

April 16, 2021

Via Email (MICHAEL.WARFEL@ECY.WA.GOV)

Michael R. Warfel
Cleanup Project Manager
Toxics Cleanup Program
Washington Department of Ecology,
Northwest Regional Office
3190 160th Ave. SE
Bellevue, WA 98008

Re: *Response to Early Notice of Release of Hazardous Substances and Preliminary
Determination of Liability for Release at Town & Country Cleaners Bellevue
Site Name: Town & Country Cleaners Bellevue
Site Address: 310 105th Ave NE, Bellevue, WA 98004
Cleanup Site ID: 1880
Facility/ Site No.: 2319
County Assessor's Parcel Number: 067900-0055*

Dear Mr. Warfel:

I am writing on behalf of this firm's client, Jennifer S Cha LLC, in response to your Early Notice of Release of Hazardous Substances and Preliminary Determination of Liability for Release letter dated October 8, 2020. The letter notified Jennifer S Cha LLC that the Department of Ecology ("Ecology") was proposing to identify it as a potentially liable party ("PLP") for a release of hazardous substances that has occurred at the Town & Country Cleaners Bellevue Site. On behalf of Jennifer S Cha LLC, we submit these comments to clarify the historical use and ownership of 310 105th Ave NE, Bellevue, WA (the "Property"), provide a summary of environmental investigations conducted at the Property, respond to the Remedial Investigation/Feasibility Study Report and Cleanup Action Plan prepared for the Bellevue Plaza Property, and request assistance in coordinating access to buildings close to the Property for the investigation of trichloroethylene ("TCE") vapor risks that Ecology requested.

I. Historical Use and Ownership of the Property

First, we wanted to provide additional information on the Property's historical use and ownership. The Property has been used for dry cleaning operations since approximately 1978.¹

¹ See Evergreen Environmental Consulting, Contamination Assessment Report of Town and Country Cleaners, Bellevue, WA (Project No. 9001), dated December 1990, prepared for Joyce Smith ("Evergreen Report").

Vincent and Joyce Smith acquired the Property in August 1977 and operated a dry cleaning business at the Property from approximately 1978 to 1990; this business has been known as Town and Country Cleaners since at least 1982.²

The Cha family's involvement with the Property began in February 1990, when Joyce Smith conveyed the Property to Yung Chol Cha, Son Ho Cha and Han Wo Cha, each with an undivided 1/3 interest (on February 8, 1990).³ Subsequently, Yung Chol Cha's ownership interest in the Property was conveyed to Son Ho Cha and Han Won Cha (on August 5, 2002); Son Ho Cha conveyed the Property to Han Won Cha as her separate estate (on February 9, 2004); and Han Won Cha's interest in the Property was conveyed to Jennifer Cha, as trustee of the Han Won Cha Trust (on June 21, 2018).⁴ On December 7, 2018, Jennifer S Cha, LLC, the current owner, acquired the Property from Jennifer Cha, as trustee of the Han Won Cha Trust.⁵

After acquiring the Property in 1990, the Cha family operated the Town and Country Cleaners business at the Property for less than two years (from approximately February 1990 to November 1991). In November 1991, the Cha family (under the "Cha Corporation" name) sold the assets of the Town and Country Cleaners business to Yong Kuk Chi and So Ja Chi,⁶ who leased the Property for the purposes of operating the Town and Country Cleaners business from January 1992 until October 1999.⁷ Since October 1999 to the present date, Richard F. Durr and Leah R. Durr have leased the Property and operated the Town and Country Cleaners business.⁸

In summary, dry cleaning operations have taken place at the Property from approximately 1978 to the present. The Cha family, which has owned the Property since 1990, conducted dry cleaning operations under the Town and Country Cleaners name at the Property for less than two years. A number of parties other than the Cha family, including the current operators, have been operating at the Property for the remainder of its long history as a dry cleaning facility.

II. Description of Environmental Investigations Conducted at the Property

Next, we wanted to provide a description of the environmental investigations conducted at the Property. In November 1989, Associated Earth Sciences, Inc. ("AESI") visited the Property and collected a soil sample from an area to the east of the Property's building.⁹ The analytical results showed that the soil sample contained a tetrachloroethylene ("PCE")

² See Evergreen Report; Exhibit A (Chain of Title Documentation).

³ See Exhibit A.

⁴ See *id.*

⁵ See *id.* Note that an updated deed pertaining to the December 7, 2018 conveyance was recorded on April 10, 2019 to correct a scrivener's error.

⁶ See Exhibit B (Notice to Creditors regarding Sale of Town and Country Cleaners Assets).

⁷ See Exhibit A.

⁸ See *id.*

⁹ Evergreen Report, page 1.

concentration (67 mg/kg) that exceeded the Model Toxics Control Act (“MTCA”) Method A PCE cleanup level (0.5 mg/kg at the time of the sampling).¹⁰ In January 1990, AESI conducted a remedial excavation; approximately three cubic yards of soil were excavated and placed into drums for offsite incineration.¹¹ Confirmation samples collected at the limits of the excavation did not contain PCE above 0.5 mg/kg.¹² In March 1990, AESI drilled three soil borings and completed two of the borings as soil vapor probes,¹³ and, in October 1990, Evergreen Environmental Consulting drilled three additional soil borings and completed them as soil vapor probes.¹⁴ The borings were advanced to depths ranging from 9 to 20 feet below ground surface, and groundwater was not encountered at these depths.¹⁵ Soil samples collected from the six soil borings contained PCE concentrations (0.025 to 0.350 mg/kg) that were below the 0.5 mg/kg Method A cleanup level.¹⁶ On January 15, 1997, the Seattle-King County Department of Public Health, in consultation with Ecology, issued a letter concluding that no further action (“NFA”) was necessary.¹⁷

On September 23, 2020, Ecology sent Jennifer S Cha LLC a letter rescinding the January 15, 1997 NFA letter based on information submitted to Ecology in August 2020 (presumably, this refers to the Remedial Investigation/Feasibility Study Report and Cleanup Action Plan for the Bellevue Plaza Property (discussed below)).¹⁸

On November 2, 2020, SLR International Corporation (“SLR”) prepared a Site Information Data Transmittal summarizing the information SLR had collected on behalf of Jennifer S Cha LLC regarding the Property; this Site Information Data Transmittal was subsequently provided to Ecology.¹⁹ As summarized in this Site Information Data Transmittal, on February 16, 2020, SLR conducted a limited subsurface investigation beneath the floor of the building at the Property.²⁰ SLR collected two soil samples, each of which identified concentrations of PCE (.206 mg/kg and .186 mg/kg, respectively) exceeding the current MTCA cleanup level (.05 mg/kg at the time of sampling).²¹ Also on February 16, 2020, SLR installed two soil vapor sampling ports in the concrete slab floor to allow for sampling the soil gas beneath the building on the Property; one of the soil vapor sampling ports needed to be resampled on

¹⁰ See Evergreen Report.

¹¹ Evergreen Report, page 1.

¹² See Evergreen Report.

¹³ Evergreen Report, page 1.

¹⁴ Evergreen Report, page 4.

¹⁵ *Id.*

¹⁶ Evergreen Report, pages 4-5.

¹⁷ Seattle-King County Department of Public Health, Letter to Mr. Jung Cha, dated January 15, 1997.

¹⁸ State of Washington Department of Ecology, Rescission of No Further Action (NFA) Status for the Town & Country Cleaners Bellevue Site, dated September 23, 2020.

¹⁹ SLR International Corporation, Site Information Data Transmittal, Town and Country Dry Cleaners, 310 105th Avenue NE, Bellevue, Washington, dated November 2, 2020.

²⁰ *Id.*

²¹ *Id.*

April 26, 2020.²² One of these soil vapor sampling ports identified a concentration of TCE (537 ug/m³) in excess of the applicable screening level (250 ug/m³ at the time of sampling).²³ SLR recommended that an indoor air investigation be conducted consistent with Ecology's TCE guidance memo dated October 1, 2019 (Implementation Memorandum No. 22).²⁴ But the current operators of the Town & Country Cleaners, through their attorney, declined to allow such an investigation following consultation with their environmental consultant, Julie Wukelic from Hart Crowser. On September 15, 2020, SLR visited the Property to observe the replacement of a sanitary sewer line north of the Property's building and collected a single soil sample from the base of the area excavated for the utility work; this sample did not identify TCE or PCE in concentrations above the applicable MTCA cleanup levels.²⁵

Based on the foregoing, Jennifer S Cha LLC, as the owner of the Property, does meet the definition of a PLP under RCW 70A.305.040(1)(a) for a release of hazardous substances that occurred at the Property due to the applicable MTCA cleanup levels having become more stringent since the cleanup performed in the early 1990s and the NFA issued in 1997.

III. Response to Remedial Investigation/Feasibility Study Report and Cleanup Action Plan for the Bellevue Plaza Property

Next, we wanted to respond to the Remedial Investigation/Feasibility Study Report and Cleanup Action Plan for the Bellevue Plaza Property, 117 106th Avenue NE, 10502 Main Street, and 10510 Main Street, Bellevue, Washington, dated August 21, 2020, prepared by Farallon Consulting, L.L.C. ("Farallon") on behalf of Bellevue Investors I LLC (the "Bellevue Plaza Property Report"). In the Bellevue Plaza Property Report, Farallon asserts that halogenated volatile organic compound ("HVOC")-contaminated soil and groundwater on the western portion of the Bellevue Plaza Property is attributable to the continued release and migration of PCE and associated degradation products from a source(s) on the Property in soil gas, soil, and groundwater.²⁶ For the following reasons, Farallon's assertion is speculative and additional

²² *Id.*

²³ *Id.*

²⁴ *Id.*

²⁵ *Id.*

²⁶ Farallon Consulting, L.L.C., Remedial Investigation/Feasibility Study Report and Cleanup Action Plan for the Bellevue Plaza Property, 117 106th Avenue NE, 10502 Main Street, and 10510 Main Street, Bellevue, Washington 1-2 (Aug. 21, 2020).

investigation must be completed to confirm or refute whether the Property is in fact the source of this HVOC contamination identified at the Bellevue Plaza Property.

a. Sampling at the Monitoring Well Adjacent to the Property Did Not Establish that Contamination is Migrating to Regional Groundwater at the Well Location

The Bellevue Plaza Property Report asserts that an HVOC groundwater plume is migrating onto the Bellevue Plaza Property from the Property.²⁷ Indeed, much of the contamination depicted in the Bellevue Plaza Property Report is found in the regional groundwater table.²⁸ This groundwater table was observed at approximately 56.67 feet below ground surface in TCMW-2, a monitoring well located in the alley immediately adjacent and to the east of the Property.²⁹ However, the deepest soil contamination observed in that well was only at 45 feet below ground surface and two soil samples collected below that contamination, in the ten-foot zone located above the groundwater, did not contain any detectable contamination,³⁰ which indicates that the shallow contamination did not migrate to regional groundwater at this specific location. Accordingly, while the Bellevue Plaza Property Report attributes HVOC contamination on the Bellevue Plaza Property to the Property via migration as a groundwater plume, the sampling at the monitoring well located adjacent to the Property did not establish that contamination is entering the groundwater table at the well.

b. Monitoring Well on Taco Time/Michael's Property Assemblage Detected a Significantly Higher Concentration of PCE in Groundwater than the Monitoring Well Adjacent to the Property

The Bellevue Plaza Property Report also asserts that HVOC-contaminated soil and groundwater at the Taco Time/Michael's Property Assemblage is due to the migration of contamination from the Property.³¹ However, a monitoring well near Michael's Fine Dry Cleaners detected a significantly higher concentration of PCE in groundwater than a monitoring well located adjacent to the Property.³² Specifically, contaminated groundwater was reportedly observed in TCMW-2 at 0.24 ug/L of PCE, below the MTCA Method A Cleanup Level.³³ Meanwhile, TT-FMW-7, located near Michael's Fine Dry Cleaners, reportedly contained contaminated groundwater at 170 mg/L of PCE, above cleanup levels and significantly higher than the groundwater adjacent to the Property.³⁴ Accordingly, the Property is purported to be the source of HVOC contamination at the Taco Time/Michael's Property Assemblage when a

²⁷ *Id.* at 4-5.

²⁸ *See generally id.*

²⁹ *Id.* at Table 1, 1 of 50.

³⁰ *Id.* at Table 5, 18 of 50.

³¹ *Id.* at 2-3.

³² *Id.* at Table 8, 44 of 50.

³³ *Id.*

³⁴ *Id.*

monitoring well near a dry cleaning operation at the Taco Time/Michael's Property Assemblage (Michael's Fine Dry Cleaners) reportedly detected significantly higher concentrations of PCE in groundwater than a monitoring well near the Property.

c. Several Dry Cleaning Operations in the Vicinity of the Bellevue Plaza Property Require Further Investigation

The Bellevue Plaza Property Report identifies five former or current dry cleaning operations as confirmed or potential sources of the HVOC contamination present on the Bellevue Plaza Property: (i) the Property; (ii) Michael's Fine Dry Cleaners; (iii) the Pacific Tower Cleaners Site; (iv) the Kwik Cleaners Site; and (v) the Ultra Custom Cleaners Main Street Site (also known as the Alamo Manhattan Main Street Site).³⁵ Each of these five properties is known to have PCE contamination in soil and/or groundwater.³⁶

Despite acknowledging that each of these dry cleaning operations is a potential source of the HVOC contamination present on the Bellevue Plaza Property, the Bellevue Plaza Property Report focuses on the Property as the HVOC contamination source, but does not critically evaluate each of these other operations. The Property, which is adjacent to a monitoring well at which sampling did not find that PCE contamination is migrating into the groundwater table,³⁷ is purported to be the source of an HVOC groundwater plume migrating south to the Bellevue Plaza Property.³⁸ Meanwhile, subsurface sampling was not conducted between the Bellevue Plaza Property and the Ultra Custom Cleaners Main Street Site,³⁹ which has residual PCE-contaminated soil and groundwater left in-place,⁴⁰ or between the Bellevue Plaza Property and the Pacific Tower Cleaners Site,⁴¹ which has residual PCE-contaminated soil left in-place.⁴²

Given the high density of dry cleaning operations in the immediate vicinity of the Bellevue Plaza Property, additional investigation is necessary to determine the source of the HVOC contamination at the Bellevue Plaza Property. The Bellevue Plaza Property Report does not sufficiently assess the dry cleaning operations in the vicinity of the Bellevue Plaza Property to confirm or rule out each of the operations as a potential source of HVOC contamination at the Bellevue Plaza Property.

³⁵ *Id.* at 2-2-2-4.

³⁶ *See id.*

³⁷ *Id.* at Table 1, 1 of 50, Table 5, 18 of 50.

³⁸ *Id.* at 4-5.

³⁹ *See id.* at Figure 6, Figure 7, Figure 8, Figure 10.

⁴⁰ *Id.* at 2-4.

⁴¹ *See id.* at Figure 6, Figure 7, Figure 8, Figure 10.

⁴² *Id.* at 2-3.

d. Data Gaps in the Attribution of HVOC Contamination at the Bellevue Plaza Property to the Property

The Bellevue Plaza Property Report asserts that there is an HVOC groundwater plume migrating south from the Property based on the results of a few samples collected on the periphery of this plume near the Property and at the Taco Time/Michael's Property Assemblage (in addition to those collected at the Bellevue Plaza Property).⁴³ The Bellevue Plaza Property Report does not include any subsurface investigation of the other properties north of the Bellevue Plaza Property that would be impacted by this plume, including 308 105th Ave NE, 306 105th Ave NE, 304 105th Ave NE, 224 105th Ave NE, 210 105th Ave NE, 208 105th Ave NE, 206 105th Ave NE, 205 105th Ave NE, 204 105th Ave NE and 200 105th Ave NE.⁴⁴

Additional subsurface investigation is necessary to determine the source of the HVOC-contaminated soil and groundwater identified at the Bellevue Plaza Property and to confirm or refute the assertion that an HVOC groundwater plume migrating south from the Property has impacted the Bellevue Plaza Property. In particular, subsurface investigations of the other properties north of the Bellevue Plaza Property that would be impacted by such a plume must be completed.

e. Insufficient Information to Make Jennifer S Cha LLC a PLP with respect to the Bellevue Plaza Property or Establish that the Property is the Source of an HVOC Groundwater Plume

In summary, there is not sufficient information to conclude that Jennifer S Cha LLC is a PLP with respect to HVOC contamination identified on the western portion of the Bellevue Plaza Property or to establish that the Property is the source of an HVOC groundwater plume. Without waiving any equitable or statutory defenses and without admitting liability, Jennifer S Cha LLC desires to work collaboratively with Ecology regarding the potential HVOC groundwater plume issue, but this process must include involvement of the other likely PLPs to fill the data gaps and appropriately identify the sources and delineate the extent of the contamination discussed herein.

IV. Request for Assistance in Coordinating Access to Nearby Buildings for the Evaluation of TCE Risks

Finally, we would like to request your assistance in coordinating access to three buildings located nearby the Property to enable us to conduct the evaluation of TCE risks that you requested in your October 7, 2020 letter. The Work Plan to Evaluate Trichloroethylene Risks for Town and Country Dry Cleaners, dated March 2021, which was prepared by SLR International Corporation ("SLR") and submitted to you on March 5, 2021, contemplates that SLR will, among other things, conduct: (i) Tier II indoor air sampling at 308 105th Ave NE; and

⁴³ *Id.* at 4-5, Figure 10.

⁴⁴ *Id.* at Figure 10.

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April 16, 2021
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(ii) Tier I sub-slab soil vapor sampling at 308 105th Ave NE, 345 106th Ave NE, 239 106th Ave NE, and 225 106th Ave NE. We must receive the permission of the nearby property owners and, if necessary, their tenants to conduct this Tier II indoor air sampling (at 308 105th Ave NE) and to install sub-slab soil vapor probes and conduct sub-slab soil vapor sampling (at all four of the nearby properties). We have been in direct communication with the owners of the 308 105th Ave NE property to gain access to conduct the Tier II indoor air sampling and sub-slab soil vapor sampling at that location. However, we anticipate that obtaining access to the remaining nearby properties may be challenging and therefore request your assistance in this process.

We look forward to hearing from you regarding the next steps in this process.

Very truly yours,



Andy F. Rigel

AFR:dlc

cc: Jennifer Cha, Jennifer S Cha LLC
Allyson C. Bazan, Assistant Attorney General (allyson.bazan@atg.wa.gov)

EXHIBIT A

Chain of Title Documentation

METROSCAN
PROPERTY PROFILE

Parcel ID :067900 0055	Bldg :1	Total :\$2,341,300
Owner :Cha Jennifer		Land :\$2,340,300
CoOwner :		Struct :\$1,000
Site Addr :310 105th Ave NE Bellevue 98004		%Imprvd :
Mail Addr :310 105th Ave NE Bellevue Wa 98004		Levy Cd :0330
Sale Date :12/07/2018 Doc# :45		2018 Tax :\$18,670.65
SalePrice :	Deed :Quit Claim	
Loan Amt :	Type :	Vol :42 Pg :9
Use Code :101 COM,RETAIL STORE		MapGrid :
Zoning :DNTNMU		NbrhdCd :080010
Prop Desc :Town & Country Cleaners (Core)		-- CENSUS --
Legal :BELLEVUE INDUSTRIAL COURT ADD PLAT		Tract :238.04
:BLOCK: 2 PLAT LOT: 5		Block :2
:		QSTR :NW 32 25N 05E

P R O P E R T Y C H A R A C T E R I S T I C S

Bedrooms :	1st Floor SF :	Year Built :1952
Bath Full :	2nd Floor SF :	Eff Year :1972
Bath 3/4 :	Half Floor SF :	Bldg Matl :Masonry
Bath 1/2 :	AboveGrnd SF :	Bldg Cond :
Fireplace :	Bsmnt Finished :	Bldg Grade :Low Cost
Laundry :	Bsmnt Total SF :	Interior :
Porch :	Building SqFt :3,524	Insulation :
Deck :	DeckSqFt :	HeatSource :
Stories :2	Garage Type :	Heat Type :Frcd Air
Units :	Attached GrgSF :	Air Method :
Nuisance :	Bsmnt ParkingSF :	Wtr Source :Water District
Easements :	Basement Type :	Sewer Type :Public
DesignType :	Basement Grade :	Purpose :

LAND INFORMATION

St Access :	Lot SqFt :6,241
Beach Acc :	Lot Acres :.14
WtrFront :	Lot Shape :
WtrFntLoc :	Tde/Uplnd :
WtrFrntFT :	TopoProbd :

OTHER INFORMATION

St Surface :Paved	Soundproof :
Elevator :	Storage :
Sprinklers :No	Security :
Golf Adj :	

TRANSFER HISTORY

OWNERS	DATE	/DOC #	PRICE	DEED	LOAN	TYPE
:Cha Han W Trust	:06/21/2018	1080	:	:Quit C	:	:
:Jennifer Cha	:		:	:	:	:
:Cha Han W	:02/09/2004	26	:	:Quit C	:	:
:Cha Son H/Han W	:08/05/2002	8	:	:Person	:	:
:Cha Yung C & Cha Son H	:02/08/1990	860	:\$535,000	:Warran	:	:
:	:		:	:	:	:

BELLEVUE INDUSTRIAL COURT ADDITION

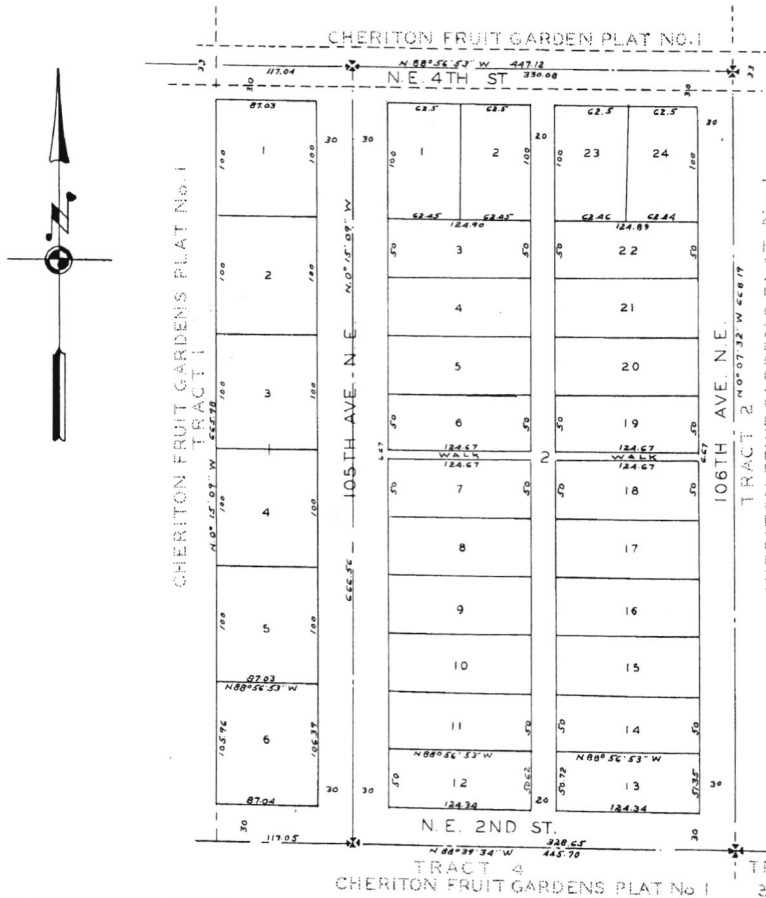
SECTION 32, T. 25 N., R. 5 E., W. M.

KING COUNTY, WASHINGTON

SCALE: 1" = 60'

PARKER & HILL, ENGINEERS

JULY, 1946



DESCRIPTION

THIS PLAT OF BELLEVUE INDUSTRIAL COURT ADDITION IS A REPLAT OF THAT PORTION OF TRACT 1, BLOCK 3, CHERITON FRUIT GARDENS, PLAT No. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 7 OF PLATS, PAGE 471, RECORDS OF KING COUNTY, WASH., LYING EAST OF A LINE PARALLEL TO AND 220 FEET EAST OF THE CENTER LINE OF 104TH AVENUE NORTHEAST, EXCEPT ROADS.

RESTRICTIONS

ALL LOTS IN THIS PLAT ARE RESTRICTED TO R1 RESIDENCE USE, AND NO LOT, OR PORTION OF A LOT OF THIS PLAT SHALL BE DIVIDED AND SOLD OR RE-SOLD OR OWNERSHIP CHANGED OR TRANSFERRED, WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN THE AREA REQUIRED FOR THE USE DISTRICT STATED ON THIS PLAT, NAMELY, SIX THOUSAND (6,000) SQUARE FEET FOR R1 RESIDENCE USE WITH A MINIMUM LOT OR TRACT WIDTH OF FIFTY (50) FEET. ALL LOTS IN THIS PLAT ARE GOVERNED BY AND SUBJECT TO RESTRICTIONS, RULES AND REGULATIONS OF COUNTY ZONING RESOLUTION NO. 8494, AND SUBSEQUENT CHANGES THERETO BY OFFICIAL COUNTY RESOLUTION.

ACKNOWLEDGMENT

STATE OF WASHINGTON ss
COUNTY OF KING

THIS IS TO CERTIFY THAT ON THIS DAY OF AUG. 1946 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED G. BEADON HALL, AND ISADORE V. HALL, KNOWN TO ME TO BE PRESIDENT AND ASSISTANT CASHIER, RESPECTIVELY OF THE WASHINGTON STATE BANK OF SNOQUALMIE, AND J. H. HUFF AND EVELYN G. HUFF, HIS WIFE, AND E. H. YOUNG AND GERTRUDE L. YOUNG, HIS WIFE, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING DEDICATION AND WHO ACKNOWLEDGED TO ME THAT EACH SIGNED AND SEALED THE SAME AS WE FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE MENTIONED.

MITCHELL H. HEWITT

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN BELLEVUE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND WALKWAYS FOR THE PURPOSES INDICATED. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS OR PARCELS OF LAND SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF ALL THE STREETS AND WALKWAYS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 4TH DAY OF AUGUST 1946

EDWIN A. YOUNG
EVELYN G. HUFF

GERTRUDE L. YOUNG
J. H. HUFF

THE WASHINGTON STATE BANK OF SNOQUALMIE

BY G. BEADON HALL, PRESIDENT

ATTEST: ISADORE V. HALL
ASSISTANT CASHIER

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF BELLEVUE INDUSTRIAL COURT ADDITION IS A REPLAT OF A PORTION TRACT 1, BLOCK 3, CHERITON FRUIT GARDENS, PLAT No. 1, AND IS BASED ON AN ACTUAL SURVEY. THAT THE DISTANCES, CORNERS AND ANGLES ARE SHOWN HEREON CORRECTLY. THAT THE MONUMENTS HAVE BEEN SET, AND LOT AND BLOCK CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATUTES AND THE PLATTING REGULATIONS.

ALLEN F. HILL
CERTIFICATE No. 2088 - MARCH 1948

3601305

FILED FOR RECORD AT THE REQUEST OF THE KING COUNTY PLANNING COMMISSION THIS 22 DAY OF AUG. 1946, AT 41 MINUTES AFTER 2 P.M. IN VOL. 28 OF PLATS, PAGE 3, RECORDS OF KING COUNTY.

BY M. J. B. WILLIAMS
DEPUTY

ROBERT A. MORRIS
COUNTY AUDITOR

EXAMINED AND APPROVED THIS 9 DAY OF AUGUST 1946

G. O. MANNE
KING COUNTY ROAD ENGINEER

EXAMINED AND APPROVED THIS 12TH DAY OF AUGUST 1946

J. HAROLD SPARKMAN
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

RALPH R. STENDER
CLERK, BOARD OF COUNTY COMMISSIONERS

I HEREBY CERTIFY THAT THE WITHIN PLAT OF BELLEVUE INDUSTRIAL COURT ADDITION IS DULY APPROVED BY THE KING COUNTY PLANNING COMMISSION THIS 21ST DAY OF AUG. 1946

OWEN J. JONHECH
CHAIRMAN

OTWAY BARBER
SECRETARY

JOHN H. TARR
EXECUTIVE OFFICER



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

D Aug 29 1946

Aug 21 1946

Edwin A Young, and h. r. Gertrudel Young.
to J H Huff and h. r. Evelyn Huff.
fp cy and co to sp the fddidinkaw;

--contd --for --

3602761

384

all int in lots 2,3,4, and 5, blk 2, in Bellevue Industrial Court
edge to plot thof rec in vol 42 of plats pg 9 reaso of sd co
Edwin A Young; Gertrude L Young
know Aug 21 1946, by Edwin A Young, and Gertrudel Young, h. r. ber
Wheeler Coy n p for wn reset Bellevue, n s oct 4 1949
fld by atf co ml wash et bank bel vue, wn

2119

D Jun 6-50

May 26-50 \$10 \$1.10 1rs \$1 st

J. H. Huff and Evelyn Huff, hwf

To Clarence A. LeMaster

fp cys and wars to sp the flg re sit in kcw

Lot 5, blk 2, Bellevue Industrial Court Add, acc to plat throu
recd invol 42 of plats, pg 9, recds of sd oo

J. H. Huff

Evelyn Huff

kcw May 26-50 by J. H. Huff and Evelyn Huff bef Miraflores E.
Lockwood np for wn res at Bellevue (ns Feb 5-52) M1 to R. L. B.
Swindley, P. O. Box 246, Bellevue, Wn

res

4022220

56

AS IS

D Jul 13-54

Jun 15-54 \$10. & ovc ~~\$13.~~ \$14.30 irax \$13. stx (TAX PD 136912)
4463743
Clarence A. Le Master and Mary E. Le Master hw
to Herod W. Boston and Olga J. Boston hw

c and w

Lots 5 and 6 Blk 2 of Bellevue Court Add asc to vol 42 of
plats pg 9 rec of kc

Subj to a mtg dtd Octg 3-53 exo by fp hin to Bank of Cal
N.A. a natl bkg assn tsp of \$9000. rec Nov 4-53 under aud file No
4393838 in vol 3135 of mtgs pg 160 rec of kcw the unpd bal of wch
mtg the gtees hin assume and agree to pay

XCN OK

(Ml Bank of Cal N.A. Box 3087 Seattle
fld by STCO)
(\$)

N.C.

4913212

4913213

LEASE

THIS LEASE made this the 10th day of September, 1958 by and between H.W. Boston and Olga J. Boston, his wife, hereinafter referred to as the "Lessor" and Virginia V. Weisel, a single woman, hereinafter referred to as the "Lessee".

WITNESSETH: For and in consideration of the mutual promises, covenants and conditions hereinafter set forth, the parties do and agree as follows:

The Lessor does hereby lease to the lessee, the following described Real Estate, with the appurtenances, situate in the county of King, State of Washington:

"Lot five (5), Block Two (2), Bellevue Industrial Court Addition, according to the plat thereof recorded in volume 42 of plats, page 9, records of said county." Commonly known as 310- 105th Ave. N.E., Bellevue, Washington.

TERM: 1) The term of this lease shall be for Five (5) years beginning on the 10th day of September, 1958 and terminating on the 9th day of September, 1963

RENTAL: 2) The Lessee shall pay to the Lessor as rent for said premises during the term hereof as follows: A monthly rental of Two Hundred Seventy-five & 00/100 Dollars (\$275.00) per month, payable in advance on the 10th day of every month during said term at Lessor's place of Business or at such other place as Lessor may from time to time designate, which said sum the Lessee expressly covenants and agrees to pay at the time and in the manner herein stated.

LEASE CONSIDERATION

3) As partial consideration for the execution of this lease, Lessee has this day paid to the Lessor the sum of \$550.00 being payment for the first and last month's rent, receipt of which is hereby acknowledged. If Lessee shall have fully and faithfully complied with all of the covenants, agreements, terms and conditions of this lease, but not otherwise, the sum of \$275.00 so paid shall be credited on the payment of the last month's rental of the term of this lease.

USE OF PREMISES.

4) Lessee shall maintain on the premises a business for the instruction and production of Ceramics, to be known as "THE KILN" and shall not engage in any other business without first obtaining the written consent of the Lessor.

LICENSE AND UTILITY CHARGES

5) Lessee shall be liable for and pay throughout the term of this lease, all license and excise fees and occupation taxes covering the business conducted on the leased premises, and all charges for utilities, including but not limited to light, heat, electricity, gas and water consumed upon the leased premises, and sewerage and garbage disposal services, if any. The Lessor shall pay all Real Estate taxes.

MAINTENANCE OF PREMISES:

6) Lessor shall keep the EXTERIOR of the building on said premises in good condition throughout the term of this lease. Lessee shall keep the INTERIOR of the leased premises and any improvements placed thereon by Lessee in a neat, clean and sanitary condition, including parking area and yard. Maintenance of all equipment such as heating plant, fuel tank, and plumbing shall be at Lessee's expense.

CONSTRUCTION:

7) As partial consideration for the execution of this lease, LESSOR agrees to immediately block top the parking area lying west of existing building to the east boundary

(1)

2 sheets

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line of 105th Ave. N.E., and to construct a garage on the south side of the existing building, both at Lessor's expense.

SURRENDER OF PREMISES:

8) Lessee shall yield and deliver to the Lessor, possession of the leased premises herein at the termination of the lease at the expiration date or any prior termination date promptly, and in the event Lessor is required to bring any action for the enforcement of any of the covenants, terms and conditions of this lease, Lessee shall in addition to all other payments required herein pay the costs and reasonable attorneys' fees for any action brought by Lessor.

Quiet ENJOYMENT:

9) Lessee, upon fully complying with and promptly performing all of the terms, covenants and conditions of this lease on her part to be performed, shall have and quietly enjoy the said leased premises for the term set forth herein.

ASSIGNMENT AND SUBLEASE:

10) Lessee shall not assign or sublet the whole or any part of the leased premises without the written permission of the Lessor first had and obtained.

INDEMNIFICATION:

11) Lessor shall not be liable for any injury to any person (including Lessee) or any loss of or damage to any property occurring in or about the leased premises from any cause whatsoever. Lessee will hold and save, Lessor harmless from all loss, damage, liability or expense resulting from any injury to any person or any loss of or damage to any property caused by or resulting from any act or omission of the Lessee, or any officer, agent, employee, guest, invitee or visitors of the Lessee in or about the leased premises. Lessee shall at her own expense, maintain proper liability insurance with a reputable insurance company in a sufficient sum to indemnify both Lessor and Lessee against said claims, demands, losses, damages, liabilities or expense. Lessor shall be named as one of the insured and shall be furnished with a copy of such policy of insurance.

UNLAWFUL USE:

12) Lessee shall not use or permit said premises or any part thereof to be used for any purpose in violation of any Municipal, County, State or Federal law.

ALTERATIONS OR ADDITIONS:

13) Lessee shall not make any alterations, additions or improvements in or to said premises without the written consent of the Lessor. All alterations, additions and improvements, except trade fixtures, appliances and equipment which do not become a part of the leased premises, shall immediately become the property of the Lessor without any obligation to pay therefor.

SIGNS:

14) No signs, display or other advertising matter shall be posted on the premises or any improvements thereto without the approval of the Lessor, which approval the Lessor shall not unreasonably withhold. Damage to building caused by or from any sign installation shall be satisfactorily repaired by Lessee at her expense.

INSPECTION:

15) The Lessor shall have the right to inspect said premises and any improvements placed thereon, at all reasonable times and the right to enter the same whenever it is reasonably necessary for the exercise of any right or privilege of the Lessor under this lease

(2)

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LEASE

THIS LEASE, between H. W. BOSTON and OLGA BOSTON, his wife,
herein called the Lessor, and SAUNA, Inc., a Washington corporation
herein called the Lessee, and doing business as SAUNA, Inc.

WITNESSETH:

1. In consideration of the rents, covenants and agreements
of the Lessee hereinafter set forth, the Lessor does hereby lease
and demise unto the Lessee the following described premises located
in King County, Washington:

Lot 5, Block 2, Bellevue Industrial Court, commonly known
as 310-105th. N.E., Bellevue, Washington,
for a term of five (5) years beginning March 5, 1964 and ending
March 4, 1969, at a rental of Sixteen Thousand Five Hundred Dollars
(\$16,500.00) payable in monthly installments of Two Hundred Fifty
Dollars (\$250.00) per month for the first twelve (12) months, and
Two Hundred Eighty One Dollars and twenty five cents (\$281.25) per
month for the ~~next~~ succeeding forty eight (48) months payable in
advance on the fifth (5th.) day of each & every month during the term,
which said sums the Lessee expressly covenants and agrees to pay at
the time and in the manner stated. Receipt of the sum of Two Hundred
Fifty dollars (\$250.00) in payment of the rent for the period from
March 5, 1964 to April 5, 1964 and the sum of Two Hundred Eighty One
Dollars and Twenty five cents (\$281.25) for the period from February
5, 1969 to March 5, 1969, is hereby acknowledged.

2. The Lessee has deposited the sum of Four Hundred Dollars,
(\$400.00) to be applied to cost of any repairs or replacements which
may be required to restore premises to original condition, normal
wear and tear excepted.

- 1 -

additional sheets

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3. That the said lessee accepts said premises in their present condition, and hereby covenants and agrees to keep said premises in good repair, and further agrees to make all necessary repairs, additions, improvements or alterations of whatsoever nature to said premises, including breakage of glass, and at it's own cost and expense keep all drainage pipes free and open and to protect water, heating, gas and other pipes so that they will not freeze or become clogged, and to repair all leaks to the same and damages caused by ~~frezer~~ leaks or by reason of lessee's failure to protect and keep free, open and unfrozen any of the pipes and plumbing on the premises. Lessee further agrees to deliver up said premises without notice at the expiration of this lease in as good condition as they are now in, excepting the necessary wear and tear thereof and damage by the elements, or by fire, and further agrees to deliver up all keys belonging to said premises to the said lessor or said lessor's agents at the expiration of this lease.

4. If the Lessee faithfully keeps and performs all of the covenants and conditions of this lease, the the Lessor hereby gives and grants to the Lessee an option to extend this lease for an additional five (5) year term, from March 5, 1969 to March 5, 1974 at a monthly rental to be determined by qualified appraisers at the termination of the five (5) year period. Notice of the exercise of this option must be delivered to the Lessor in writing at least six (6) months prior to the expiration of the first term. The original cash deposit in the sum of Two Hundred Eighty One dollars and twenty-five cents (\$281.25) as security for the performance of the lease for the first term shall be applied as payment on the rent for the last twelve (12) months of the extended term.

5. Any improvements made by the Lessee shall be at his own cost and expense. All such improvements shall be in accordance with plans and drawings to be submitted to the Lessor and by him approved before any work thereon is undertaken. Upon the termination of this lease any improvements or fixtures installed by the Lessee shall belong to the Lessor: Provided, that the Lessee shall have the right to remove any machinery, apparatus, equipment and other personal property which he may install in the premises in connection with his business, the removal of which will not damage the premises.

6. The Lessee will not rent or display in or on said premises any sign or advertising matter of any nature whatsoever without the written consent of the Lessor, except separately constructed customary signs advertising the Lessee's business, which can be removed without damage to the building, and at the expiration of this lease, by termination thereof or otherwise, the Lessee will remove all signs and lettering on the glass of doors and windows or elsewhere, so as to leave the premises in a neat condition, ordinary wear and tear accepted.

7. The Lessee shall make all repairs necessary or proper to keep the premises in good order, condition and repair; will comply with the laws and ordinances of the health officer, fire marshall or other proper officer at it's own cost and expense; and will pay for all water used or charged against said premises, all charges for gas, sewer, lights and power, heat, water and garbage disposal, and all licenses and inspection fees for and during the term of this lease and will save the Lessor harmless therefrom. The Lessee will permit no waste, damage or injury to the leased premises. Any and ~~all glass in the doors and windows~~ broken upon the premises shall be
all glass in the doors and windows

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forthwith replaced by the Lessee in a neat and workman like manner.

8. The Lessee shall procure adequate general public liability insurance policies on the leased premises and shall cause an owner's risk endorsement to be attached thereto for the protection of the Lessor; said general public liability insurance shall indemnify the Lessor in the sum of not less than \$100,000.00 nor more than \$300,000.00, maximum liability indemnity per person injured per incident not to exceed \$100,000.00, and in any event not to exceed \$300,000.00 for any one incident regardless of the number of persons injured.

9. In the event said premises shall be destroyed or damaged by fire, earthquake or other casualty to such an extent as to render the same untenable in whole or in a substantial part thereof, it shall be optional with the Lessor to rebuild or repair the same or to terminate this lease. If the Lessor elects to rebuild or repair said premises, he shall so notify the Lessee and shall prosecute the work of such rebuilding or repairing without unnecessary delay, and until the premises are rebuilt or repaired the rent shall be abated in the same ratio that the portion of the premises rendered unfit for occupancy shall bear to the whole of the leased premises. If the Lessor elects to terminate the lease, he shall so notify the Lessee and shall refund to the Lessee any prepaid rent and deposits unused under the terms of this lease. If the Lessor fails to notify by mail the Lessee with twenty (20) days after such destruction or damage of his election to rebuild or repair or to terminate the lease and the Lessor will refund to the Lessee any prepaid rent and deposits unused under the terms of this lease.

10. No act shall be done or trade, occupation or business carried on upon said premises, or anything made thereon in violation of any law of the state, or of any ordinance, or which may be dangerous or injurious to the building or premises, or that shall render any insurance thereon void or voidable, or increase the rate thereof.

11. The leased premises shall not be used for any illegal or immoral purpose and no intoxicating liquors shall be sold or otherwise disposed of on said premises.

12. On termination of this lease, by lapse of time or otherwise, the Lessee will immediately, without notice, quit and surrender said premises to the Lessor in good condition and repair, ordinary wear and tear excepted, will leave on said premises all permanent improvements and repairs made during the term of said lease and will render no claim for payment of such conduits and electrical wiring; and in case the Lessee shall hold over after the expiration of the term with the consent of the Lessor, express or implied, such holding shall be construed to be a tenancy from month to month at the monthly rent hereinbefore specified.

13. The Lessor shall have the right to place "For Rent" signs on said premises and to show said premises to prospective tenants for a period of sixty (60) days before this lease expires. The Lessor may, during the term, at reasonable times and during usual business hours, enter to inspect the premises.

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14. If Default be made by the Lessee in any of the covenants or agreements herein contained, it shall and may be lawful for the Lessor to declare said term ended and to enter into possession of the premises or any part thereof, with or without process of law, ~~person~~ and to expel the Lessee, his successors or assigns, or any other person or persons occupying the premises, using such force as may be necessary in so doing, and to distrain or sue for any rent that may be due thereon, and also for any damage done to the premises or any part thereof, and may recover such damages as may be sustained from breach of this contract.

15. The Lessee will not assign or transfer this lease or sublet the premises without the written consent of the Lessor first had and obtained.

16. If the Lessee, his successors or assigns, shall become bankrupt or go into voluntary liquidation or if a receiver be appointed for the business of the Lessee, then in such event, at the option of the Lessor, this lease shall become immediately forfeited and all payments made thereon shall be forfeited by the Lessee as liquidated damages.

17. If and when Lessor offers for sale the leased premises herein described, he shall give Lessee first right of refusal to purchase same at the quoted salesprice.

18. Any notices required in accordance with any of the provisions herein, shall be sent by registered mail to Lessor, 9021 Lake Wash. Blvd. N. E., Bellevue, Washington, or at such other place as Lessor may in writing direct; and addressed to Lessee at the leased premises or at such other address as Lessee in writing may direct.

No waiver of a breach of any covenant of this lease shall be construed to be a waiver of any succeeding breach of the same covenant or of a breach of any other covenant.

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All the covenants, conditions and agreements herein contained shall extend to and be obligatory upon the heirs, successors and assigns of the parties hereto.

DATED the 4th. day of March, 1964.

H. W. Boston
Olga Boston
LESSOR-LANDLORD

A. Bailey - secy. treas
Richard Johnson PRES
LESSEE-TENANT

STATE OF WASHINGTON) ss.
COUNTY OF KING)

THIS IS TO CERTIFY that on this 4th. day of March, 1964, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared H. W. BOSTON and OLGA BOSTON, his wife, and the above named officials of SAUNA INC., to me known to be the individuals described in and who executed the within instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.

[Signature]
Notary Public in and for the
State of Washington, residing
at Bellevue
Mercer Island.

- 5 -

APR -3 1964

Pioneer National
Title Insurance Company

WASHINGTON TITLE DIVISION

REAL ESTATE CONTRACT

811041
A-1064

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B-211041 U-12

THIS CONTRACT, made and entered into this 19th day of October, 1966
between HEROD W. BOSTON and OLGA J. BOSTON, his wife - - - - -

hereinafter called the "seller," and SAUNA, INC., a Washington corporation

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following
described real estate, with the appurtenances, in KING County, State of Washington:

Lot 5, block 2, Bellevue Industrial Court Addition,
according to plat recorded in volume 42 of plats, page 9,
in King County, Washington.

The terms and conditions of this contract are as follows: The purchase price is - - - - -
FORTY-FIVE THOUSAND AND NO/100 - - - - - (\$ 45,000.00) Dollars, of which
TWO THOUSAND SIX HUNDRED EIGHTY-ONE AND 25/100 - - - - - (\$ 2,681.25) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
THREE HUNDRED THIRTY AND NO/100 - - - - - (\$ 330.00) Dollars,
or more at purchaser's option, on or before the 1st day of DECEMBER, 1966,
and THREE HUNDRED THIRTY AND NO/100 - - - - - (\$ 330.00) Dollars,
or more at purchaser's option, on or before the 1st day of each succeeding calendar month until the balance of said
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price
at the rate of SEVEN per cent per annum from the 1st day of NOVEMBER, 1966,
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.
All payments to be made hereunder shall be made at Bellevue Branch, Seattle-First National Bank
or at such other place as the seller may direct in writing.

The \$2,681.25 down payment is in the form of \$2,000.00 cash, \$400.00 damage deposit
and \$281.25 rent deposit.

This contract voids the existing lease between the seller and purchaser at time of
closing.

As referred to in this contract, "date of closing" shall be November 1, 1966

- (1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.
- (2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.
- (3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.
- (4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.
- (5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by PIONEER NATIONAL TITLE INSURANCE COMPANY, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:
 - a. Printed general exceptions appearing in said policy form;
 - b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
 - c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

SALES TAX LIEN
PAID
M. J. R. WILLIAMS
KING COUNTY TREASURER
BY: [Signature]
WFF. NO. 6657924

2 sheets

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(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

Easements, restrictions and reservations of record.

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Richard G. Robinson
and Verna Dale
A Bailey

Herod W. Boston (SEAL)
Olga J. Boston (SEAL)

SAUNA, INC. (SEAL)
 By Richard G. Robinson PRES (SEAL)

By Verna Dale V.P.

STATE OF WASHINGTON,

County of KING

On this day personally appeared before me Herod W. Boston and Olga J. Boston

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

GIVEN under my hand and official seal this 21st day of October, 1966

Margaret Calcutt
 Notary Public in and for the State of Washington,
 residing at Seattle

6103464

Real Estate Contract

FROM

TO

Pioneer National
 Title Insurance Company
 WASHINGTON TITLE DIVISION

SEATTLE, WASHINGTON

Mail to: CARLSON MORTGAGE CO., INC.
 202 Carlson Bldg.
 Bellevue, Wash.

Send Tax Statement to

NOV 3 - 1966 - 8 30

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Pioneer National
Title Insurance Company
WASHINGTON TITLE DIVISION

REAL ESTATE CONTRACT
CORPORATE FORM

A-1084

892'863

THIS CONTRACT, made and entered into this 11th day of July, 1969

between SAUNA, INC., a Washington corporation

hereinafter called the "seller," and TSUME S. ELLIOTT, a single woman
and MASAKO MORI, a married woman

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following
described real estate, with the appurtenances, in King County, State of Washington:

Lot 5, Block 2, Bellevue Industrial Court Addition, according to the plat
recorded in volume 42 of plats, page 9, in King County, Washington.

SUBJECT TO Easements, restrictions and reservations now of public record.

The terms and conditions of this contract are as follows: The purchase price is Eighty-Two Thousand and No/100---
(\$ 82,000.00) Dollars, of which
Ten Thousand and No/100----- (\$ 10,000.00) Dollars have
been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:
Five Hundred Seventy-Six and No/100----- (\$ 576.00) Dollars,
or more at purchaser's option, on or before the first day of September, 1969,
and Five Hundred Seventy-Six and No/100----- (\$ 576.00) Dollars,
or more at purchaser's option, on or before the first day of each succeeding calendar month until the balance of said
purchase price shall have been fully paid. The purchaser further agrees to pay interest on the diminishing balance of said purchase price
at the rate of Eight (8) per cent per annum from the 14th day of July, 1969,
which interest shall be deducted from each installment payment and the balance of each payment applied in reduction of principal.
All payments to be made hereunder shall be made at Bellevue Branch, Seattle First National Bank
or at such other place as the seller may direct in writing.

As referred to in this contract, "date of closing" shall be July 14, 1969

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee
hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage,
contract or other encumbrance, it has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said
real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate
insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for
the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to
the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held
to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to
any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is
in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed
thereon, and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall
constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award
remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase
price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration
of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such
insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such
improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the
purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in
standard form, or a commitment therefor, issued by PIONEER NATIONAL TITLE INSURANCE COMPANY, insuring the purchaser to the full amount of
said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no
exceptions other than the following:

a. Printed general exceptions appearing in said policy form;

b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder
is to be made subject; and

c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage of other obligation, which
seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.



JUL 17 1969 - 830 FILED BY PNTH

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 31st day of July, 1974
between TSUME S. ELLIOTT

hereinafter called the "seller," and JACK C. MILLER

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the **sellers**
interest in the
following described real estate, with the appurtenances, in **King** County, State of Washington:

Lot 5, Block 2, Bellevue Industrial Court Addition, according to the plat recorded in volume 42 of plats, page 9, in King County, Washington.

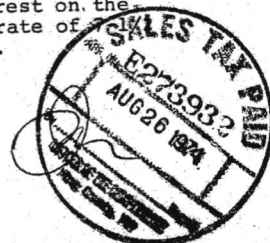
SUBJECT to Easements, restrictions and reservations of record.

The terms and conditions of this contract are as follows: The purchase price is Twenty-five thousand

five thousand, four hundred and seventy-five (\$ 25,000.00 Dollars, of which \$ 5,475.00 Dollars have been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows: assumption by purchaser of seller's obligation on an underlying real estate contract recorded under auditor's file no. 6539208. And the balance of said purchase price shall be paid as follows:

Nineteen thousand five hundred and twenty-five dollars (\$19,525.00) on or before the 25th day of January, 1975, provided no payment shall be made prior to January 1, 1975.

The purchaser further agrees to pay interest on the diminishing balance of said purchase price at the rate of 12 per cent per annum from the 31st day of July, 1974.



All payments to be made hereunder shall be made at 5705 - 111th Avenue S.E., Bellevue, Washington
or at such other place as the seller may direct in writing. 98026

As referred to in this contract, "date of closing" shall be July 31, 1974

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, deed of trust, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter erected thereon and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to apply the same to the purchase price of any improvements damaged by such taking. In case of a portion of such condemnation award being paid to the seller for any improvements damaged by such taking, the seller shall be deemed to be fully insured against the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by Security Title Insurance Company of Washington, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

- a. Printed general exceptions appearing in said policy form;
- b. Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
- c. Any existing contract or contracts under which seller is purchasing said real estate, and any mortgages or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

7408260460

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage, deed of trust or other obligation which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a Purchaser's Assignment of Contract and Deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

Easements, restrictions and reservations of record

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Tzume S. Elliott (SEAL)
Jack C. Miller (SEAL)

(SEAL)

STATE OF WASHINGTON,

County of King

On this day personally appeared before me Tzume S. Elliott and Jack C. Miller, ss.

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

GIVEN under my hand and official seal this

day of August, 1974.

Notary Public in and for the State of Washington
residing at Mercer Island.

WHEN RECORDED, RETURN TO

William J. Morris
Attorney at Law
400 - 108th Ave. NE, Suite 412
Bellevue, Washington 98004

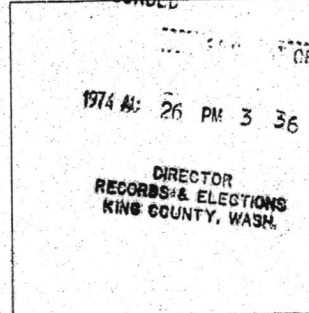


SECURITY TITLE INSURANCE COMPANY
OF WASHINGTON
THE SECOND FLOOR SEATTLE WASHINGTON 98101

Filed for Record at Request of

NAME William J. Morris
ADDRESS 400 - 108th Avenue NE, Suite 412
CITY AND STATE Bellevue, Washington 98004

THIS SPACE RESERVED FOR RECORDER'S USE



300

— D RF

7408260460

AUG-26-74

206

SEP-27-74 00203 7409270479 -- B RF

7409270479

Recorder's Note: Portions of this document poor quality for filming.

Transamerica Title Insurance CoA Service of
Transamerica Corporation

Filed for Record at Request of

Name William J. MINAS
 Address 318-625
 City and State Seattle, WA 98106

THIS SPACE RESERVED FOR RECORDER'S USE.

RECORDED

OF
RECORD

1974 SEP 27 PM 2 07

DIRECTOR
RECORDS & ELECTIONS
KING COUNTY, WASH.**Quit Claim Deed**

4681 Rev.

THE GRANTOR Sam M. Mori

for and in consideration of love and affection

conveys and quit claims to Masako Mori

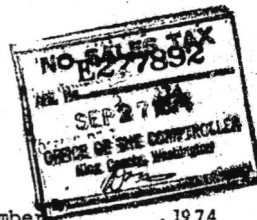
the following described real estate, situated in the County of King State of Washington,
together with all after acquired title of the grantor(s) therein:

Lot 5, Block 2, Bellevue Industrial Court Addition, according
 to the plat recorded in volume 42 of plats, page 9, in King
 County, Washington.

SUBJECT TO Easements, restrictions and reservations now of
 public record.

Together with furniture, fixtures and equipment located thereon
 and used in the business known as Bellevue Sauna, 310 - 105th
 N. E., Bellevue, Washington.

It is the intention of the grantor to make the above described
 property the sole and separate property of the grantee, herein.



Dated this 17th day of September, 1974

STATE OF WASHINGTON, }
 County of KING } ss.

On this day personally appeared before me Sam M. Mori

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

GIVEN under my hand and official seal this 17th day of September, 1974



[Signature]
 Notary Public in and for the State of Washington,
 residing at Bellevue

200



SECURITY TITLE INSURANCE COMPANY
OF WASHINGTON
1109 SECOND AVENUE - SEATTLE, WASHINGTON 98101 - MAIN 3-0170

THIS SPACE RESERVED FOR RECORDER'S USE

— A RE

Filed for Record at Request of

RECORDED

OF
REQUEST OF

1975 JAN 15 PM 1 31

DIRECTOR
RECORDS & ELECTIONS
KING COUNTY, WASH.

JAN-15-75 1:00:14 6 7501150355

NAME JACK C. MILLER
ADDRESS 310-105th NE
CITY AND STATE BELLEVUE, WASH. 98004

PURCHASER'S ASSIGNMENT OF CONTRACT AND DEED

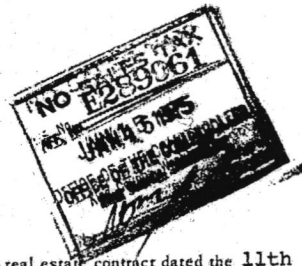
THE GRANTOR TSUME S. ELLIOTTfor value received _____ do ES hereby convey and quit claim to JACK C. MILLER

all grantor's interest in
the following described real estate, situated in the County of King

State of Washington, including any interest therein which grantor may hereafter acquire:

Lot 5, Block 2, Bellevue Industrial Court Addition, according to
the plat recorded in Volume 42 of Plats, page 9, in King County,
Washington.

SUBJECT to easements, restrictions and reservations of record.



and do ES hereby assign, transfer and set over to the grantee that certain real estate contract dated the 11th
day of July, 1969 between Sauna, Inc., a Washington corporation,
as seller and Tsume S. Elliott and Mori Masako
as purchaser for the sale and purchase of the above described real estate. The grantee hereby assumes and agrees
to fulfill the conditions of said real estate contract.

Dated this 21 day of January, 1975.

Tsume S. Elliott (SEAL)
Tsume S. Elliott (SEAL)

STATE OF WASHINGTON, } ss.
County of King

On this day personally appeared before me TSUME S. ELLIOTT

to me known to be the individual described in and who executed the within and foregoing instrument and
acknowledged that she signed the same as her free and voluntary agent, for
uses and purposes therein mentioned.

GIVEN under my hand and official seal this

day of

January, 1975

William J. Miller
Notary Public in and for the State of Washington,
residing at

Seller's Assignment of Real Estate Contract and Deed

The undersigned, grantor herein, for value received hereby assign, transfer, and set over to the Seattle-First National Bank, that certain Real Estate Contract dated October 19, 1966, and of record in the office of the Auditor of King County, Washington, in Volume Auditor's File of Deeds at Page together with all sums due or to become due thereunder and in which #6103464 Herod W. Boston and Olga J. Boston, his wife agree to sell and Sauna, Inc., a Washington corporation agrees to purchase, in accordance with the terms and conditions of said contract, the following described real estate situated in King County, Washington, to-wit:

Lot 5, Block 2, Bellevue Industrial Court Addition, according to plat recorded in Volume 42 of plats, page 9, in King County, Washington.

The undersigned hereby gives said bank the right, with or without notice, to enforce and/or modify any or all terms and conditions of said contract, warrants that the unpaid balance upon the principal thereof is *Twenty-nine Thousand Eight Hundred Sixty-one Dollars and 97/100* Dollars (\$29,861.97) and that interest has been paid to November 1, 1975.

The undersigned also convey and warrant said real estate to said bank free of all liens, charges or encumbrances which are superior to the rights of the undersigned, except said contract and the following:

This deed and assignment is given as security for the payment by the grantor and assignor to the Seattle-First National Bank of the sum of \$10,000.00 plus interest.

Dated at Bellevue Washington, this 26th day of November, 1975

(SEAL)

Herod W. Boston
Herod W. Boston
Olga J. Boston
Olga J. Boston

STATE OF WASHINGTON, } ss.
County of King

On this 26th day of November, A. D. 1975, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Herod W. Boston and Olga J. Boston

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year in this certificate above written.

Spis E. Richards
Notary Public in and for the State of Washington,
residing at Bellevue

STATE OF WASHINGTON, } ss.
County of

On this day of , A. D. 19 , before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared and to me known to be the President and Secretary, respectively, of

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 he 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 in this certificate above written.

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

7512120482

Recorder's Note: Notarial seal not affixed.

Mailed to:
BELLEVUE BRANCH
SEATTLE-FIRST NATIONAL BANK
P. O. BOX 907
BELLEVUE, WA 98009

DEC-12-75 100131 7512120482 - D RF 2.00

1975 DEC 12 AM 11 13

DIRECTOR
ELECTIONS - KING CO., WA.
DEPUTY

Mailed to:
BELLEVUE BRANCH
SEATTLE-FIRST NATIONAL BANK
P. O. BOX 907
BELLEVUE, WA 98009

FILED for Record at Request of

REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 19th day of August, 1977

between Masako Mori, a single woman, and Jack Miller and as his separate estate

hereinafter called the "seller," and

Vincent Smith and Joyce M. Smith, husband and wife,

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in King County, State of Washington:

Lot 5, in Block 2 of Bellevue Industrial Court Addition, as per plat recorded in volume 42 of Plats, on page 9, records of King County, Washington.

SUBJECT to contract of sale dated July 11, 1969, executed by Tsume S. Elliott and Masako Mori in favor of Sauna, Inc., a Washington corporation

The purchaser herein, in part payment of the purchase price hereof, assumes and agrees to pay, according to the terms thereof, said real estate contract with SAUNA, INC.,

in the present principal balance of \$59,688.76, with interest thereon from August 1, 1977.

The purchase price is ONE HUNDRED THIRTY THOUSAND AND NO/100 (\$130,000.00) dollars, of which THIRTY SEVEN THOUSAND SEVEN HUNDRED AND NO/100 (\$37,700.00) dollars

have been paid, the receipt whereof is hereby acknowledged, and the purchaser agrees to pay the balance of said purchase price as follows: FIFTY NINE THOUSAND SIX HUNDRED EIGHTY EIGHT AND 76/100 —

(\$59,688.76) dollars by the assumption by the purchaser of the real estate contract hereinabove referred to, leaving a balance of Thirty Two Thousand Six Hundred Eleven and 24/100 (\$32,611.24) dollars which the purchaser agrees to pay as follows:

Thirty Two Thousand Six Hundred (\$32,611.24) dollars, payable in installments on the first day of JANUARY, 1978, and

thereafter, on the first day of each month thereafter, until the balance of said purchase price and the diminishing amount thereof at the rate of 8.05% per annum from September 1, 1977, which interest shall be deducted from each monthly installment and the balance of each installment applied in reduction of principal. All payments to be made hereunder shall be made at or at such other place in Seattle, Washington, as the seller may direct in writing.

The seller's equity shall be paid in full no later than January 31, 1978, but not sooner than January 1, 1978.

As referred to in this contract, "date of closing" shall be September 1, 1977

(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to any covenant or agreement for alterations, improvements or repairs unless the covenant or agreement relied on is contained herein or is in writing and attached to and made a part of this contract.

(4) The purchaser assumes all hazards of damage to or destruction of any improvements now on said real estate or hereafter placed thereon, and of the taking of said real estate or any part thereof for public use; and agrees that no such damage, destruction or taking shall constitute a failure of consideration. In case any part of said real estate is taken for public use, the portion of the condemnation award remaining after payment of reasonable expenses of procuring the same shall be paid to the seller and applied as payment on the purchase price herein unless the seller elects to allow the purchaser to apply all or a portion of such condemnation award to the rebuilding or restoration of any improvements damaged by such taking. In case of damage or destruction from a peril insured against, the proceeds of such insurance remaining after payment of the reasonable expense of procuring the same shall be devoted to the restoration or rebuilding of such improvements within a reasonable time, unless purchaser elects that said proceeds shall be paid to the seller for application on the purchase price herein.

(5) The seller has delivered, or agrees to deliver within 15 days of the date of closing, a purchaser's policy of title insurance in standard form, or a commitment therefor, issued by First American Title Insurance Company, insuring the purchaser to the full amount of said purchase price against loss or damage by reason of defect in seller's title to said real estate as of the date of closing and containing no exceptions other than the following:

- Printed general exceptions appearing in said policy form;
- Liens or encumbrances which by the terms of this contract the purchaser is to assume, or as to which the conveyance hereunder is to be made subject; and
- Any existing contract or contracts under which seller is purchasing said real estate, and any mortgage or other obligation, which seller by this contract agrees to pay, none of which for the purpose of this paragraph (5) shall be deemed defects in seller's title.

WA-74

KING COUNTY
EXCISE TAX PAID

AUG 3 1 1977

E428035

FILED FOR RECORD AT REQUEST OF
TRANSAMERICA TITLE
INSURANCE COMPANY
10635 N. E. 8th STREET
BELLEVUE, WASHINGTON 98004

7708311145

310

1145 23 7708311145 - E RF

RECORDED
AUG 31 1977

(6) If seller's title to said real estate is subject to an existing contract or contracts under which seller is purchasing said real estate, or any mortgage or other obligation, which seller is to pay, seller agrees to make such payments in accordance with the terms thereof, and upon default, the purchaser shall have the right to make any payments necessary to remove the default, and any payments so made shall be applied to the payments next falling due the seller under this contract.

(7) The seller agrees, upon receiving full payment of the purchase price and interest in the manner above specified, to execute and deliver to purchaser a statutory warranty deed to said real estate, excepting any part thereof hereafter taken for public use, free of encumbrances except any that may attach after date of closing through any person other than the seller, and subject to the following:

Subject to easements, restrictions and reservations of record.

Subject to contract of sale recorded under auditor's file No. 6539208 which purchaser's herein agree to assume. Subject also to additional contract of sale recorded under auditor's file No. 6103464 ~~which is subject to the same conditions~~; subject also to auditor's file No. 330529, and 7512120482.

(8) Unless a different date is provided for herein, the purchaser shall be entitled to possession of said real estate on date of closing and to retain possession so long as purchaser is not in default hereunder. The purchaser covenants to keep the buildings and other improvements on said real estate in good repair and not to permit waste and not to use, or permit the use of, the real estate for any illegal purpose. The purchaser covenants to pay all service, installation or construction charges for water, sewer, electricity, garbage or other utility services furnished to said real estate after the date purchaser is entitled to possession.

(9) In case the purchaser fails to make any payment herein provided or to maintain insurance, as herein required, the seller may make such payment or effect such insurance, and any amounts so paid by the seller, together with interest at the rate of 10% per annum thereon from date of payment until repaid, shall be repayable by purchaser on seller's demand, all without prejudice to any other right the seller might have by reason of such default.

(10) Time is of the essence of this contract, and it is agreed that in case the purchaser shall fail to comply with or perform any condition or agreement hereof or to make any payment required hereunder promptly at the time and in the manner herein required, the seller may elect to declare all the purchaser's rights hereunder terminated, and upon his doing so, all payments made by the purchaser hereunder and all improvements placed upon the real estate shall be forfeited to the seller as liquidated damages, and the seller shall have right to re-enter and take possession of the real estate; and no waiver by the seller of any default on the part of the purchaser shall be construed as a waiver of any subsequent default.

Service upon purchaser of all demands, notices or other papers with respect to forfeiture and termination of purchaser's rights may be made by United States Mail, postage pre-paid, return receipt requested, directed to the purchaser at his address last known to the seller.

(11) Upon seller's election to bring suit to enforce any covenant of this contract, including suit to collect any payment required hereunder, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, which sums shall be included in any judgment or decree entered in such suit.

If the seller shall bring suit to procure an adjudication of the termination of the purchaser's rights hereunder, and judgment is so entered, the purchaser agrees to pay a reasonable sum as attorney's fees and all costs and expenses in connection with such suit, and also the reasonable cost of searching records to determine the condition of title at the date such suit is commenced, which sums shall be included in any judgment or decree entered in such suit.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first written above.

Masako Mori (SEAL)
Jack Miller (SEAL)
Jay M. Smith (SEAL)

STATE OF WASHINGTON

County of King

Masako Mori and Jack Miller

do hereby acknowledge that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31 day of August, 1977

Paul J. Smith
Notary Public in and for the State of Washington,

Residing at Seattle

FILED FOR RECORD AT REQUEST OF
TRANSAMERICA TITLE
INSURANCE COMPANY

10635 N.E. 8th STREET

BELLEVUE, WASHINGTON 98003

**First American Title
INSURANCE COMPANY**



Filed for Record at Request of

AFTER RECORDING MAIL TO

Name NORTHWEST BONDED ESCROWS, INC. of Aurora

Address 10314 Aurora Avenue North
Seattle, Washington 98133 # 33341

City and State

THIS SPACE RESERVED FOR RECORDER'S USE:

RECORDED & RETURNED
AUG 31 3:51 PM '77

SEP-2-77 1:00:27 7709020670 - F R 2.00

Quit Claim Deed
7709020670

SEP 7 10 11 AM '77

RECORDED



FILED FOR RECORD AT REQUEST OF
TRANSAMERICA TITLE
INSURANCE COMPANY
10635 N. E. 8th STREET
BELLEVUE, WASHINGTON 98006



1120 PACIFIC AVE.
TACOMA, WASHINGTON 98402

Quit Claim Deed

Mail to, UNDETERMINED ESC
10314 AURORA AVE
SEATTLE 98133

Send Tax Statement to

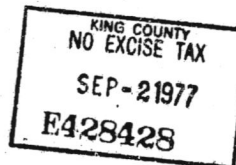
FORM L56 R

200

THE GRANTOR LILLIAN R. MILLER,

for and in consideration of Clearance of Title
convey and quit claim to JACK MILLER, HUSBAND OF GRANTOR
the following described real estate, situated in the County of King
State of Washington including any interest therein which grantor may hereafter acquire:

Lot 5, Block 2, BELLEVUE INDUSTRIAL COURT ADDITION,
Volume 42 of Plats, Page 9, King County, Washington.



Dated this 1 st

day of September 1977

Lillian R. Miller (SEAL)
Lillian R. Miller
..... (SEAL)

STATE OF WASHINGTON, { ss.
County of Pierce

On this day personally appeared before me Lillian R. Miller
to me known to be the individual described in and who executed the within and foregoing instrument, and
acknowledged that she signed the same as her free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st

day of September, 1977
[Signature]
Notary Public in and for the State of Washington,
residing at

Quit Claim Deed

The GRANTOR, SEATTLE-FIRST NATIONAL BANK, Bellevue Branch

for and in consideration of -----Ten Dollars-----
its interest taken for collateral purposes only,
Dollars, conveys and quit-claims to

Herod W. Boston and Olga J. Boston, his wife

all interest in the following described real estate:

Lot 5, Block 2, Bellevue Industrial Court Addition,
according to plat recorded in Volume 42 of plats,
page 9, in King County, Washington.

FILED FOR RECORD AT REQUEST OF
TRANSAMERICA TITLE
INSURANCE COMPANY
10635 N.E. 8th STREET
BELLEVUE, WASHINGTON 98004

"This deed is given in satisfaction of
that certain Seller's Assignment of
Real Estate Contract and Deed dated
November 26, 1975, recorded December 12,
1975 under Auditor's File No. 7512120482,
and is intended to release only the above
described property from said assignment."

1% EXCISE TAX NOT REQUIRED
King Co. Records Division

By E. McPherson, Deputy

situated in the County of King, State of Washington.

IN WITNESS WHEREOF, said Seattle-First National Bank has caused this instrument to be
executed by its proper officers and its seal to be hereunto affixed this 31st day
of March, 1978.

SEATTLE-FIRST NATIONAL BANK

BY Lois E. Richards
Personal Account Officer

BY _____

STATE OF WASHINGTON }
County of King } ss.

On this 31st day of March, A.D. 1978, before me, the
undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally
appeared Lois E. Richards and _____

to me known to be a ~~Vice President~~ Personal Account Officer, respectively, of SEATTLE-FIRST
NATIONAL BANK, a national banking association that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said national banking association, for
the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said
instrument; and that the seal affixed is the seal of said national banking association.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

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

BELLEVUE BRANCH
SEATTLE-FIRST NATIONAL BANK
P. O. BOX 907
BELLEVUE, WA 98009

When recorded mail to



SEATTLE-FIRST NATIONAL BANK

P. O. BOX 9986 — SEATTLE, WASHINGTON 98124

JUL-26-78 1.004.60 7807261007 — E RF 3.00

Quit Claim Deed

To

RECORDED KC RECORDS

JUL 26 3 39 PM '78

350



SECURITY TITLE INSURANCE COMPANY
OF WASHINGTON
1100 SECOND AVENUE • SEATTLE, WASHINGTON 98101 • MAIN 3-0870

THIS SPACE RESERVED FOR RECORDER'S USE

Filed for Record at Request of

FILED FOR RECORD AT REQUEST OF
TRANS-AMERICA TITLE
INSURANCE COMPANY
10336 N.E. 4th STREET
BELLEVUE, WASHINGTON 98004

JUL 26 3.

RECORDED KC.

NAME TRETHEWEY & BRINKADDRESS 1500 Park PlaceCITY AND STATE Seattle, WA 98101

PURCHASER'S ASSIGNMENT OF CONTRACT AND DEED

THE GRANTOR JACK C. MILLER, as his separate estate, MASAKO MORI, a
single woman
for value received he does hereby convey and quit claim to VINCENT SMITH and
JOYCE M. SMITH, husband and wife, the grantee, S,

the following described real estate, situated in the County of King

State of Washington, including any interest therein which grantor may hereafter acquire:

Lot 5 in Block 2 of Bellevue Industrial Court Addition,
as per plat recorded in Volume 42 of Plats, on page 9,
Records of King County, Washington.

This deed is given in fulfillment of that certain real estate contract
between the parties hereto, dated August 19, 1977, and conditioned for
the conveyance of the above described property, and the covenants of
warranty herein contained shall not apply to any title, interest or
encumbrance arising by, through or under the purchaser in said contract.
and shall not apply to any taxes, assessments, or other charges levied,
assessed or becoming due subsequent to the date of said contract.
Real Estate Sales Tax was paid on this sale on August 31, 1977, Recording
No. E428005.

SALES TAX PAID ON CONTRACT AFF. NO. 428005
KING CO. RECORDS DIVISION

BY E. Springer, DEPUTY

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated the 11th
day of July, 1969, between Sauna Inc., a Washington corporation
as seller and Tsume S. Elliott, a single woman and Masako Mori, a married woman
as purchaser for the sale and purchase of the above described real estate. The grantee hereby assumes and agrees
to fulfill the conditions of said real estate contract.

Dated this 24th day of April, 1978.

Jack C. Miller (SEAL)
Masako Mori (SEAL)
(SEAL)

STATE OF WASHINGTON, }
County Pierce } ss.

On this day personally appeared before me JACK C. MILLER

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

GIVEN under my hand and official seal this

24th day of April, 1978

[Signature]
Notary Public in and for the State of Washington,
residing at Sumner

State of Washington
County of King

On this day personally appeared before me Masako Mori to me known
to be the individual described in and who executed the within and foregoing
instrument, and acknowledged that she signed the same as her free and
voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 2nd day of June 1978



Jane Vernon
Notary Public in and for the State of Washington
Residing at Bellevue

7807261008

701459 LE/JM



Transamerica
Title Insurance Company

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED FOR RECORD AT REQUEST OF

FILED FOR RECORD AT REQUEST OF
TRANSAMERICA TITLE
INSURANCE COMPANY
1000 N.E. 8th STREET
BELLEVUE, WASHINGTON 98004

1978 AUG 29 AM 8 30

DIRECTOR
RECORDS & ELECTIONS
KING COUNTY, WASH.

WHEN RECORDED RETURN TO

Name.....

Address.....

City, State, Zip.....

Statutory Warranty Deed

THE GRANTOR OLGA J. BOSTON, individually and as executrix of the
Estate of Herod W. Boston, deceased;

for and in consideration of fulfillment of Contract

in hand paid, conveys and warrants to SAUNA, INC., a Washington Corporation;

the following described real estate, situated in the County of King, State of Washington:

Lot 5 in Block 2 of Bellevue Industrial Court Addition, as per plat
recorded in Volume 42 of Plats, on page 9, records of King County,
Washington.

Situate in the County of King, State of Washington.

SUBJECT TO: Easement, and the terms and conditions thereof, as recorded
under Recording No. 5734317; Right of the public to make necessary slopes
for cuts or fills upon property herein described in the reasonable
original grading of streets, avenues, alleys and roads, as dedicated in
the plat; Unrecorded leaseholds, if any; rights of vendors and holders
of security interests on personal property installed upon said property,
and rights of tenants to remove trade fixtures at the expiration of the
term; Financing statement, and the terms and conditions thereof, as
filed under Uniform Commercial Code No. 330529.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated October 19, 1966,
and conditioned for the conveyance of the above described property, and the covenants of warranty
herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and
shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on

Rec. No. 6657924

KC. Vol. E23249

Dated July 14, 1978

SALES TAX PAID ON CONTRACT AFF. NO. 6657924
KING CO. RECORDS DIVISION

X Olga J. Boston
Olga J. Boston

X Olga J. Boston
Olga J. Boston, as executrix of the Estate of Herod W. Boston, deceased.

DEPUTY

STATE OF WASHINGTON

COUNTY OF King

ss.

On this day personally appeared before me

Olga J. Boston
to me known to be the individual described in and
who executed the within and foregoing instrument,
and acknowledged that she signed the same
as her free and voluntary act and deed,
for the uses and purposes therein mentioned.

STATE OF WASHINGTON

COUNTY

ss.

On t

before m

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and

to me kn

respectiv

the corporation that executed the foregoing instrument, and acknowledged
the said instrument to be the free and voluntary act and deed of said corpora-
tion, for the uses and purposes therein mentioned, and on oath stated that
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.

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

GIVEN under my hand and official seal this
14th day of August, 1978
Lawrence E. Richards
Notary Public in and for the State of Wash-
ington, residing at

Statutory Warranty Deed
(Corporate Form)

1978 AUG 29 AM 8 30

DIRECTOR
RECORDS & ELECTIONS
KING COUNTY, WASH

WASHINGTON
TITLE INSURANCE
COMPANY
SEATTLE, WASHINGTON

FORM PREPARED AT REQUEST OF
TRANSAMERICA TITLE
INSURANCE COMPANY
10636 N.E. 4th STREET
BELLEVUE, WASHINGTON 98004

Mail to

Send Tax Statement to

FORM L59F

Statutory Warranty Deed
(CORPORATE FORM)

7808290362

THE GRANTOR

SAUNA, INC., a Washington corporation

for and in consideration of Ten Dollars and Other Valuable Considerations

in hand paid, conveys and warrants to TSUME S. ELLIOTT, a single woman
and MASAKO MORI, a married woman

the following described real estate, situated in the County of King, State of Washington:

Lot 5, Block 2, Bellevue Industrial Court Addition, according to the plat recorded in volume 42 of plats, page 9, in King County, Washington.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS NOW OF PUBLIC RECORD.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated July 11, 1969, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Subject to all easements, restrictions and reservations of record, if any.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 11th day of July, 1969

SAUNA, INC., a Washington corporation
By Richard G. Robinson, President.
By A. E. Bailey, Secretary.

SALES TAX PAID ON CONTRACT AFF. NO. E076437
KING CO. RECORDS DIVISION
By J. Towhogg, DEPUTY

STATE OF WASHINGTON,

County of King

On this 11th day of July, 1969, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Richard G. Robinson and A. E. Bailey, Secretary, respectively, of Sauna, Inc., a Washington corporation

to me known to be the Washington 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.

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

8211231017

LICENSE AGREEMENT

82/11/23 #1017 D
RECD F 9.50
CASHSL *****9.50
22

AGREEMENT made this 26th day of October, 1982, between
ROLAND C. AVERY and KATHRYN R. AVERY, husband and wife, hereinafter
called Licensor, and VINCE E. SMITH and JOYCE SMITH, husband and
wife, d/b/a TOWN & COUNTRY CLEANERS, 310 - 105th N.E., Bellevue,
Washington, county of King, state of Washington, hereinafter
called Licensee.

WHEREAS, the Licensor, doing business as Evergreen Building
Company, are the owners in fee simple of the following described
real property situate in King County, Washington, to wit:

Lot 6 and 7, Block 2; together with the vacated
walkway between said lots, Bellevue Industrial
Court Addition, according to plat recorded in
Volume 42 of Plats, page 9, in King County,
Washington, and

WHEREAS, the Licensees are the owners in fee simple of an
adjoining piece of real property situate in King County, Washington,
to wit:

Lot 5, Block 2, Bellevue Industrial Court Addition,
according to plat recorded in Volume 42 of Plats,
page 9, in King County, Washington, and

WHEREAS, a dispute has arisen with respect to the above
parties interest and use of a concrete block wall running east
and west on the north property line of the Licensors, said wall
forming the northern wall of Licensors building erected on Lot 6
and 7, Block 2 of the Bellevue Industrial Court Addition as

LIVENGOOD, SILVERNALE, CARTER & TIOSSEM
ATTORNEYS AT LAW
Post Office Box 1 DAA
Kirkland, WA 98033

8211231017

more further described above, and

WHEREAS, Licensees have made claim to said wall by adverse possession or otherwise, and have attached certain electrical conduits and pipe to said wall of Licensors and the roof on Licensees' building abutts and is partially attached, although non-structurally, to Licensors' wall, all without the permission or acquiescence of the Licensor herein, and

WHEREAS, said Licensor and Licensee have entered into a Stipulation and mutual release resolving their dispute and now desire to enter into a License Agreement whereby the rights of the Licensee with respect to use of the Licensor's wall will be determined, and

WHEREAS, Licensor and Licensee intend by this agreement and Stipulation to separate their interest in the above-described wall running east and west on the Licensors' premises and desire to maintain title insurance insuring title to the above-described parcels in fee simple and without any right, estate, title, lien, or interest in and to their property by the other party, and

WHEREAS, in order to accomplish the same, Licensor and Licensee have agreed to remove any and all electrical, plumbing, or other attachments to Licensors' wall and have agreed to construct a new wall for the benefit of the Licensee,

NOW, THEREFORE, in consideration of the mutual promises contained herein, the parties agree as follows:

1. GRANT OF LICENSE; DESCRIPTION OF PREMISES. Licensor is the owner in fee simple of the property described above including, but not limited to, the building situate on the property. Said

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building has as its northern wall an 8 by 16 inch block wall running east and west for approximately 69.6 feet. Licensee has previously made claim to all or a portion of this wall by way of adverse possession and/or common wall but said Licensee agrees for all purposes to release their claim and any right whatsoever in said wall and have no right, estate, title, lien or interest in or to the property described of Licensors including, but not limited to, the wall immediately described above. Licensees agree that they be forever barred from having or asserting any right, title, estate, lien or interest in and to the property of the Licensor including, but not limited to, the block wall.

Licensor hereby grants to Licensee a license to use, subject to all of the terms and conditions hereof, a portion of the block wall, situate on the north property line of the following described premises:

Lot 6 and 7, Block 2; together with the vacated walkway between said lots, Bellevue Industrial Court Addition, according to plat recorded in Volume 42 of Plats, page 9, in King County, Washington.

2. LIMITATION TO DESCRIBED PURPOSE. The block wall shall be used by Licensee solely for the abuttment/attachment of their front, rear, roof, fascia, and other non-structural roofing materials, during the period beginning October 26, 1982, and continuing until this agreement is terminated as hereinafter provided.

3. USE AND MAINTENANCE OF PREMISES. The block wall of the Licensors will be maintained by the Licensor and may be used by Licensee solely for the attachment/abuttment of their current front, rear, roof, parapet/fascia, and/or other non-structural

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roofing materials and no further attachments of any kind may be made to said wall or this agreement shall terminate according to the terms contained in Section 4 stated below. Any and all attachments currently to the wall, except for portions of the front, rear, roof, fascia/parapet and roofing materials, shall be removed pursuant to the agreement of the parties. No permanent attachments, structure or structural bearing materials of any kind may be attached to the block wall of the Licensors.

4. TERMINATION. This agreement shall remain in full force and effect until such time as Licensees are requested by the Licensors, or their successors in interest, on the grounds set forth herein, to remove any attachments to their wall including but not limited to Licensees front, rear, roof, fascia/parapet and roofing materials. The Licensee shall have three (3) months from date of demand by Licensors or their successors in interest to remove any and all attachments to the block wall of the Licensors. The Licensees shall acquire no right or claim to the wall by way of this License Agreement other than a personal use for attachment/-abuttment of their front, rear, roof, fascia/parapet and roofing materials which may be terminated as defined herein. The Licensor or their successors in interest shall not be entitled to request termination of this agreement unless removal of the front, rear, fascia/parapet and roofing materials is required, due to remodeling, demolition or construction to said wall or if required because of construction and/or remodeling by subsequent purchasers or successors in interest of Licensor.

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Should the Licensee sell, rent, assign, or otherwise transfer all or part of their interest in the adjoining property legally described as Lot 5, Block 2, Bellevue Industrial Court Addition, according to plat recorded in Volume 42 of Plats, page 9, in King County, Washington, this agreement shall be legally binding on Licensee's successors in interest, lessees, assignees, heirs and estate, said purchaser or successor in interest acquiring interest subject to the provisions of this agreement.

5. EFFECT OF TERMINATION. On any termination of this agreement, Licensee shall quit the premises, and shall remove therefrom all property installed in, on, or attached to the 8 by 16 inch block wall of the Licensor.

6. SPECIAL GRANT TO LICENSEE UPON TERMINATION. If Licensors wall or building is removed, Licensor hereby grants Licensee the right to enter upon the premises of Licensor for the limited purpose of completing the exterior wall to Licensee's premises. Said exterior wall of Licensee to be completed within thirty (30) days after right to entry allowed, subject to an extension of time which shall not be unreasonably withheld by Licensor.

7. DELIVERY OF NOTICES. Any notice mailed, addressed to Licensees at 310 - 105th N.E., Bellevue, Washington 98004, or delivery to Licensee shall be notice hereunder by Licensor. Any notice mailed or delivered to Licensor at 311 - 7th Avenue West,

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Kirkland, Washington 98033, shall be notice by Licensee hereunder, unless and until Licensor shall designate a different representative or address.

8. REMEDIES UPON TERMINATION. If on the occurrence of any one of the above events triggering the termination of this agreement, the Licensor shall have the right to immediately terminate this agreement, and, if necessary, bring an action for injunctive relief and/or damages if the Licensee shall refuse to terminate their privilege granted herein. If it is necessary for the Licensor to retain the services of an attorney in order to enforce their rights under this agreement, ^{the losing party} ~~Licensee~~ agrees to pay any and all costs, including a reasonable attorney's fee, whether an action is commenced in a court of law or otherwise.

IN WITNESS WHEREOF, the parties have executed this License Agreement the day and year first above written.

LICENSEE:

Vincent E. Smith
VINCE E. SMITH

LICENSOR:

Roland C. Avery
ROLAND C. AVERY
Kathryn R. Avery
KATHRYN R. AVERY

8211231017

STATE OF WASHINGTON)
COUNTY OF KING) SS.

On this day personally appeared before me VINCE E. SMITH and JOYCE SMITH, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the use and purpose therein mentioned.

GIVEN under my hand and official seal this 1 day of November, 1982.

Mark Alan Rossi
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle

STATE OF WASHINGTON)
COUNTY OF KING) SS.

On this day personally appeared before me ROLAND C. AVERY and KATHRYN R. AVERY, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the use and purpose therein mentioned.

GIVEN under my hand and official seal this 26th day of October, 1982.

Roland C. Avery
NOTARY PUBLIC in and for the State of
Washington, residing at Seattle

RECORDED THIS DAY

Nov 23 4 15 PM '82

BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY



067900 - 0055 - 04
SAFECO TITLE INSURANCE COMPANY

Filed for Record at Request of

NAME Walter G Clayton III
ADDRESS 2929 Westin Building
CITY AND STATE Seattle, WA 98121

THIS SPACE RESERVED FOR RECORDER'S USE

85/05/24 #0463 D
RECD F 3.50
CASHSL *****3.50
55

KING COUNTY
NO EXCISE TAX
MAY 24 1985
80825311

QUIT CLAIM DEED

THE GRANTOR JOYCE M. SMITH, as Personal Representative of the Estate of
Vincent E. Smith, Deceased
for and in consideration of that certain bequest

conveys and quit claims to JOYCE M. SMITH

the following described real estate, situated in the County of King
State of Washington, including any after acquired title:

Lot 5, Block 2 of Bellevue Industrial Court Addition, as per plat
recorded in Volume 42 of Plats, on page 9, records of King County,
Washington.

8505240463

MAY 24 5 58 AM '85
BY THE DIVISION OF
RECORDS & REVENUES
KING COUNTY

RECEIVED THIS DAY

Dated May 17, 19 85

Joyce M. Smith
(Individual)

(Individual)

By _____
(President)

By _____
(Secretary)

STATE OF WASHINGTON }
COUNTY OF King } ss.

On this day personally appeared before me JOYCE M.
SMITH, Personal Representative of
the Estate of Vincent E. Smith
to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged that she
signed the same as her
free and voluntary act and deed, for the uses and purposes
therein mentioned.

GIVEN under my hand and official seal this 17th
day of May, 19 85
Walter G Clayton III
Notary Public for the State of Washington, residing
at 4140 1st Ave S

STATE OF WASHINGTON }
COUNTY OF _____ } ss.

On this _____ day of _____,
19 ____, before me, the undersigned, a Notary Public in and
for the State of Washington, duly commissioned and sworn,
personally appeared _____

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

the corporation that executed the foregoing instrument, and
acknowledged the said instrument to be the free and volun-
tary act and deed of said corporation, for the uses and pur-
poses therein mentioned, and on oath stated that _____
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.

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



Chicago Title Insurance Company

FILED FOR RECORD AT REQUEST OF

THIS SPACE PROVIDED FOR RECORDER'S USE:

90/02/08 #0860 1A
 RECD F 5.00
 REC FEE 2.00
 CASHSL *****7.00

WHEN RECORDED RETURN TO

Name Mutual Mortgage & Escrow Co. Inc.

Address 23655 Pacific Hwy. So.

City, State, Zip Kent, WA. 98032

Escrow No. 9732

Statutory Warranty Deed

THE GRANTOR JOYCE M. SMITH, as her separate estate now and at all time since date of acquiring title as separate estate

for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration

in hand paid, conveys and warrants to YUNG C. CHA, a married man as his separate estate,

SON HO CHA and HAN W. CHA, husband and wife, as Joint Tenants, with rights of** the following described real estate, situated in the County of KING, State of Washington:

** Survivorship, each owning an undivided 1/3 interest

Lot 5, Block 2, Bellevue, Industrial Court Addition, according to the Plat thereof recorded in Volume 42 of Plats, page 9, in King County, Washington

Subject to Easements Covenants, Reservations and Restrictions of record.



RECEIVED THIS DAY
 FEB 8 3 31 PM '90
 BY THE DEPT. OF REVENUE
 KING COUNTY

Dated January 31, 19 90

Joyce M. Smith
 Joyce M. Smith

STATE OF WASHINGTON }
 COUNTY OF King } ss.

On this day personally appeared before me

Joyce M. Smith
 to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31st day of January, 19 90

[Signature]
 Notary Public in and for the State of Washington,
 residing at Seattle

F. 9235 R. 11/84
 LPB-10

STATE OF WASHINGTON }
 COUNTY OF _____ } ss.

On this _____ day of _____, 19____, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____

and _____, to me known to be the _____ President and _____ Secretary, respectively, of _____ 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 _____ 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.

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

9002080860

Filed by Chicago Title Insurance Co.
 Ref # 173808-2



STEWART TITLE COMPANY of Washington, Inc.

FILED FOR RECORD AT REQUEST OF

THIS SPACE PROVIDED FOR RECORDER'S USE.

WHEN RECORDED RETURN TO

Name Mutual Mortgage & Escrow Co. Inc.,

Address 23655 Pacific Hwy. So.

City, State, Zip Kent, Wa. 98032

Escrow No. 9732

90/02/08 #0861 1A
RECD F 5.00
REC FEE 2.00
CASHSL *****2.00

Quit Claim Deed

THE GRANTOR HAE J. CHA, a married woman, wife of Yung C. Cha

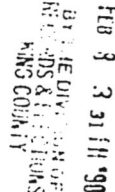
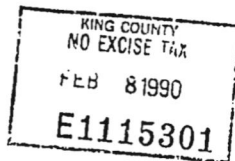
for and in consideration of to establish as his separate estate

conveys and quit claims to YUNG C. CHA, a married man as his separate estate

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:

Lot 5 Block 2, Bellevue, Industrial Court Addition, according
to the Plat thereof recorded in Volume 42 of Plats, Page 9,
in King County, Washington.

Subject to Easements, Covenants, Reservations and Restrictions of record.



RECEIVED THIS DAY

Dated January 31, 19 90

Hae J. Cha (Individual)

By _____ (President)

By _____ (Secretary)

STATE OF WASHINGTON, } ss.
County of King

I hereby certify that I know or have satisfactory evidence
that Hae J. Cha
signed this instrument and
acknowledged it to be her free and voluntary
act for the uses and purposes mentioned in this
instrument.

Dated: January 31, 1990

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

My appointment expires 12/22/91

STATE OF WASHINGTON, } ss.
County of _____

I certify that I know or have satisfactory evidence that _____
signed this instrument, on oath
stated that _____ authorized to execute the instrument and
acknowledged it as the _____
of _____
to be the free and voluntary act of such party for the uses and purposes mentioned
in this instrument.

Dated: _____

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

My appointment expires _____

Filed by Chicago Title Insurance Co.
Ref # 173808-2

When recorded return to:

A & B Escrow Services

444 NE Ravenna Blvd #101, Seattle, WA 98115

LEASE AGREEMENT - COMMERCIAL PREMISES

THIS LEASE made this 3rd day of January, 1992, by and between (Names & Addresses):
Yung C. Cha, (hereinafter called Lessor),
and Yong Kuk Chi, So Ja Chi, (hereinafter called Lessee):

WITNESSETH:

1. **PREMISES:** Lessor does hereby lease to Lessee, those certain premises commonly known as
Lot 5 Block 2, Bellevue Industrial Court Addition, recorded in
Volume 42 of Plats, page 9, records of King County

as shown on Exhibit B attached hereto, (hereinafter called "premises"), being situated upon land described in Exhibit A
attached hereto.

2. **TERM:** The term of this Lease shall be for 7 years + 5 years option commencing the 4th day
of January, 1992 and shall terminate on the 3rd day of January, 1999.

3. **RENT:** Lessee covenants and agrees to pay Lessor, at the offices of Lessor, Town & Country Cleaners
310 105th Avenue N.E., Bellevue, WA 98004

or to such other party or at such other place as Lessor may hereafter designate, monthly rent in the amount of
Three Thousand Dollars plus N.N.N. Dollars (\$ 3,000 + N.N.)

In advance, on the first day of each month of the lease term. Lessor hereby acknowledges receipt of
Three Thousand and no/100--- Dollars (\$ 3,000)

for the first and months rent. If Lessee is in possession of the premises for a portion of a month, the monthly
rent shall be prorated for the number of days of Lessee's possession during that month. Any rental payments received eleven
or more days after the beginning date of each rental period will be subject to a service charge of \$.
Lessee has deposited the sum of \$ Dollars (\$), receipt of which is hereby acknowledged, which
sum is security for Lessee's full performance of the obligations hereunder and those pursuant to Chapter 59 Revised Code of
Washington, or as such may be subsequently amended.

The above base monthly rental rate plus charges, if any, provided in Paragraph 5, "Taxes", shall be adjusted annually in
the following manner: The monthly rental rate shall be adjusted at each yearly anniversary date by using the revised
Consumer Price Index (CPI) for All Urban Consumers as published by the United States Department of Labor for the
Seattle-Everett Metropolitan area. The indexes used shall be those published for the nearest period preceding the month
in which the initial lease year begins and the same period preceding the anniversary date. The percentage of change from
the earlier index to the later index shall be multiplied by the rent rate at the beginning of each lease year and the result
added to that beginning rate to arrive at the adjusted rate which will apply to each of the twelve months of the succeeding
lease year, except in no event shall rent rate be less than the original monthly rate. When this paragraph becomes
effective upon renewal, the first two (2) sub-paragraphs of Paragraph 5, "Taxes", do not further apply for the reason that
taxes are included in the Consumer Price Index calculations.

4. **UTILITIES AND FEES:** Lessee agrees to pay all charges for light, heat, water, sewer, garbage, drainage, metro and
all other utilities and services to the premises during the full term of this lease. Above items, if any, included in the rent
payment are .
All other items including all license fees and other governmental charges levied on the operation of Lessee's business on
the premises will be paid directly by Lessee. In the event the leased premises are a part of a building or larger premises to
which such charges are charged as a whole, with the consent of the Lessor, then Lessee agrees to pay, upon demand, a
proper and fair share of said charges.

5. **TAXES:** In addition to the rent provided in paragraph 3, Lessee agrees to pay any increase over base year 1992 in
the portion of the real estate taxes and assessments applicable to the premises which are due and payable during the term
of this Lease or any extension hereof. Lessee shall pay its portion of the increase of the taxes on the building equal to the
percentage of the total net rentable area in the building leased to Lessee, plus the portion of the taxes applicable to the
land described in Exhibit A which is equal to the ratio of the square feet of the premises to the total square feet of net
rentable area of buildings on said land.

Lessor shall submit to Lessee a copy of the actual statements received from the taxing authority as they become due and
shall invoice Lessee for its portion according to the provisions of this paragraph. Lessee shall pay such invoice within
fifteen (15) days.

If the term of this Lease commences and terminates on dates other than January 1 and December 31, respectively, taxes
payable shall be prorated in the first and last calendar years of the term of the Lease.

Should there presently be in effect or should there be enacted during the term of this Lease any law, statute or ordinance
levying any tax (other than Federal or State income taxes) upon rents, Lessee shall pay such tax or shall reimburse Lessor
on demand for any such taxes paid by Lessor.

6. **COMMON AREAS:** If the premises are part of a building occupied by other tenants, Lessee agrees to conform to
Lessor's rules and regulations pertaining to the parts of the building that are in common use by tenants.

7. **REPAIRS AND MAINTENANCE:** Premises have been inspected and are accepted by Lessee in their present
condition. Lessee shall, at its own expense and at all times, keep the premises neat, clean and in a sanitary condition, and
keep and use the premises in accordance with applicable laws, ordinances, rules, regulations and requirements of
governmental authorities. Lessee shall permit no waste, damage or injury to the premises; keep all drain pipes free and
open; protect water, heating, gas and other pipes to prevent freezing or clogging; repair all leaks and damage caused by
leaks; replace all glass in windows and doors of the premises which may become cracked or broken; and remove ice and
snow from sidewalks adjoining the premises. Except for the roof, exterior walls and foundation, which are the
responsibility of the Lessor, Lessee shall make such repairs as necessary to maintain the premises in as good condition as
they now are, reasonable use and wear and damage by fire and other casualty excepted.

8. **SIGNS:** All signs or symbols placed by Lessee in the windows and doors of the premises, or upon any exterior part of the building, shall be subject to Lessor's prior written approval. Lessor may demand the removal of signs which are not so approved, and Lessee's failure to comply with said request within forty-eight (48) hours will constitute a breach of this paragraph and will entitle Lessor to terminate this Lease or, in lieu thereof, to cause the sign to be removed and the building repaired at the sole expense of the Lessee. At the termination of this Lease, Lessee will remove all signs placed by it upon the premises, and will repair any damage caused by such removal. All signs must comply with sign ordinances and be placed in accordance with required permits.

9. **ALTERATIONS:** After prior written consent of Lessor, Lessee may make alterations, additions and improvements in said premises, at Lessee's sole cost and expense. In the performance of such work, Lessee agrees to comply with all laws, ordinances, rules and regulations of any proper public authority, and to save Lessor harmless from damage, loss or expense. Upon termination of this Lease and upon Lessor's request, or Lessor's approval, Lessee shall remove such improvements and restore the premises to its original condition not later than the termination date, at Lessee's sole cost and expense. Any improvements not so removed shall be removed at Lessee's expense provided that Lessee shall pay for any damage caused by such removal.

10. **CONDEMNATION:** In the event a substantial part of the premises is taken or damaged by the right of eminent domain, or purchased by the condemnor, in lieu thereof, so as to render the remaining premises economically untenable, then this Lease shall be cancelled as of the time of taking at the option of either party. In the event of a partial taking which does not render the premises economically untenable, the rent shall be reduced in direct proportion to the leased property taken. Lessee shall have no claim to any portion of the compensation for the taking or damaging of the land or building. Nothing herein contained shall prevent the Lessee from his entitlement to negotiate for his own moving costs and his leasehold improvements.

11. **PARKING:** Lessee understands that parking is apportioned in conformity with controlling zoning ordinances and that Lessor shall have the right to make such regulations as Lessor deems desirable for the control of parking automobiles on the real property described in Exhibit "A" or property under Lessor's control, including the right to designate certain areas for parking of the Lessee, employees of Lessee, his customers and other Lessees of said buildings.

12. **LIENS AND INSOLVENCY:** Lessee shall keep the premises free from any liens arising out of any work performed for, materials furnished to, or obligations incurred by Lessee and shall hold Lessor harmless against the same. In the event Lessee becomes insolvent, bankrupt, or if a receiver, assignee or other liquidating officer is appointed for the business of Lessee, Lessor may cancel this Lease at its option.

13. **SUBLETTING OR ASSIGNMENT:** Lessee shall not sublet the whole or any part of the premises, nor assign this Lease without the written consent of Lessor, which will not be unreasonably withheld. This Lease shall not be assignable by operation of law.

14. **ACCESS:** Lessor shall have the right to enter the premises at all reasonable times for the purpose of inspection or of making repairs, additions or alterations, and to show the premises to prospective tenants for sixty (60) days prior to the expiration of the Lease term.

15. **POSSESSION:** If for any reason Lessor is unable to deliver possession of the premises at the commencement of the term of the Lease, Lessee may give Lessor written notice of its intention to cancel this Lease if possession is not delivered within thirty (30) days after receipt of such notice by Lessor. Lessor shall not be liable for any damages caused by delay, and Lessee shall not be liable for any rent until such times as Lessor delivers possession. A delay of possession shall not extend the term or the termination date. If Lessor offers possession of the premises prior to the commencement date of the term of this Lease, and if Lessee accepts such early possession, then both parties shall be bound by all of the covenants and terms contained herein, including the payment of rent during such period of early possession.

16. **DAMAGE OR DESTRUCTION:** In the event the premises are rendered untenable in whole or in part by fire, the elements, or other casualty, Lessor may elect, at its option, not to restore or rebuild the premises and shall so notify Lessee, in which event Lessee shall vacate the premises and this Lease shall be terminated; or, in the alternative, Lessor shall notify Lessee, within thirty (30) days after such casualty, that Lessor will undertake to rebuild or restore the premises, and that such work can be completed within one hundred eighty (180) days from date of such notice of intent. If Lessor is unable to restore or rebuild the premises within the said one hundred eighty (180) days, then the Lease may be terminated at Lessee's option by written ten (10) day notice to Lessor. During the period of untenability, rent shall abate in the same ratio as the portion of the premises rendered untenable bears to the whole of the premises.

17. **ACCIDENTS AND LIABILITY:** Lessor or its agent shall not be liable for any injury or damage to persons or property sustained by Lessee or other, in and about the premises. Lessee agrees to defend and hold Lessor and its agents harmless from any claim, action and/or judgment for damages to property or injury to persons suffered or alleged to be suffered on the premises by any person, firm or corporation, unless caused by Lessor's negligence.

Lessee agrees to maintain public liability insurance on the premises in the minimum limit of \$25,000 for property damage and in the minimum of \$100,000/\$300,000 for bodily injuries and death, and shall name Lessor as an additional insured. Lessee shall furnish Lessor a certificate indicating that the insurance policy is in full force and effect, the Lessor has been named as an additional insured, and that the policy may not be cancelled unless ten (10) days prior written notice of the proposed cancellation has been given to Lessor.

18. **SUBROGATION WAIVER:** Lessor and Lessee each herewith and hereby releases and relieves the other and waives its entire right of recovery against the other for loss or damage arising out of or incident to the perils described in standard fire insurance policies and all perils described in the "Extended Coverage" insurance endorsement approved for use in the state where the premises are located, which occurs in, on or about the Premises, unless due to the negligence of either party, their agents, employees or otherwise.

19. **DEFAULT AND RE-ENTRY:** If Lessee shall fail to keep and perform any of the covenants and agreements herein contained, other than the payment of rent, and such failure continues for thirty (30) days after written notice from Lessor, unless appropriate action has been taken by Lessee in good faith to cure such failure, Lessor may terminate this Lease and re-enter the premises, or Lessor may, without terminating this Lease, re-enter said premises, and sublet the whole or any part thereof for the account of the Lessee upon as favorable terms and conditions as the market will allow for the balance of the term of this Lease and Lessee covenants and agrees to pay to Lessor any deficiency arising from a re-letting of the premises at a lesser amount than herein agreed to. Lessee shall pay such deficiency each month as the amount thereof is ascertained by Lessor. However, the ability of Lessor to re-enter and sublet shall not impose upon Lessor the obligation to do so.

20. **REMOVAL OF PROPERTY:** In the event Lessor lawfully re-enters the premises as provided herein, Lessor shall have the right, but not the obligation, to remove all the personal property located therein and to place such property in storage at the expense and risk of Lessee.

21. **COSTS AND ATTORNEY'S FEES:** If, by reason of any default or breach on the part of either party in the performance of any of the provisions of this Lease, a legal action is instituted, the losing party agrees to pay all reasonable costs and attorney's fees in connection therewith. It is agreed that the venue of any legal action brought under the terms of this Lease may be in the county in which the premises are situated.

22. SUBORDINATION: Lessee agrees that this Lease shall be subordinate to any mortgages or deeds of trust, placed on the property described in Exhibit A, provided, that in the event of foreclosure, if Lessee is not then in default and agrees to return to the mortgagee or beneficiary under deed of trust, such mortgagee or beneficiary shall recognize Lessee's right of possession for the term of this Lease.

23. NO WAIVER OF COVENANTS: Any waiver by either party of any breach hereof by the other shall not be considered a waiver of any future similar breach. This Lease contains all the agreements between the parties; and there shall be no modification of the agreements contained herein except by written instrument.

24. SURRENDER OF PREMISES: Lessee agrees, upon termination of this Lease, to peacefully quit and surrender the premises without notice, leave the premises neat and clean and to deliver all keys to the premises to Lessor.

25. HOLDING OVER: If Lessee, with the implied or express consent of Lessor, shall hold over after the expiration of the term of this Lease, Lessee shall remain bound by all the covenants and agreements herein, except that the tenancy shall be from month to month.

26. BINDING ON HEIRS, SUCCESSORS AND ASSIGNS: The covenants and agreements of this Lease shall be binding upon the heirs, executors, administrators, successors and assigns of both parties hereto, except as hereinabove provided.

27. USE: Lessee shall use the premises for the purposes of Dry Cleaning Business

and for no other purposes, without written consent of Lessor. In the event Lessee's use of the premises increases the fire and extended coverage or liability insurance rates on the building of which the premises are a part, Lessee agrees to pay for such increase.

28. NOTICE: Any notice required to be given by either party to the other shall be deposited in the United States mail, postage prepaid, addressed to the Lessor at 7944 139th Avenue S.E., Renton, WA 98059 or to the Lessee at 24504 S.E. 42nd Pl., Issaquah, WA 98027 or at such other address as either party may designate to the other in writing from time to time.

29. RIDERS: Riders, if any, attached hereto, are made a part of this lease by reference and are described as follows:

See attached.

30. TIME IS OF THE ESSENCE OF THIS LEASE.

31. If Lessee is a corporation, each individual executing this Lease on behalf of said corporation represents and warrants that he is duly authorized to execute and deliver this Lease on behalf of said corporation in accordance with a duly adopted resolution of the Board of Directors of said corporation or in accordance with the By-Laws of said corporation, and that this Lease is binding upon said corporation in accordance with its terms. If Lessee is a corporation, Lessee shall, within thirty (30) days after execution of this Lease, deliver to Lessor a certified copy of a resolution of the Board of Directors of said corporation authorizing or ratifying the execution of this Lease.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the date first above written.

LESSOR: YUNG C. CHA LESSEE(S): Yung C. Cha / Yung Kchi / So Jai Chi

STATE OF WASHINGTON } ss. (Individual Acknowledgment)
COUNTY OF KING

On this day personally appeared before me YUNG C. CHA / YUNG KCHI / SO JAI CHI
to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as a free and voluntary act and deed,
for the uses and purposes therein mentioned.

GIVEN Under My Hand and Official Seal this 3RD day of JANUARY, 1992.
Robert D. Zorich Jr.
Notary Public in and for the State of Washington
residing at Bellevue

STATE OF _____ } ss. (Corporate Acknowledgment)
County of _____
On this _____ day of _____, 19____, before me personally appeared

to me known to be _____
of the corporation that executed the within and foregoing instrument, and acknowledged 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 he authorized to execute said instrument and that the seal affixed, if any,
is the corporate seal of said corporation.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first
above written.

Notary Public in and for the State of _____
residing at _____ in said County.

RIDER TO LEASE AGREEMENT

FIRE INSURANCE: Lessees agree during the term hereof to pay all insurance premiums on the leased premises for the full insurable amount for fire, and extended coverage. In addition to payments provisions, Lessees agree to carry Public Liability Insurance.

FIRST RIGHT OF REFUSAL: Should Lessor at anytime during the term hereof or any extended or renewed term hereof decide to sell the premises, Lessor will given the Lessee, its heirs and assigns, the first right to purchase the subject property on the same terms and conditions, Lessor intends to list the property for sale or should Lessor receive an offer to purchase from any third person at a price acceptable to Lessor, Lessee shall be given 30 days within which to match said offer before Lessor shall accept the other offer.

OPTION TO RENEW: As an additional consideration for the execution of this lease by the Lessee, the Lessor grants and gives to the Lessee the right to renew this lease for an additional 5 year term upon the same terms and conditions as herein contained, save and except as to the rent reserved. The parties agree that as to the rent reserved for the renewal period, they will commence negotiations with the Lessor within 90 days prior to the expiration date of the original term; and if unable to agree as to the reasonable monthly rent to be paid for the premises for the extended term within 30 days prior to the expiration date, then and in that event, they agree to arbitrate what the reasonable rent shall be for that term. Arbitration shall be conducted under the provisions of Washington State Arbitration Code as set forth in RCW 7.04.010 et seq.

Lessor

Lessee

Return Address:

Robert M. Sifferman
Attorney at Law
2000 112th Avenue NE
Bellevue, WA 98004



20020805000008

SIFFERMAN D 21.00
PAGE 001 OF 003
08/05/2002 08:47
KING COUNTY, WA

E1902043

08/05/2002 08:47
KING COUNTY, WA
TAX \$2.00
SALE \$0.00

PAGE 001 OF 001

WASHINGTON STATE RECORDER'S COVER SHEET (RCW 65 04)

Please print or type information

Document Titles or transactions contained therein: (all areas applicable to your document must be filled in)

1. Personal Representative's Deed

Reference Number(s) of Documents assigned or release: N/A

Additional reference #'s on page _____ of document

Grantor(s) (Last name first, then first name and initials)

1. Cha, Son Ho, as PR of Estate of Yung Chol Cha

[] Additional names on _____ of document

Grantee(s) (Last name first, then first name and initials)

1. Cha, Son Ho and Cha, Han Won, husband and wife

[] Additional names on page _____ of document

Legal description (abbreviated: i.e. lot, block, plat or section, township, range, qtr./qtr.) Lot 5, Block 2, Bellevue Industrial Court Addition, according to plat hereof recorded in Vol 42, page 9, records of King County, Washington.

[] Additional legal is on pages of document

Assessor's Property Tax Parcel/Account Number
067900-0055-04

[] Property Tax Parcel ID is not yet assigned

[] Additional parcel numbers on page _____ of document

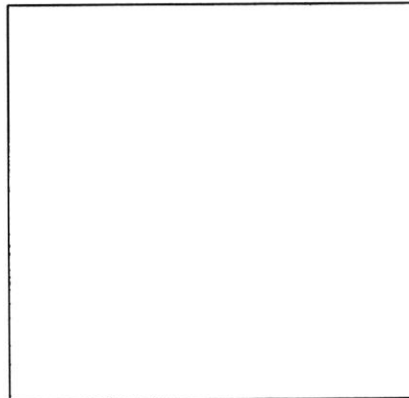
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

2002 080 5000008

Okie

FILED FOR RECORDING
AT THE REQUEST OF:

LAW OFFICE OF
ROBERT M. LUTHELMAN
2000 - 112TH AVENUE NE
BELLEVUE, WA 98004



PERSONAL REPRESENTATIVE'S DEED

1. GRANTOR. The undersigned Grantor, Son Ho Cha, is the duly appointed, qualified and acting Personal Representative of the Estate of Yung Chol Cha, Deceased.
2. ESTATE. Yung Chol Cha died on February 4, 2002. Son Ho Cha was appointed personal representative on April 9, 2002 in the State of Washington Superior Court for King County under Probate Cause No. 02-4-02391-3 SEA (the "probate proceedings").
3. NONINTERVENTION POWERS. By Order of Solvency entered on April 9, 2002 in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. CONVEYANCE. Grantor hereby bargains, sells and conveys to Son Ho Cha and Han Won Cha, husband and wife, as joint tenants with right of survivorship, all of the Estate's interest in the following-described property located in King County, Washington:


Lot 5, Block 2, Bellevue Industrial Court Addition,
according to the Plat thereof recorded in Volume 42
of Plats, page 9, in King County, Washington.

The street address is: 310 105th Avenue NE
Bellevue, WA 98004.

ORIGINAL

2002 080 5000008

2602 080 500006

 PR
Son Ho Cha
as Personal Representative of the
Estate of Yung Chol Cha,
and not in his personal capacity.

On this day personally appeared before me Son Ho Cha, to me known to be the individual described in and who executed the within and foregoing instrument as Personal Representative of the Estate of Yung Chol Cha, Deceased, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

A circular notary seal for Robert M. Sifferman. The outer ring contains the text "ROBERT M SIFFERMAN" at the top and "STATE OF WASHINGTON" at the bottom. Inside the ring, the text "COMMISSION EXPIRES" is at the top, "NOTARY" is in the center, "PUBLIC" is below "NOTARY", and "12-30-04" is at the bottom. A small graphic of a notary gavel is positioned between "NOTARY" and "PUBLIC".

Robert M. Sifferman
Robert M. Sifferman
NOTARY PUBLIC in and for the
State of Washington, residing
at: Kirkland
My appointment expires: 12-30-2004

Return Address:

Robert M. Sifferman
Attorney at Law
2000 112th Avenue NE
Bellevue, WA 98004



20040209000026

SIFFERMAN QCD 20.00
PAGE001 OF 002
02/09/2004 08:52
KING COUNTY, WA

E2017281

02/09/2004 08:52
KING COUNTY, WA
TAX \$2.00
SALE \$0.00

PAGE001 OF 001

WASHINGTON STATE RECORDER'S COVER SHEET (RCW 65 04)

Please print or type information

Document Titles or transactions contained therein: (all areas applicable to your document must be filled in)

1. Quit Claim Deed

Reference Number(s) of Documents assigned or release: N/A

Additional reference #'s on page _____ of document

Grantor(s) (Last name first, then first name and initials)

1. Cha, Son Ho

[] Additional names on _____ of document

Grantee(s) (Last name first, then first name and initials)

1. Cha, Han Won

[] Additional names on page _____ of document

Legal description (abbreviated: i.e. lot, block, plat or section, township, range, qtr./qtr.)

Lot 5, Block 2, Bellevue Industrial Court Addition,
according to plat hereof recorded in Vol 42, page 9,
records of King County, Washington.

[] Additional legal is on pages of document

Assessor's Property Tax Parcel/Account Number

067900-0055-04

[] Property Tax Parcel ID is not yet assigned

[] Additional parcel numbers on page _____ of document

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

ORIGINAL

When recorded return to:

LAW OFFICE OF
ROBERT M. SIFFERMAN
2000 - 112TH AVENUE NE
BELLEVUE, WA 98004

QUIT CLAIM DEED

THE GRANTOR, Son Ho Cha, a married person, for and in consideration of love and affection, conveys and quit claims to Han Won Cha, a married person as her separate estate, the following described real estate, situated in the County of King, State of Washington, together with all after acquired title of the grantor therein:

Lot 5, Block 2, Bellevue Industrial Court Addition,
according to the Plat thereof recorded in Volume 42
of Plats, page 9, in King County, Washington.

The street address is: 310 105th Avenue NE
Bellevue, WA 98004.

Dated. February 6th, 2004



Son Ho Cha

State of Washington)
) ss.
County of King)

On this day personally appeared before me Son Ho Cha, to me known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 6th day of February, 2004.




ROBERT M. SIFFERMAN
Notary Public in and for the
State of Washington,
Residing at. Kirkland
My commission expires:12/30/2004

Quit Claim Deed

ORIGINAL

AFTER RECORDING RETURN TO:

Robert C. Farrell, Esq.
ROBERT C. FARRELL, PLLC
705 Second Avenue, Suite 800
Seattle, WA 98104



20120126000263

FARRELL LE 64.00
PAGE-001 OF 003
01/26/2012 09:43
KING COUNTY, WA

Please print or type information WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein):

Memorandum of Lease

Reference Number(s) of Documents assigned or released:

None

Additional reference numbers on page(s) _____ of document.

Grantor(s) (Last name, first name, initials)

Cha, Han Won

☐ Additional names are on page(s) _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. Durr, Richard F.
2. Durr, Leah R.

☐ Additional names are on page(s) _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 5, Block 2, Bellevue Industrial Court Addition, according to the Plat thereof, recorded in Volume 42 of Plats, page 9, in King County.

☐ Additional legal description is on EXHIBIT A of document.

Assessor's Property Tax Parcel/Account Numbers:

067900-0055-04

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

MEMORANDUM OF LEASE

This Memorandum of Lease is executed as of January 3, 2012, by and between Han Won Cha as "**Landlord**", and Richard F. Durr and Leah R. Durr, husband and wife, as "**Tenant**", to be recorded and give public notice that:

1. **Leased Premises.** On October 8, 1999, Yung C. Cha and Tenant entered into that certain lease ("**Lease**") for premises consisting of approximately 2,300 square feet (wherein Tenant operates Town and Country Cleaners) within the building located at 310 105th Avenue Northeast, Bellevue, WA 98004, on the real property legally described as follows:

Lot 5, Block 2, Bellevue Industrial Court Addition, according to the plat thereof recorded in Volume 42 of Plats, page 9, in King County.
2. **Assumption of Lease.** Pursuant to the settlement of the estate of Yung C. Cha, and that subsequent conveyance by Son Ho Cha, Han Won Cha assumed all rights and obligations as the successor Landlord.
3. **Term.** The Lease was amended on September 16, 2006, and again on or about December 5, 2011. As amended, the Lease expires on October 24, 2018, unless extended pursuant to the terms therein.
4. **Applicable Lease Provision.** Pursuant to Lease Section 34 (g), Landlord and Tenant wish to record this Memorandum of Lease.

Executed as of the date first written above.

Landlord:

By: Han W. Cha

Printed Name: Han Won Cha

Tenant:

By: Richard F. Durr

Printed Name: Richard F. Durr

By: Leah R. Durr

Printed Name: Leah R. Durr

[Notary blocks are on following page]

STATE OF Maryland)
COUNTY OF Baltimore)ss.

I certify that I know or have satisfactory evidence that HON WON CHA is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 01/10/2012
ALEXANDRA MOTA
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES OCT. 31, 2014

Alexandra Mota
Notary name printed or typed:
Notary Public in and for the State of Maryland
Residing at
My appointment expires: Oct 31, 2014

STATE OF WASHINGTON)
COUNTY OF KING)ss.

I certify that I know or have satisfactory evidence that LEAH F. DURR is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/24/12
Notary Public
State of Washington
SHADYAC N BRIS
My Appointment Expires Apr 8, 2015

SHADYAC N. BRIS
Notary name printed or typed: SHADYAC N. BRIS
Notary Public in and for the State of Washington
Residing at Bellene, WA
My appointment expires: 4/8/15

STATE OF WASHINGTON)
COUNTY OF KING)ss.

I certify that I know or have satisfactory evidence that RICHARD F. DURR is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/24/12
Notary Public
State of Washington
SHADYAC N BRIS
My Appointment Expires Apr 8, 2015

SHADYAC N. BRIS
Notary name printed or typed: SHADYAC N. BRIS
Notary Public in and for the State of Washington
Residing at Bellene, WA
My appointment expires: 4/8/15

Instrument Number: 20180621001080 Document: QCD Rec: \$99.00 Page-1 of 1
 Record Date: 6/21/2018 4:04 PM
 King County, WA

when recorded mail to:
 Kelly Kenn, Attorney
 385 NW Dogwood Street
 Issaquah, WA 98027



QUIT CLAIM DEED

The Grantor, **Han Won Cha**, conveys and quit claims to **Jennifer Cha**, as trustee of the **Han Won Cha Trust**, 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:

TAX PARCEL # 067900-005

Address: 310 105th Ave NE, Bellevue WA 98004

Lot 5, Block 2, Bellevue Industrial Court Addition, according to the Plat thereof recorded in Volume 42 of Plats, page 9, in King County, Washington.

DATED this 23rd day of May, 2018.

Han Won Cha
 Han Won Cha, Grantor

STATE OF WASHINGTON }
 } ss
 COUNTY OF KING }

On this day personally appeared before me, **Han Won Cha**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23rd day of May, 2018.



Kelly Kenn
 PRINTED NAME: Kelly Kenn
 NOTARY PUBLIC in and for the State of
 WASHINGTON, residing in King County.
 My commission expires: 03-05-19

E2937482
 EXCISE TAX AFFIDAVITS
 6/21/2018 4:04 PM KING COUNTY, WA
 Tax Amount: \$10.00

Instrument Number: 20181207000045 Document: QCD Rec: \$99.00 Page-1
Record Date: 12/7/2018 8:47 AM
King County, WA

E2965118

EXCISE TAX AFFIDAVITS
 12/7/2018 8:47 AM KING COUNTY, WA
 Tax Amount: \$10.00

**20181207000045**

QUIT CLAIM DEED Rec: \$99.00
 12/7/2018 8:47 AM
 KING COUNTY, WA

when recorded mail to:
 Kelly Kenn, Attorney
 385 NW Dogwood Street
 Issaquah, WA 98027

QUIT CLAIM DEED

The Grantor, **Jennifer Cha**, trustee of the Han Won Cha Trust, conveys and quit claims to **Jennifer Cha**, as Han Won Cha Trust beneficiary and governor of **Jennifer S Cha, LLC**, 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:

TAX PARCEL # 067900-0055

Address: 310 105th Ave NE, Bellevue WA 98004

Lot 5, Block 2, Bellevue Industrial Court Addition, according to the Plat thereof recorded in Volume 42 of Plats, page 9, in King County, Washington.

DATED this 13th day of November, 2018.


 Jennifer Cha, Grantor/Trustee

STATE OF WASHINGTON }
 } ss
 COUNTY OF KING }

On this day personally appeared before me, **Jennifer Cha**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of November, 2018.





 PRINTED NAME: Kelly Kenn
 NOTARY PUBLIC in and for the State of
 WASHINGTON; residing in King County.
 My commission expires: 03-05-19

EXHIBIT B

Notice to Creditors regarding Sale of Town and Country Cleaners Assets

Record / Return to:

A & B ESCROW SERVICES INC.
444 N.E. RAVENNA BLVD. #101
SEATTLE, WA 98115-6467

2271

LIST OF CREDITORS,
NOTICE TO CREDITORS OF BULK TRANSFER
AND
SCHEDULE OF PROPERTY

LIST OF CREDITORS:

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

The Cha Corporation each being duly sworn, on oath deposes and says:
I am the seller in a certain contract for the sale of assets of seller's business commonly known as Town and Country Cleaners, located at 310 105th NE, Bellevue, King County, Washington, dated November 28, 1991, between the undersigned, as seller, and Yong Kuk Chi and So Ja Chi, as buyer.

This statement is made pursuant to the terms and provisions of RCW 62A.6-104, and is furnished to the above named buyer in connection with the sale and transfer described and referred to in the above mentioned contract.

The following is a true, complete and accurate list of all creditors of affiant and all persons who, to the knowledge of affiant, assert or have claimed to assert one or more claims against affiant, together with the correct business addresses of each such creditors or claimant and the amounts due and owing to such creditors and claimants when known, as listed in "Schedule B" attached hereto and made a part hereof reference.

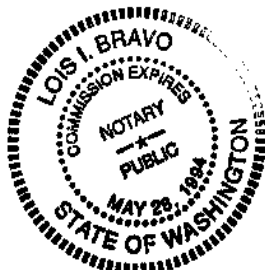
That all taxes with respect to the operation of the business of the seller have been paid or if unpaid, provision has been made to pay them from the purchase price, and the Escrow Agent is hereby authorized to pay them upon final audit of the seller's records by the City, State or Federal Agencies involved.

The Cha Corporation

[Signature]
Yung C. Cha, President

SUBSCRIBED AND SWORN TO BEFORE me this 9 day of Jan, 1997.

[Signature]
Notary Public in and for the State
of Washington, residing at *[Signature]*
My commission expires: 5-28-94



NOTICE TO CREDITORS OF BULK TRANSFER:

TO ALL CREDITORS OF THE HEREIN DESCRIBED BUSINESS

Pursuant to the provisions of RCW 62A,6-105 and 62A,6-107, you are hereby notified that a transfer in bulk assets of The Cha Corporation whose business address is 310 105th NE, Bellevue, , Washington will be made to Yong Kuk Chi and So Ja Chi c/o AYB ESCROW, 444 NE Ravenna Blvd #101, Seattle, Washington. The debts of the transferor are not to be paid in full by the undersigned buyer and the following information to you herewith:

1. The property to be transferred consists of the equipment, goodwill, fixtures and non-salable supplies of that certain business commonly known as Town and Country Cleaners, located at 310 105th NE, Bellevue, Washington.
2. The estimated total of the transferor's debts is \$_____.
3. A schedule of the property to be transferred and a list of creditors of the above named transferor, as furnished by the said transferor, may be inspected at the address set forth on Schedule B.
4. The transfer is not being made to pay or satisfy existing debts.
5. The amount of new consideration to be paid for the above described bulk transfer is \$407,022.97.

Yong Kuk Chi
Yong Kuk Chi

So Ja Chi
So Ja Chi

SCHEDULE OF PROPERTY:

The Cha Corporation being the seller in a certain contract dated November 28, 1991 and whose address is 310 105th NE, Bellevue, , Washington, and Yong Kuk Chi and So Ja Chi being the buyer in said contract, state that the attached inventory is a complete schedule of the property sold, as per inventory attached hereto marked "Exhibit A" and made a part hereof by reference, as being the inventory held and used in the operation of Town and Country Cleaners, located at 310 105th NE, Bellevue, , Washington.

THE CHA CORPORATION

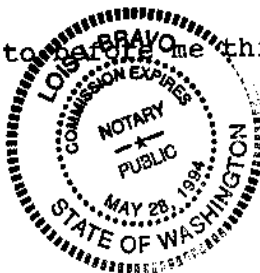
Yong C. Cha, President
Yong C. Cha, President

Yong Kuk Chi
Yong Kuk Chi

So Ja Chi
So Ja Chi

SUBSCRIBED AND SWORN to before me this

9 day of Jan, 1992.



Lois Brann
Notary Public in and for the State
of Washington residing at Brier
My commission expires: 5-28-94

EXHIBIT A. INVENTORY

ALL OF THE FURNITURE, FIXTURES, EQUIPMENT AND SUPPLIES presently
used in the operation of that certain business known as:

Town and Country Cleaners
310 105th NE
Bellevue, , Washington

including the following items listed below, but NOT EXCLUSIVE THEREOF:

- 1 Dry-cleaning machine
- 2 utility press
- 1 one pants topper
- 1 washer
- 1 dryer
- 1 broiler
- 1 vacuum
- 1 one air compressor (5H)

9201150285

This affidavit was prepared by Edgar R. Rombauer PS, Attorney at Law

SCHEDULE B

CURRENT UTILITIES AND TAX AMOUNTS YET TO BE DETERMINED
AND OTHER CREDITORS ON ATTACHED LIST

SEND CLAIMS TO: A & B ESCROW SERVICES, INC., 444 NE RAVENNA BLVD #101
SEATTLE, WA 98115

NAME

ADDRESS

AMOUNT

Puget Sound Bank P.O. Box 409 \$12,977.03 seller continues to pay
Redmond, WA 98073
Loan No. 55846-5934

9201150285

Unofficial Copy