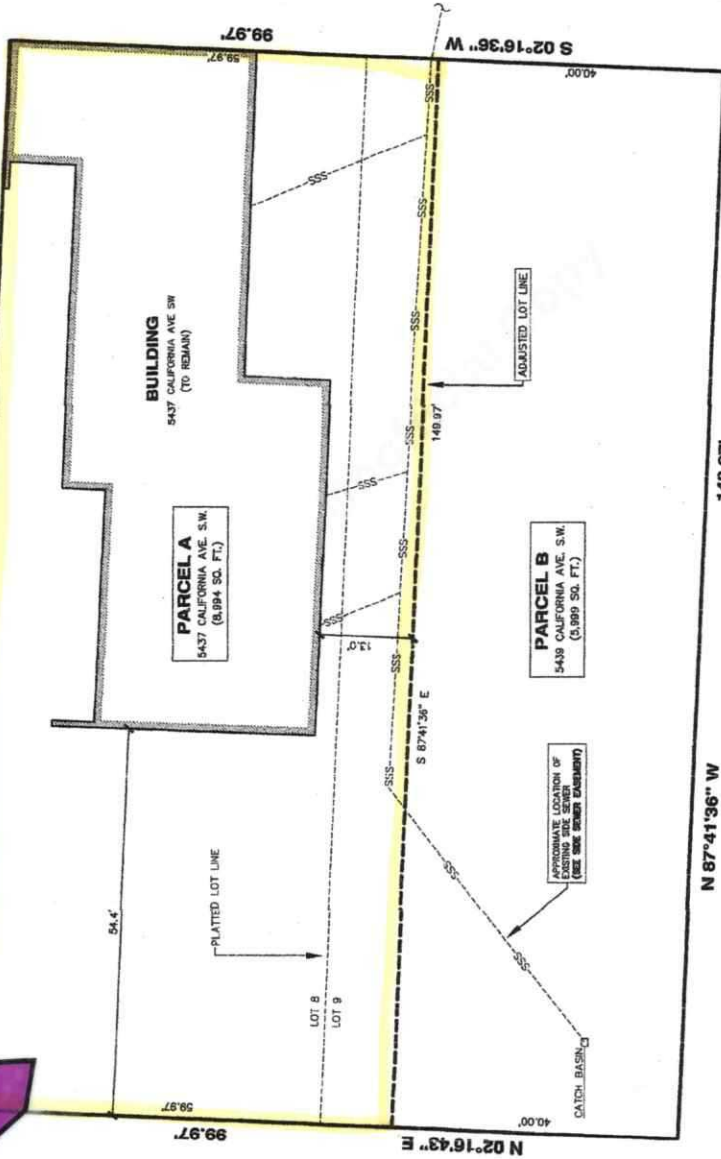


403/292

LOT BOUNDARY ADJUSTMENT NO. 3032222-LU



SCALE: 1"=12'
 0 6 12 24



EXISTING LEGAL DESCRIPTIONS:

LOT 8 (7,496 SQ. FT.)

LOT 8, BLOCK 11, SEA VIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOL. 13 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.

LOT 9 (7,496 SQ. FT.)

LOT 9, BLOCK 11, SEA VIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOL. 13 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.

ADJUSTED LEGAL DESCRIPTIONS:

PARCEL A (8,994 SQ. FT.)

LOTS 8 AND 9, BLOCK 11, SEA VIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOL. 13 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.

EXCEPT THE SOUTH 40.00 FEET OF SAID LOT 9

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR EXISTING SIDE SEWER AS SHOWN AND DESCRIBED AS "SIDE SEWER EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

PARCEL B (5,999 SQ. FT.)

THE SOUTH 40.00 FT. OF LOT 9, BLOCK 11, SEA VIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOL. 13 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR EXISTING SIDE SEWER AS SHOWN AND DESCRIBED AS "SIDE SEWER EASEMENT" ON THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

SIDE SEWER EASEMENT

AN EASEMENT FOR EXISTING SIDE SEWER BENEFICIAL TO PARCELS A AND B OF THIS CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

PORTION OF LOTS 8 AND 9, BLOCK 11, SEA VIEW PARK, ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOL. 13 OF PLATS, PAGE 80, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT FOR SIDE SEWER 5 FT. IN WIDTH CENTERED ALONG THE EXISTING LINE AS CONSTRUCTED

ADJUSTED PARCEL DETAIL



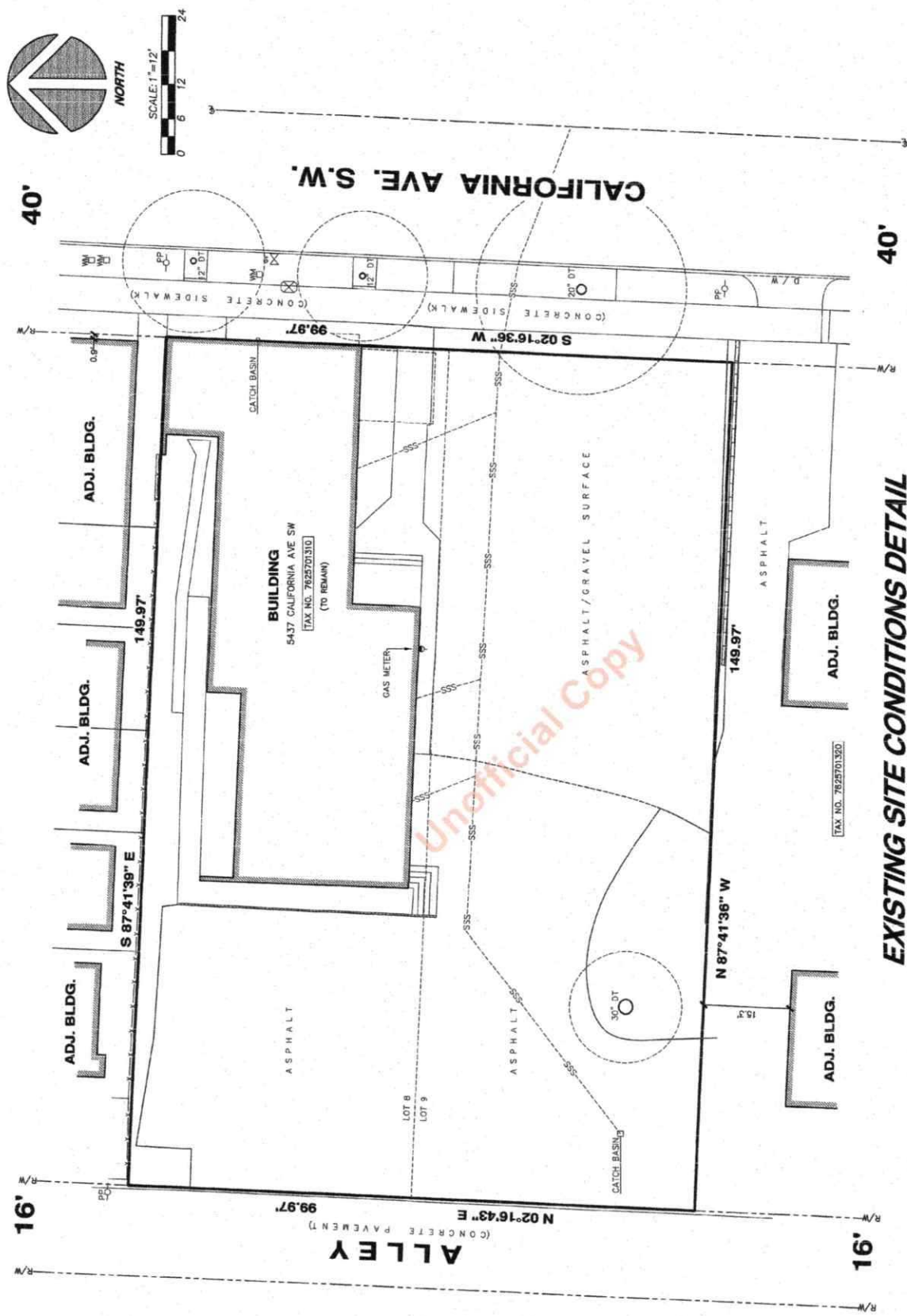
CHADWICK WINTERS & CO.
 LAND SURVEYING AND MAPPING
 1422 N.W. 85TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
NE 1/4, SW 1/4, SEC. 23, T. 24 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

DATE: 07-18-18	SCALE: 1" = 12'	SHEET: 4 OF 4
DRAWN BY: ACH	CHECKED BY: RHW	
18-0016490 PROJECT #: 18-0018		

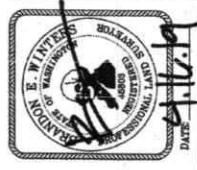
403/291

LOT BOUNDARY ADJUSTMENT NO. 3032222-LU



CALIFORNIA AVE. S.W.

EXISTING SITE CONDITIONS DETAIL



CHADWICK WINTERS & MAPPING
 LAND SURVEYING AND MAPPING
 1422 N.W. 96TH ST., SEATTLE, WA 98117
 PHONE: 206.297.0996
 FAX: 206.297.0997
 WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
 NE 1/4, SW 1/4, SEC. 23, T. 24 N., R. 3 E., W.M.
 KING COUNTY, WASHINGTON

DATE: 07-16-18
 SCALE: 1" = 12'
 SHEET: 3 OF 4

Unofficial Copy

403/289

LOT BOUNDARY ADJUSTMENT NO. 3032222-LU

GRANTOR: PARIAS, LLC
5437 CALIFORNIA AVE. S.W.
SEATTLE, WA 98136
CONTACT PERSON:
IZABELLA PHILLIPS
(206) 297-0966
IZABELLA.P@CHADWICKWINTERS.COM

GRANTEE: CITY OF SEATTLE
KING CO., WA

ABBREVIATED LEGAL: LOTS 8 & 9, BLOCK 11, SEA VIEW PARK,
AS PER VOL. 13 OF PLATS, PG. 80

PROPERTY ADDRESS: 5437 CALIFORNIA AVE. S.W.

ASSESSOR'S PARCEL #: 7625701310

REFERENCE NO.'S FOR RELATED PROJECTS:

APPROVAL: CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS 1st DAY OF May 2019
BY: _____ DIRECTOR

NOTE: APPROVAL OF THIS LOT BOUNDARY ADJUSTMENT BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.28 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS
EXAMINED AND APPROVED THIS 1st DAY OF May 2019
ASSESSOR: John Wilson Deputy Assessor

RECORDING CERTIFICATE
FILED FOR RECORD THIS 1st DAY OF May 2019
AT 11:41 A.M. IN VOLUME 403 OF SURVEYS,
PAGE 289 AT THE REQUEST OF CHADWICK & WINTERS.

DEPARTMENT OF RECORDS & ELECTIONS
MANAGER: _____
SUPERVISOR: _____

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MARK PEIZER IN April 2018.
B.L. WINTERS, L.S. 45903

NOTES:

- THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 352-150-080.
- BASIS OF BEARINGS = N 02°16'48" E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF 44TH AVE. S.W. AS SHOWN HEREON.
- THE STRUCTURE AS SHOWN ON SHEET 3 IS TO REMAIN.

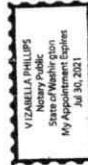
DECLARATION:

WE, THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HERIN DESCRIBED DO HEREBY MAKE [AND CONTRACT PURCHASER(S)] OF THE PURSUANT TO RCW 58.17.040 AND DECLARE THIS LOT BOUNDARY ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF SAME AND THAT SAID LOT BOUNDARY ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S) IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

NAME: Mark Peizer
BY: PARIAS, LLC ITS Co-Managing Member
STATE OF WASHINGTON) SS

ON THIS 11th DAY OF April, 2019 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND DULY PERSONALLY APPEARED Mark Peizer TO ME KNOWN TO BE THE MEMBER OF PARIAS, LLC WHO EXECUTED THE FOREGOING INSTRUMENT FOR THEMSELVES AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.
V. Isabella Phillips
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Seattle, WA



CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0966
FAX: 206.297.0967
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
NE 1/4, SW 1/4, SEC. 23, T. 24 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

DIARY PT. ACH	DATE: 07-18-18	PROJECT #: 18-0018
CHE. PT. RWK	SCALE: N/A	SHEET: 1 OF 4



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PARCEL DATA

Parcel	762570-1310
Name	PARMAS LLC
Site Address	5437 CALIFORNIA AVE SW 98136
Geo Area	45-35
Spec Area	
Property Name	CANNA WEST SEATTLE

Jurisdiction	SEATTLE
Levy Code	0010
Property Type	C
Plat Block / Building Number	11
Plat Lot / Unit Number	8-9
Quarter-Section-Township-Range	<u>SW-23-24-3</u>

Legal Description

SEA VIEW PARK ADD PCL "A" OF SEATTLE LBA #3032222- LU REC #20190508900003 SD LBA DAF - LOTS 8-9 OF BLK 11 OF SD ADD
PLat Block: 11
Plat Lot: 8-9

LAND DATA

Highest & Best Use As if Vacant	MIXED USE
Highest & Best Use As Improved	INTERIM USE
Present Use	Retail Store
Land SqFt	8,994
Acres	0.21

Percentage Unusable	
Restrictive Size Shape	NO
Zoning	NC2-40 (M)
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
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	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems


Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
---------------	----

BUILDING

Building Number	1
Building Description	RETAIL/CANNABIS PROCESSING
Number Of Buildings Aggregated	1
Predominant Use	RETAIL STORE (353)
Shape	Rect or Slight Irreg
Construction Class	WOOD FRAME
Building Quality	AVERAGE
Stories	1
Building Gross Sq Ft	2,927
Building Net Sq Ft	2,927
Year Built	1957

 Click the camera to see more pictures.

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06/22

Eff. Year	1980
Percentage Complete	100
Heating System	HOT WATER
Sprinklers	No
Elevators	

Picture of Building 1



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	OPEN OFFICE (820)		1	10		1,242	1,242
3	RETAIL STORE (353)		1	10	0	1,685	1,685

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 (\$)	Tax Value Reason
762570131008	2023	2024		0010	1,304,100	1,000	1,305,100	0	1,304,100	1,000	1,305,100	
762570131008	2022	2023		0010	1,259,100	1,000	1,260,100	0	1,259,100	1,000	1,260,100	
762570131008	2021	2022		0010	1,169,200	1,000	1,170,200	0	1,169,200	1,000	1,170,200	
762570131008	2020	2021		0010	1,169,200	1,000	1,170,200	0	1,169,200	1,000	1,170,200	
762570131008	2019	2020		0010	1,079,200	1,000	1,080,200	0	1,079,200	1,000	1,080,200	
762570131008	2018	2019		0010	989,800	1,000	990,800	0	989,800	1,000	990,800	
762570131008	2017	2018		0010	1,425,000	1,000	1,426,000	0	1,425,000	1,000	1,426,000	
762570131008	2016	2017		0010	1,350,000	1,000	1,351,000	0	1,350,000	1,000	1,351,000	
762570131008	2015	2016		0010	1,350,000	1,000	1,351,000	0	1,350,000	1,000	1,351,000	
762570131008	2014	2015		0010	1,350,000	1,000	1,351,000	0	1,350,000	1,000	1,351,000	
762570131008	2013	2014		0010	1,350,000	1,000	1,351,000	0	1,350,000	1,000	1,351,000	
762570131008	2012	2013		0010	1,500,000	1,000	1,501,000	0	1,500,000	1,000	1,501,000	
762570131008	2011	2012		0010	1,500,000	1,000	1,501,000	0	1,500,000	1,000	1,501,000	
762570131008	2010	2011		0010	1,500,000	1,000	1,501,000	0	1,500,000	1,000	1,501,000	
762570131008	2009	2010		0010	1,500,000	1,000	1,501,000	0	1,500,000	1,000	1,501,000	
762570131008	2008	2009		0010	1,500,000	1,000	1,501,000	0	1,500,000	1,000	1,501,000	
762570131008	2007	2008		0010	1,500,000	1,000	1,501,000	0	1,500,000	1,000	1,501,000	
762570131008	2006	2007		0010	750,000	1,000	751,000	0	750,000	1,000	751,000	
762570131008	2005	2006		0010	750,000	1,000	751,000	0	750,000	1,000	751,000	
762570131008	2004	2005		0010	675,000	1,000	676,000	0	675,000	1,000	676,000	
762570131008	2003	2004		0010	675,000	1,000	676,000	0	675,000	1,000	676,000	
762570131008	2002	2003		0010	675,000	1,000	676,000	0	675,000	1,000	676,000	
762570131008	2001	2002		0010	705,000	1,000	706,000	0	705,000	1,000	706,000	
762570131008	2000	2001		0010	375,000	1,000	376,000	0	375,000	1,000	376,000	
762570131008	1999	2000		0010	337,500	1,000	338,500	0	337,500	1,000	338,500	
762570131008	1998	1999		0010	300,000	1,000	301,000	0	300,000	1,000	301,000	
762570131008	1997	1998		0010	0	0	0	0	300,000	1,000	301,000	
762570131008	1996	1997		0010	0	0	0	0	300,000	1,000	301,000	
762570131008	1994	1995		0010	0	0	0	0	30,000	40,000	70,000	
762570131008	1992	1993		0010	0	0	0	0	315,000	40,000	355,000	
762570131008	1990	1991		0010	0	0	0	0	225,000	47,600	272,600	
762570131008	1988	1989		0010	0	0	0	0	150,000	95,000	245,000	
762570131008	1986	1987		0010	0	0	0	0	138,700	43,600	182,300	
762570131008	1984	1985		0010	0	0	0	0	120,000	43,600	163,600	
762570131008	1982	1983		0010	0	0	0	0	115,500	80,000	195,500	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2718445	20150313002059	2/27/2015	\$0.00	PEIZER SAMUEL BYPASS TRUST	PARMAS LLC	Quit Claim Deed	Estate Settlement
2177839	20051227000599	12/21/2005	\$0.00	PEIZER SAMUEL	SAMUEL PEIZER BYPASS TRUST	Deed of Personal Representative	Estate Settlement

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2010	0904530	Local Appeal	\$1,501,000	8/26/2010	\$1,501,000	SUSTAIN	Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
6476691	Change of use from medical clinic to light manufacturing and tenant improvements to existing commercial building, west tenant, occupy per plan.,	Remodel	12/3/2015	\$25,000	SEATTLE	8/10/2017

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