curve to the right of 20 foot radius; thence along said curve through a central angle of $90^{\circ}00'00''$ a distance of 31.42 feet; thence north $0^{\circ}26'01''$ east 66.75 feet to the beginning of a curve to the left of 20 foot radius; thence along said curve through a central angle of $39^{\circ}25'04''$ a distance of 13.76 feet; thence north $38^{\circ}59'03''$ west 114.72 feet to the northwesterly line of said Block 20 and the terminus of the line herein described; EXCEPT that portion thereof condemned in King County Superior Court Cause Number 177829 for 20 foot wide alley;

TOGETHER WITH an easement for ingress and egress, as established under King County Recording Number 868403 over a strip of land 20 feet in width, over that portion of the west half of said vacated street lying southerly of the aforescribed main tract.

SUBJECT TO:

1. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BY AND BETWEEN:

W. W. Chapin, C. R. Collins and
Anna J. Collins, his wife; and J.
A. Kerr and Lulu Z. Kerr, his wife

DATED:
RECORDED:
RECORDING NUMBER:
REGARDING:

August 31, 1910
May 24, 1913
868403
Land use

9110140606

EXHIBIT "A" continued

2. Right to make necessary slopes for cuts or fills upon property herein described as condemned in King County Superior Court Cause Number 177829.

3. Easements, restrictions and recital set forth on the face of short plat recorded under King County Recording Number 8406130828.

AFFECTS: Lot A of said premises

4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BY AND BETWEEN: Jerome D. Whalen and State of Washington

DATED: December 8, 1986
RECORDED: December 10, 1986
RECORDING NUMBER: 8612100683

REGARDING:
Said land is within the Harvard-Belmont Landmark District and has substantial historical, architectural, scenic and cultural value. Whalen agrees not to change current use of said property

AFFECTS: Portion of said premises

5. THAT CERTAIN DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF between JEROME D. WHALEN, a single person, as Grantor, and WASHINGTON MUTUAL SAVINGS BANK, Washington corporation, as Beneficiary, dated May 5, 1987, recorded May 12, 1987, under King County recording number 8705120060; which Deed of Trust Grantee herein agrees to assume and pay according to it's terms and conditions.

9110140606

C S Y INVESTMENTS

[Signature]
CHEE S. YAU--President

[Signature]
WILLIAM A. POPE--Executive Vice President

[Signature]
MARSHALL N. DRACK--Senior Vice President

[Signature]
CALVIN L. HOLCOMB--Senior Vice President

REAL ESTATE EXCISE TAX

CHAPTER 82.45 RCW
CHAPTER 456-01 WAC

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ITEMS ① THROUGH ⑦ ARE FULLY COMPLETED

<p>① SELLER GRANTOR</p> <p>Name: <u>CSY INVESTMENTS,</u> a California corporation Street: <u>2260 Douglas Blvd., Suite 240</u> City: <u>Roseville</u> State: <u>CA</u> Zip: <u>95661</u></p>	<p>② BUYER GRANTEE</p> <p>Name: <u>W. A. BOYLSTON, INC.,</u> a California corporation Street: <u>2260 Douglas Blvd., Suite 240</u> City: <u>Roseville</u> State: <u>CA</u> Zip: <u>95661</u></p>
<p>③ NEW OWNER'S PERMANENT ADDRESS FOR ALL PROPERTY TAX RELATED CORRESPONDENCE</p> <p>Name: <u>W. A. Boylston, Inc.</u> Street: <u>2260 Douglas Blvd., Suite 240</u> City/State: <u>Roseville, CA</u> Zip: <u>95661</u></p>	<p>ALL TAX PARCEL NUMBERS</p> <p><u>216390-1720-07</u> <u>216390-1730-05</u></p>

④ **LEGAL DESCRIPTION OF PROPERTY SITUATED IN UNINCORPORATED** KING COUNTY OR IN CITY OF Seattle

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN
SUBJECT TO:
EXHIBIT 'A' ATTACHED HERETO AND BECOMING A PART HEREOF.

⑤ **Is this property currently:**

Classified or designated as forest land? Chapter 84.33 RCW	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
Classified as current use land (open space, farm and agricultural, or timber)? Chapter 84.34 RCW	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exempt from property tax under nonprofit organizations Chapter 84.36 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Receiving special valuation as historic property under Chapter 84.26 RCW?	<input type="checkbox"/>	<input type="checkbox"/>

Type Property: land only land with new building.
 land with previously used building land with mobile home

SEE TAX OBLIGATIONS ON REVERSE SIDE

⑥ **Description of personal property if included in sale (furniture, appliances, etc.)** None

If exemption claimed, explain: See letter attached

Type of Document: Quit Claim Deed
Date of Document: 9/19/91

Gross Sale Price 1/	\$	<u>00</u>
Personal Property (deduct) 2/	\$	
Taxable Sale Price	\$	
Excise Tax: State	\$	
Local 3/	\$	
Delinquent Interest: 4/ State	\$	
Local	\$	
Delinquent Penalty: 4/ State	\$	
Total Due	\$	<u>00</u>

(SEE IS ON REVERSE SIDE)

⑧ (1) **NOTICE OF CONTINUANCE (RCW) 84.33 or RCW 84.34**

If the new owner(s) of land that is classified or designated as current use or forest land wish(es) to continue the classification or designation of such land, the new owner(s) must sign below. If the new owner(s) do(es) not desire to continue such classification or designation, all compensating or additional tax calculated pursuant to RCW 84.33.120 and 140 or RCW 84.34.106 shall be due and payable by the seller or transferor at the time of sale. The county assessor must determine if the land transferred qualifies to continue classification or designation and must so indicate below. Signatures do not necessarily mean the land will remain in classification or designation. If it no longer qualifies, it will be removed and the compensating taxes will be applied. All new owners must sign.

This land does does not qualify for continuance. DEPUTY ASSESSOR

DATE _____

(3) **NOTICE OF COMPLIANCE (Chapter 84.26 RCW)**

If the new owner(s) of property with special valuation as historic property wish(es) to continue this special valuation the new owner(s) must sign below. If the new owner(s) do(es) not desire to continue such special valuation, 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**

⑦ **AFFIDAVIT**

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF WASHINGTON THAT THE FOREGOING IS TRUE AND CORRECT (see #5 on reverse for penalties).

SIGNATURE: [Signature]

NAME (print): Calvin L. Holcomb, VP/CFO

DATE & PLACE OF SIGNING: 09/19/91 Roseville, CA

SPECIFY (Circle): grantor/grantee/grantor's agent/grantee's agent

Address of residence or place of business of person signing (specify):
2260 Douglas Blvd., Suite 240
Roseville, CA 95661

⑨ The following optional questions are requested by RCW 82.45.120

Is property at the time of sale:

a. Subject to elderly, disability, or physical improvement exemption?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
b. Does building, if any, have a heat pump or solar heating or cooling system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does this conveyance divide a current parcel of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Does sale include current crop or merchantable timber?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

e. Does conveyance involve a trade, partial interest corporate affiliates, related parties, trust, receivership or an estate?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
f. Is the grantee acting as a nominee for a third party?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

g. Principal use:

1 <input type="checkbox"/> agricultural	2 <input type="checkbox"/> condominium	3 <input checked="" type="checkbox"/> recreational
4 <input type="checkbox"/> apt (4+ units)	5 <input type="checkbox"/> industrial	6 <input checked="" type="checkbox"/> residential
7 <input type="checkbox"/> commercial	8 <input type="checkbox"/> mobile home	9 <input type="checkbox"/> timber

REAL ESTATE EXCISE TAX
SUPPLEMENTAL STATEMENT
(WAC 458-61-150)

This form must be submitted with the Real Estate Excise Tax Affidavit (Form REV 64 0030) for those claims for tax exemptions as provided below. Completion is required for those types of real property transfers indicated. Only the white sheet needs original signatures (and notary for items 4 and 5).

AUDIT AND ENFORCEMENT: The transfer referred to on this document is subject to audit by the Department of Revenue under RCW 82.45.150. RCW 82.45.080 specifies:

The tax levied under this chapter shall be the obligation of the seller and the department of revenue may, at the department's option, enforce the obligation through an action of debt against the seller or the department may proceed in the manner prescribed for the foreclosure of mortgages and resort to one course of enforcement shall not be an election not to pursue the other.

PERJURY: Perjury is a class C felony which is punishable by imprisonment in a 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, or by both such imprisonment and fine (RCW 9A.20.020 (1C)).

We, the grantor(s) and/or grantee(s) of the real property described on the Real Estate Excise Tax Affidavit to which this statement is attached, do hereby swear under penalty of perjury that the following is true (check appropriate statement):

1. **PURCHASER'S ASSIGNMENTS:** (WAC 458-61-210-1B) (see attached letter)
No money or other valuable consideration of any kind is being paid by the grantee to the grantor in exchange for the transfer of this real property. An assumption of debt is taking place whereby the grantee is becoming personally and principally liable for payment of the existing debt on this property. (Both grantor and grantee must sign below - no notary is required.) (Not needed for transfers in lieu of foreclosure/forfeiture under WAC 458-61-210-1B.)
2. **GIFTS:** (WAC 458-61-410)
This real property is being given as a gift and no money or other valuable consideration of any kind is being paid by the grantee to the grantor in exchange for the transfer of this real property. The relationship between us is _____
(Completion is mandatory for gifts other than those between spouses, grandparents, parents, children, grandchildren, brothers and sisters or to an organization that is property tax exempt under Chapter 84.36 RCW. Both grantor and grantee must sign below - no notary is required.)
3. **BANKRUPTCY:** (WAC 458-61-230)
I, (print name) _____, am the trustee for _____ (name of bankrupt entity), having been so appointed by _____ (name of court), under Proceeding No. _____
This sale is pursuant to the total liquidation of the bankrupt and is not made for the purpose of reorganizing the bankrupt. (Grantor only sign below - no notary required.)
4. **NOMINEE:** (WAC 458-61-550)
I, (print name) _____, am acquiring the subject real property as nominee on behalf of (print name of third party principal) _____
(Grantee and principal must sign below. Both signatures must be notarized. This statement must be attached to affidavit for transfer from nominee to principal.)
5. **INCORPORATOR:** (WAC 458-61-320)
I, (print name) _____, am acquiring the subject property on behalf of (print corporation name) _____
Such corporation is currently being formed. (Grantee must sign below - signature must be notarized.)

GRANTOR SIGNATURES:

CSY INVESTMENTS

By: Calvin L. Holcomb
Calvin L. Holcomb, VP/CFO

NOTARY: Required only for Nominee (Item 4)
or Incorporator (Item 5).

GRANTEE, NOMINEE/PRINCIPAL, INCORPORATOR SIGNATURES:

W. A. BOYLSTON, INC.

By: Calvin L. Holcomb
Calvin L. Holcomb, VP/CFO

Subscribed and sworn to me this 19th day
of September, 1991.

Kimberly A. Lefever, Notary Public
Kimberly A. Lefever
in and for the state of California
residing at Citrus Heights, California

Distribution: Attach this form to Real Estate Excise Tax Affidavit

- 1) WHITE - Attach to County Treasurer's original affidavit
- 2) CANARY - Attach to Dept. of Revenue affidavit copy
- 3) PINK - Attach to County Assessor's affidavit copy
- 4) GOLD - Attach to Taxpayer's affidavit copy

EXHIBIT "A"

Lot A of Short Plat No. 8400747, according to the Short Plat survey recorded under King County Recording Number 8406130828; EXCEPT that portion thereof condemned in King County Superior Court Cause No. 177829 for 20 foot wide alley;

AND

That portion of Block 20, East Park Addition to the City of Seattle, according to the plat thereof recorded in Volume 8 of Plats, page 83, in King County, Washington, and that portion of the west half of Boylston Avenue East as vacated by the City of Seattle Ordinance Number 24825, lying northerly and easterly of a line described as follows:

Beginning at the most southerly corner of said Block 20; thence along the southwesterly line of said Block, north $39^{\circ}23'34''$ west 113.54 feet and north $52^{\circ}15'05''$ west 40 feet to the TRUE POINT OF BEGINNING;

thence north $37^{\circ}44'55''$ east 67.65 feet;
thence north $89^{\circ}34'00''$ east 126.99 feet, more or less, to the east line of said west half of vacated Boylston Avenue East;

thence north $0^{\circ}10'44''$ east along said east line 16.05 feet to a point which bears south $89^{\circ}33'59''$ east from a point on the east line of said Block 20 lying south $0^{\circ}26'01''$ west 154.11 feet from the northeast corner thereof, which point is the point of beginning of the line herein described;

thence north $89^{\circ}33'59''$ west 33.09 feet to said point on the east line of Block 20;

thence continuing north $89^{\circ}33'59''$ west 78.00 feet to the beginning of a curve to the right of 20 foot radius;

thence along said curve through a central angle of $90^{\circ}00'00''$ a distance of 31.42 feet;

thence north $0^{\circ}26'01''$ east 66.75 feet to the beginning of a curve to the left of 20 foot radius;

thence along said curve through a central angle of $39^{\circ}25'04''$ a distance of 13.76 feet;

thence north $38^{\circ}59'03''$ west 114.72 feet to the northwesterly line of said Block 20 and the terminus of the line herein described;

EXCEPT that portion thereof condemned in King County Superior Court Cause Number 177829 for 20 foot wide alley;

TOGETHER WITH an easement for ingress and egress, as established under King County Recording Number 868403 over a strip of land 20 feet in width, over that portion of the west half of said vacated street lying southerly of the aforescribed main tract.

SUBJECT TO:

1. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BY AND BETWEEN:

W. W. Chapin, C. R. Collins and
Anna I. Collins, his wife; and J.
A. Kerr and Lulu Z. Kerr, his wife



CSY INVESTMENTS
A Land Development Company

September 19, 1991

City of Seattle,
King County,
State of Washington

Attn: Real Estate Excise Tax Dept.

RE : Transfer of Property
APN No. 216390-1720-07 and 216390-1730-05


Gentlemen:

As regards the enclosed Form REV 84-0001 and Form REV 84-0002, I hereby declare under penalty of perjury that the Grantee, W. A. Boylston, Inc., a California corporation, is a wholly-owned subsidiary of the Grantor, CSY Investments, a California corporation, and, except for transfer of assets and liabilities relative to the property from the books of the Grantor to the books of the Grantee and the offsetting declaration of investment and capital on the books of Grantor and Grantee respectively, there is no exchange of money or any monetary consideration involved in the transfer. It is our understanding that this is an exempt transfer in accordance with WAC 458-61-310 of the Real Estate Excise Tax Code.

Very truly yours,

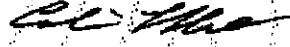
GRANTOR:

CSY INVESTMENTS


Calvin L. Holcomb
Senior Vice President &
Chief Financial Officer

GRANTEE:

W. A. BOYLSTON, INC.


Calvin L. Holcomb
Senior Vice President &
Chief Financial Officer

cc: First American Title - Cathie Ames
1.40.2/26.10.2