

February 1<sup>st</sup>, 2019

## Technical Memorandum

To: Mr. Dale Myers, Washington State Department of Ecology  
From: Dean Malte and Ty Schreiner  
Site: Chevron 90129 Site, 4700 Brooklyn Avenue NE, Seattle, WA  
Subject: Title Report Review and Property Summary (former Dry Cleaner location)  
King County Tax Parcel 8817400125, 4701 Brooklyn Avenue NE, Seattle, WA

---

This Technical Memorandum (Memorandum) provides a summary of the ownership and occupancy history of the property located at 4701 Brooklyn Avenue NE in Seattle, WA (subject property) is presented below. We understand that the subject property has been identified as a former dry cleaner (Carson Cleaners) and is considered the primary potential source for halogenated volatile organic compound (HVOC) contaminants encountered during a remedial action performed at the Chevron 90129 site, located across Brooklyn Avenue to the east of the subject property (4700 Brooklyn Avenue NE).

The purpose of this Memorandum is to summarize readily available information regarding property ownership during the time period when the dry cleaners was in operation at the subject property (early 1960s to 2014). We understand that the Washington Department of Ecology (Ecology) will utilize this information to assist with identifying Potentially Liable Parties (PLPs) for the HVOCs present at the subject property.

This Memorandum also includes identification of the agent and governors of the current subject property owner, Than Associates, LLC (THAN LLC), and the dry cleaning company (Carson Cleaners, Inc.) which occupied the subject property as a tenant. Property review findings are discussed below and summarized in Table 1, attached.

The materials reviewed for this summary included:

- Title Report from Fidelity National Insurance Company (Title Search), dated October 16<sup>th</sup>, 2018 (Title Search was provided by Ecology; copies of the recorded documents discussed below are included in the Title Report).
- King County property tax records from the King County Assessor (current report and partial historical listings attached).
- Washington State business listings from the Washington State Secretary of State (business summaries including contact information are attached for THAN LLC and Carson Cleaners, Inc.).

## Technical Memorandum

Page 2

Mr. Dale Myers, Washington State Department of Ecology  
February 1<sup>st</sup>, 2019

**PROPERTY AND TITLE REVIEW**

The earliest Title Search record listed is a Special Warranty deed dated December 3, 1953, from Washington Mutual Savings Bank to Walter H. and Nellie Helen Rickert. King County tax records (attached) indicate that a private residence occupied the property at that time. In the early 1960s, the residence was replaced by the existing building (King County tax records indicate a construction date of 1960-1961 and use as a dry cleaner, copy attached). Carson Cleaners (business ownership is discussed below) apparently began dry cleaning operations as a tenant in the new structure in the early 1960s, and continued operations under the same name until approximately 2014, when the business was closed.

Multiple property transactions are listed in the Title Search during the operational time period of Carson Cleaners, but appear to be primarily property transfers between members of the Rickert family. Title Search records indicate that the property was transferred to Nellie Helen Rickert by a Statutory Warranty Deed dated June 17<sup>th</sup>, 1970, and to Wayne Rickert by a Special Warranty Deed dated January 4<sup>th</sup>, 1985.

Title Search records between 1985 and 2012 include multiple listings for property transactions between various estates and trusts (Table 1 lists these entities as they are named in the Title Search) which included members of the Rickert family (Wayne A, Walter H., Nellie Helen, Valdene C., Kathryn, and Gary W. Rickert are each listed for at least one property transfer), and the recorded documents include Special Warranty Deeds and Quit Claim Deeds. Listed trustees and estate representatives also included Mardell (Rickert) Morrison, John W. Morrison, John C. Morrison, and Medley C. (Rickert) Brewer (these parties appear to be related to the Rickert family by marriage or otherwise, but this could not be verified with the available information).

**THAN LLC**

The current owner, THAN LLC, acquired the property in a Special Warranty Deed dated November 29<sup>th</sup>, 2012, from an ownership group listed as Gary W. Rickert, Medley (Rickert) Brewer, and the Wayne A. Rickert Testamentary Trust. A Memorandum of Environmental Indemnity Agreement between THAN LLC and the previous ownership group was recorded on January 15<sup>th</sup>, 2013 (copy attached and included in the Title Report) and provided recording and notification of an existing Environmental Indemnity Agreement (dated November 26<sup>th</sup>, 2012) between the parties. The 2012 Environmental Indemnity Agreement was not available for review, but is presumed to have been part of the property sale agreement based on the similar dates.

The Memorandum of Environmental Indemnity Agreement lists THAN LLC as the Indemnitor and the former ownership group as the Indemnitee, and indicates that the previous ownership group was Indemnified by THAN LLC from environmental liability (including cleanup of

## Technical Memorandum

Page 3

Mr. Dale Myers, Washington State Department of Ecology  
February 1<sup>st</sup>, 2019

hazardous substances); however, the 2012 Environmental Indemnity Agreement may provide additional information and clarification regarding the specific agreement between THAN LLC and the previous ownership group. We recommend that Ecology request a copy of the 2012 Environmental Indemnity Agreement from the property owner.

The Washington State Secretary of State lists the governors of THAN LLC (UBI 601781520) as David Chen, Hubert Chen, Timothy Chen, and Clara Chen (also the Registered Agent). A business summary obtained from the Washington State Secretary of State and copies of recent annual company reports are attached for reference, including contact information for the Registered Agent (Clara Chen) and governors.

**CARSON CLEANERS INC**

As previously discussed, Carson Cleaners operated a dry-cleaning business on the property from the early 1960s to approximately 2014. Carson Cleaners, Inc. is listed by the Washington State Secretary of State (UBI 600068512) as having been incorporated on March 24<sup>th</sup> 1972 and administratively dissolved on July 1<sup>st</sup> 2015 (the ownership structure prior to 1972 was not listed). A business summary and copies of the Articles of Incorporation (March 24<sup>th</sup>, 1972) and Certificate of Administrative Dissolution (July 1<sup>st</sup>, 2015) from the Washington State Secretary of State are attached for reference.

The governors of Carson Cleaners, Inc., at the time it was dissolved, were listed as Robert Carson and Janice Carson (with Roger E. Lageschulte as Registered Agent). The Articles of Incorporation list Roy L. Carson, Doris L. Carson, and Robert R. Carson as Directors, and identify the business as a dry cleaner (but did not include operational details).

**SUMMARY**

Title and tax records indicate that the subject property was owned by various members of the Rickert family between 1953 and 2012, and that a dry cleaning business (Carson Cleaners Inc) occupied the subject property as a tenant from the early 1960s to 2014. The property was sold to THAN LLC in 2012, and Carson Cleaners appears to have continued operation for a short time after the sale. The property is currently used as a restaurant.

Based on the reviewed information, PLPs may include THAN LLC, the Rickert ownership group, and Carson Cleaners Inc. Table 1 (attached) provides a summary of property ownership and occupancy based on the information discussed above. Refer to the Title Report for additional information and copies of recording documents. The most recent contact information, as listed in the reviewed materials, is listed below for each entity.

Technical Memorandum

Page 4

Mr. Dale Myers, Washington State Department of Ecology  
February 1<sup>st</sup>, 2019

Contact Information Summary:

Than Associates, LLC (as listed in the 2018 Annual Report for THAN LLC, attached):

Clara Chen (Agent)  
644 164<sup>th</sup> PI NE  
Bellevue, WA 98008-4013  
Email: claralchen@gmail.com  
Phone: 206-244-3210

Rickert Ownership Group (return address listed in the 2013 Indemnity Memo, attached):

Gary Rickert (also a co-trustee of the Wayne A. Rickert Testamentary Trust)  
2115 NW 199<sup>th</sup> St  
Shoreline, WA 98177

Carson Cleaners, Inc. (as listed in the 2015 Cert of Administrative Dissolution, attached):

Roger E. Lageschulte (Agent)  
320 Dayton St #127  
Edmonds, WA 98020

Attachments:

- Table 1 – Ownership and Property History Summary
- King County Tax Assessor Records
- Than Associates, LLC – Business Listing UBI 601781520: Summary, 2018 Annual Report (current Agent contact information), 2016 Annual Report (governors contact information also listed).
- Memorandum of Environmental Indemnity Agreement dated January 15<sup>th</sup>, 2013, between THAN LLC and the Rickert ownership group (also included in the Title Report).
- Carson Cleaners, Inc. – Business Listing UBI 600068512: Summary, Certificate of Dissolution, Articles of Incorporation.

**TABLE 1. SUMMARY OF CHAIN OF TITLE RROPERTY RECORDS AND GENERAL PROPERTY USES  
4701 Brooklyn Avenue NE, Seattle, Washington**

Year	LISTINGS BASED ON OCTOBER 2018 CHAIN OF TITLE <sup>(a)</sup>				GENERAL PROPERTY USE
	Record Date	Record Type	Grantor/Seller/Indemnitor	Grantee/Buyer/Indemnitee	
1940s and prior	No records listed				Private Residence <sup>(b)</sup>
1950s	December 3, 1953	Special Warranty Deed	Washington Mutual Savings Bank	Walter H. Rickert and Nellie Helen Rickert, his wife	
1960s	No records listed				Dry Cleaners (Carson Cleaners), early 1960s through 2014 <sup>(b)</sup>
1970s	June 17, 1970	Statutory Warranty Deed	Wayne A. Rickert, as executor of Walter Henry Rickert, deceased	Nellie Helen Rickert, a widow	
1980s	January 4, 1985	Special Warranty Deed	Wayne Rickert and Mandell Rickert Morrison, co-personal representatives of the estate of N. Helen Rickert, deceased	Wayne Rickert (1/2 interest)	(Carson Cleaners, Inc. incorporated March 24th, 1972)
	January 4, 1985	Special Warranty Deed	Wayne Rickert and Mandell Rickert Morrison, co-personal representatives of the estate of N. Helen Rickert, deceased	Mardell Rickert Morrison (1/2 interest)	
1990s	December 22, 1993	Quit Claim Deed	Mardell C. Morrison, a married woman dealing in her separate property and who acquired title in the name of Mardell Rickert Morrison	John W. Morrison and Mardell C. Morrison, co-trustees of the John W. Morrison and Mardell C. Morrison living trust agreement dated September 2, 1993	Rickert family ownership
	April 27, 1994	Quit Claim Deed	Wayne A. Rickert, as his separate estate	Valdene C. Rickert	
	August 25, 1997	Special Warranty Deed	Valdene C. Rickert, individually, and Gary W. Rickert and Medley C. Brewer as Co Personal Representatives of the Estate of Wayne A. Rickert, deceased	Gary W. Rickert and Medley C. Brewer, as co-trustees of the Wayne A. Rickert Testamentary Trust dated 4/21/94	
2000s	December 1, 2004	Quit Claim Deed	John G. Morrison, Sole Trustee of the John W. Morrison Port Mortem Trust, and John G. Morrison, Sole Trustee of the Mardell C. Morrison Post Mortem Trust, who acquired title as John W. Morrison and Mardell C. Morrison Living Trust, Agreement dated September 2, 1993	Gary W. Rickert, a married man, as his separate estate	
2010s	November 29, 2012	Quit Claim Deed	Kathryn Rickert, a married woman	Gary W. Rickert, a married man	THAN LLC ownership
	November 29, 2012	Special Warranty Deed	Gary W. Rickert, a married man acting on behalf of his separate estate, and Gary W. Rickert and Medley Brewer, Co-Trustees of the Wayne A. Rickert Testamentary Trust	Tahn Associates, LLC, a Washington limited liability company	
	January 15, 2013	Memorandum of Environmental Indemnity Agreement <sup>(c)</sup>	TAHN Associates, LLC, a Washington limited liability company	Gary W. Rickert, Medley Rickert, and the Wayne A. Rickert Testamentary Trust	
Current (2019)	No newer records				Restaurant <sup>(b)</sup>

**Notes:**

(a) Chain of Title Report by Fidelity National Title Insurance Company, dated October 16th, 2018, for King County Tax Parcel 8817400125, 4701 Brooklyn Avenue NE, Seattle, WA 98105.

(b) Dates are approximate.

(c) The Memorandum of Environmental Indemnity Agreement provides legal notification for an existing Environmental Indemnity Agreement (EIA) between the same parties. The referenced EIA, dated November 26, 2012, was not available for review but is presumed to have been part of the sale agreement.

## King County Department of Assessments

Fair, Equitable, and Understandable Property Valuations

You're In: [Assessor](#) >> [Look up Property Info](#) >> [eReal Property](#)

### Department of Assessments

500 Fourth Avenue, Suite ADM-AS-0708, Seattle, WA 98104

Office Hours: Mon - Fri 8:30 a.m. to 4:30 p.m.

TEL: 206-296-7300  
FAX: 206-296-5107  
TTY: 206-296-7888

[Send us mail](#)

- [New Search](#)
- [Property Tax Bill](#)
- [Map This Property](#)
- [Glossary of Terms](#)
- [Area Report](#)
- [Print Property Detail](#)

### ADVERTISEMENT

### Reference Links:

- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue \(External link\)](#)
- [Washington State Board of Tax Appeals \(External link\)](#)
- [Board of Appeals/Equalization](#)
- [Districts Report](#)
- [iMap](#)
- [Recorder's Office](#)
- [Scanned images of surveys and other map documents](#)
- [Scanned images of plats](#)
- Notice mailing date: 07/05/2018

### ADVERTISEMENT

### PARCEL DATA

Parcel	881740-0125	Jurisdiction	SEATTLE
Name	TAHN ASSOCIATES LLC	Levy Code	0010
Site Address	4701 BROOKLYN AVE NE 98105	Property Type	C
Geo Area	17-50	Plat Block / Building Number	10
Spec Area		Plat Lot / Unit Number	11-12
Property Name	RESTAURANT & APTS	Quarter-Section-Township-Range	SE-8 -25-4

**Legal Description**  
UNIVERSITY HEIGHTS ASSESSORS PLAT S 5 FT OF 11 & ALL 12  
Plat Block: 10  
Plat Lot: 11-12

### LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	Retail Store	Restrictive Size Shape	NO
Land SqFt	4,542	Zoning	SM-U 75-240 (M1)
Acres	0.10	Water	WATER DISTRICT
		Sewer/Septic	PUBLIC
		Road Access	PUBLIC
		Parking	ADEQUATE
		Street Surface	

### Views

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

### Waterfront

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

### Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

### Nuisances

Topography	
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

### Problems

Water Problems	NO
Transportation Concurrence	NO
Other Problems	NO

### Environmental

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

### BUILDING

Building Number	1
Building Description	RESTAURANT & APTS
Number Of Buildings Aggregated	1
Predominant Use	RESTAURANT, TABLE SERVICE (350)
Shape	Rect or Slight Irreg
Construction Class	WOOD FRAME
Building Quality	AVERAGE
Stories	2
Building Gross Sq Ft	3,092

Click the camera to see more pictures.

Picture of Building 1

Building Net Sq Ft	3,092
Year Built	1960
Eff. Year	2000
Percentage Complete	100
Heating System	NO HEAT
Sprinklers	No
Elevators	

Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	RESTAURANT, TABLE SERVICE (350)		1	10		1,971	1,971
2	APARTMENT (300)		1	9		1,287	1,287

#### TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
881740012508	2018	2019		0010	1,271,700	293,500	1,565,200	0	1,271,700	293,500	1,565,200	
881740012508	2017	2018		0010	1,135,500	283,600	1,419,100	282,600	1,135,500	283,600	1,419,100	
881740012508	2016	2017		0010	1,135,500	1,000	1,136,500	0	1,135,500	1,000	1,136,500	
881740012508	2015	2016		0010	931,100	1,000	932,100	0	931,100	1,000	932,100	
881740012508	2014	2015		0010	681,300	1,000	682,300	0	681,300	1,000	682,300	
881740012508	2013	2014		0010	522,300	45,200	567,500	0	522,300	45,200	567,500	
881740012508	2012	2013		0010	522,300	22,900	545,200	0	522,300	22,900	545,200	
881740012508	2011	2012		0010	522,300	9,900	532,200	0	522,300	9,900	532,200	
881740012508	2010	2011		0010	522,300	41,200	563,500	0	522,300	41,200	563,500	
881740012508	2009	2010		0010	522,300	1,000	523,300	0	522,300	1,000	523,300	
881740012508	2008	2009		0010	522,300	1,000	523,300	0	522,300	1,000	523,300	
881740012508	2007	2008		0010	454,200	8,400	462,600	0	454,200	8,400	462,600	
881740012508	2006	2007		0010	408,700	20,900	429,600	0	408,700	20,900	429,600	
881740012508	2005	2006		0010	408,700	1,000	409,700	0	408,700	1,000	409,700	
881740012508	2004	2005		0010	386,000	15,900	401,900	0	386,000	15,900	401,900	
881740012508	2003	2004		0010	386,000	15,900	401,900	0	386,000	15,900	401,900	
881740012508	2002	2003		0010	363,300	36,800	400,100	0	363,300	36,800	400,100	
881740012508	2001	2002		0010	317,900	31,700	349,600	0	317,900	31,700	349,600	
881740012508	2000	2001		0010	227,100	122,500	349,600	0	227,100	122,500	349,600	
881740012508	1999	2000		0010	204,300	43,000	247,300	0	204,300	43,000	247,300	
881740012508	1998	1999		0010	158,900	88,400	247,300	0	158,900	88,400	247,300	
881740012508	1997	1998		0010	0	0	0	0	136,000	112,000	248,000	
881740012508	1996	1997		0010	0	0	0	0	136,000	112,000	248,000	
881740012508	1994	1995		0010	0	0	0	0	136,000	112,000	248,000	
881740012508	1992	1993		0010	0	0	0	0	136,000	112,000	248,000	
881740012508	1990	1991		0010	0	0	0	0	136,200	68,800	205,000	
881740012508	1988	1989		0010	0	0	0	0	113,500	116,500	230,000	
881740012508	1986	1987		0010	0	0	0	0	123,400	20,300	143,700	
881740012508	1984	1985		0010	0	0	0	0	124,900	34,300	159,200	
881740012508	1982	1983		0010	0	0	0	0	124,900	34,300	159,200	

#### SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2576468	20121129002096	11/21/2012	\$950,000.00	RICKERT GARY W	TAHN ASSOCIATES LLC	Special Warranty Deed	None
2576467	20121129002095	11/21/2012	\$0.00	RICKERT KATHRYN	RICKERT GARY W	Other - See Affidavit	Other
2087185	20041201000457	11/21/2004	\$75,000.00	MORRISON JOHN G	RICKERT GARY W	Quit Claim Deed	Trust
1562591	199708250164	8/7/1997	\$0.00	RICKERT WAYNE A	RICKERT GARY W+BREWSTER MEDLEY C	Special Warranty Deed	Testamentary Trust
1371301	199404271903	4/12/1994	\$0.00	RICKERT WAYNE A	RICKERT WAYNE A+VALDENE C	Quit Claim Deed	Settlement
1349123	199312220200	11/15/1993	\$0.00	MORRISON MARDELL C	MORRISON JOHN W+MARDELL C	Quit Claim Deed	Other

#### REVIEW HISTORY

#### PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Issuing Jurisdiction	Reviewed Date
6560474	Change use from retail sales and service to eating and drinking establishment in an existing mixed use building, occupy per plan.	Remodel	3/1/2017	\$106,347	SEATTLE	5/31/2017
6475887	Change of Use of existing 2nd floor retail to residential apartment unit in mixed use building, Occupy per plans..	Remodel	2/29/2016	\$73,000	SEATTLE	5/31/2017

## HOME IMPROVEMENT EXEMPTION

- [New Search](#)
- [Property Tax Bill](#)
- [Map This Property](#)
- [Glossary of Terms](#)
- [Area Report](#)
- [Print Property Detail](#)
- 

[ADVERTISEMENT](#)

Updated: March 17, 2016

[Share](#) [Tweet](#) [Email](#)

### Information for...

[Residents](#)  
[Businesses](#)  
[Job seekers](#)  
[Volunteers](#)  
[King County employees](#)

### Do more online

[Trip Planner](#)  
[Property tax information & payment](#)  
[Jail inmate look up](#)  
[Parcel viewer or iMap](#)  
[Public records](#)  
[More online tools...](#)

### Get help

[Contact us](#)  
[Customer service](#)  
[Phone list](#)  
[Employee directory](#)  
[Subscribe to alerts](#)

Stay connected! [View King County social media](#)



© King County, WA 2019 [Privacy](#) [Accessibility](#) [Terms of use](#)

### Information for...

[Get help](#)

### Do more online

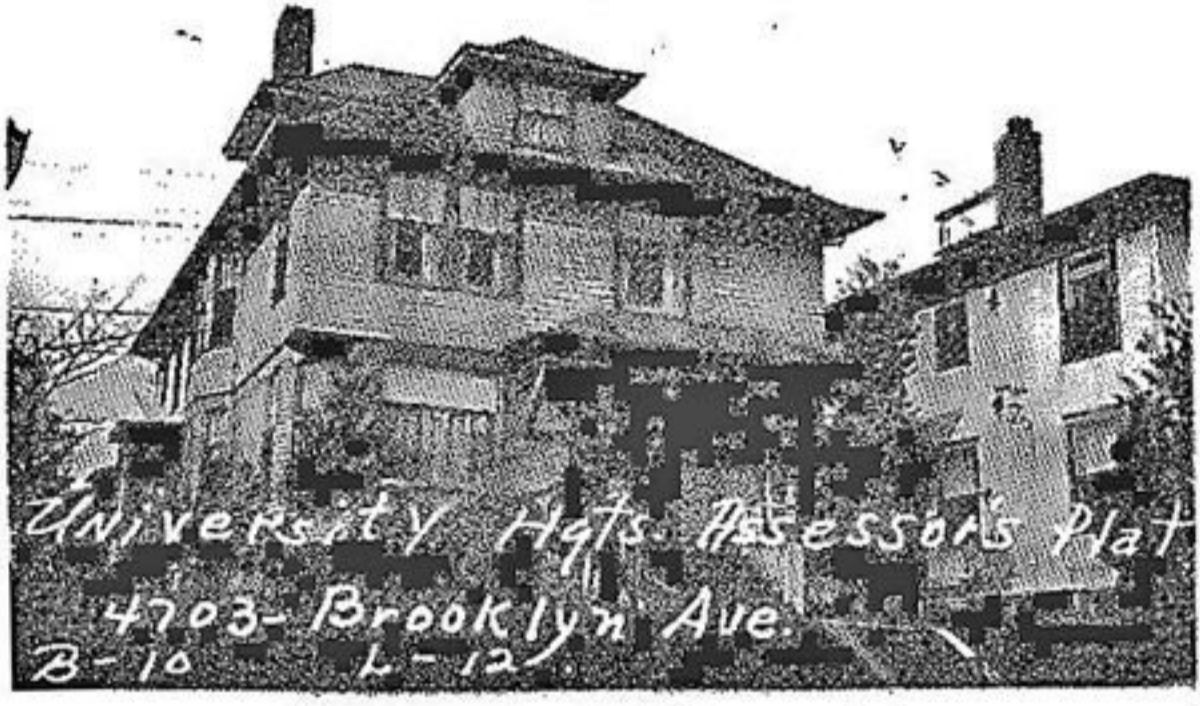


DISTRICT 1  
 ADDITION UNIVERSITY HEIGHTS ASSESSOR'S PLAT  
 SECTION TWP. N, RANGE EWM, BLOCK 10 TRACT OR LOT NO. 12  
 DESCRIPTION  
 NAME  
 3 ADDRESS-PROPERTY 4703 Brooklyn Ave. CONT. PURCHASER  
 4 FEE OWNER ALICE E. WINSOR 7-30-34  
 5 ARCHITECT CONTRACTOR

ORIG COST \$  
 BUILDING Frame  
 2 stories  
 13 rooms  
 1-2 rm. apt.  
 2-3 rm. "  
 1-5 rm. "  
 INTERIOR  
 13 plastered  
 13 Fir  
 FLOORS 8 Fir; 5 Maple or Oak  
 FIRE PLACE No. 1  
 tile face  
 PLUMBING 18 fixtures-4 tub leg;  
 4 showers in tub; 4 toilets;  
 4 sinks; 1 big tank; 1 tray.  
 TILE WORK none  
 WIRING knob and tube  
 HEATING hot water; oil burner  
 ELEVATORS none; 1 Fir stair  
 LOBBY none  
 CEILING-HEIGHT 1st flr. 8' 4";  
 2nd flr. 8' 4".

BASEMENT - 75%  
 concrete; concrete floor.  
 STORE FRONTS  
 plain glass; wood sash; wood b. h.  
 EXTRA FEATURES none  
 CONSTRUCTION medium  
 REFRIGERATION none  
 7 CONDITION: EXTERIOR INTERIOR FOUND.  
 8 MAIN SUPPORT COLUMN 6 x 6 FOOTING CONC. SPAN 14 ft ft.  
 9 FLOOR JOIST INCH CENTERS BRIDGED  
 10 BUILDING - finished  
 11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$  
 12 DEPRECIATION: COND. 62% OBSLSE. % ECON. SUIT. % TOTAL %  
 YEAR BUILT 1902 REMODELED  
 EFFECTIVE AGE 25 YEARS FUTURE LIFE 15 YEARS  
 DIMENSIONS 28' x 54' SQUARE FT. AREA CUBIC FT. 1512

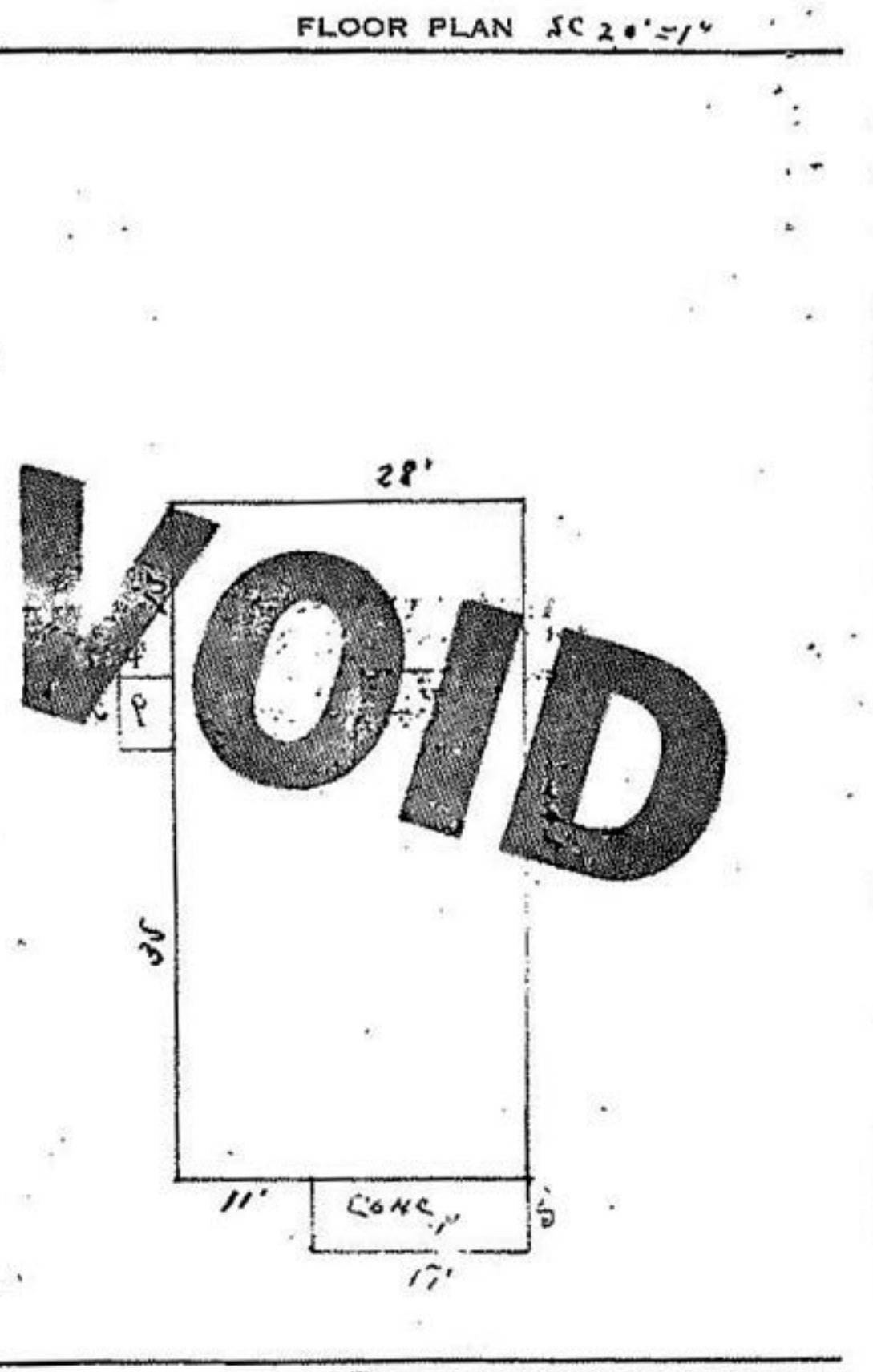
**VOID**



10/59  
 IMPROVEMENT VALUE \$ 2200  
 MAIN BUILDING \$ 2200 380  
 OTHER BUILDINGS \$ 220 1900  
 TOTAL \$ 2420 149  
 ASSESSED VALUE FOR \$ 1210  
 DATE  
 LAND INFORMATION  
 1. SIZE X level, above 6';  
 2. STREET-ROAD paved; concrete surface; alley paved concrete  
 3. SIDEWALK concrete-sewer-water.  
 4. LANDSCAPING Lawn and shrubs; retaining wall. fair condition.  
 5. TREND static VALUE \$  
 6. USE residential; apt.; business.  
 7. DISTRICT medium-old

C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
C	J. J. Thompson	5-16-47	3682311	\$2500		
ASS	WALTER H. & NELLIE HELEN RICKERT	4-14-53	F 86400	NONE		

REMARKS This house is fair; recently painted. Lawn and shrubs show considerable care; steps and bulkhead cracked.  
 Gar:- 2 car terrace; concrete floor, 1 sty. 18 x 18.324 sq. ft.  
 5 x 17 85 } \$ 275  
 4 x 6 24 }



**VOID**



FOLIO 936

ADDITION UNIVERSITY HTS  
Section 8 Twp 25 Range 4 Ewm. Block 10 Lot or 125 50  
Tax Lot Tract

12 + 85' of Lot 11

PERMIT NO. BN-5164

DATE 10-27-60

Address 4201-03 BROOKLYN AVE  
URCABS Co  
1972 Row

Fee Owner W.H & WAYNE KICKERT Architect LAWRENCE

Condition of Exterior G Interior G Foundation G Floor Plan: Good X Accept Good

USE DWY-CLEAN  
No. Stories STORE  
No. Stores  
No. Rooms  
Basement  
No. Offices  
No. Apartments  
1 rm. 2 rm. 3 rm.  
4 rm. 5 rm. 6 rm.

ROOF CONSTRUCTION  
X BU GLO  
Frame Lam. X  
2x10 JOISTS 16" OC  
Mill Construction  
3" RAFT INS  
Rein. Concrete  
No. Frames 21 RAFTS.  
X Wood 6x24 Steel

FLOOR FINISHES  
Fir Maps  
Oak 2"x6" T&G  
Lino. 3"x6" T&G  
Cement  
Terrazo  
Itacolith  
X Tile V.A. ALL 100%

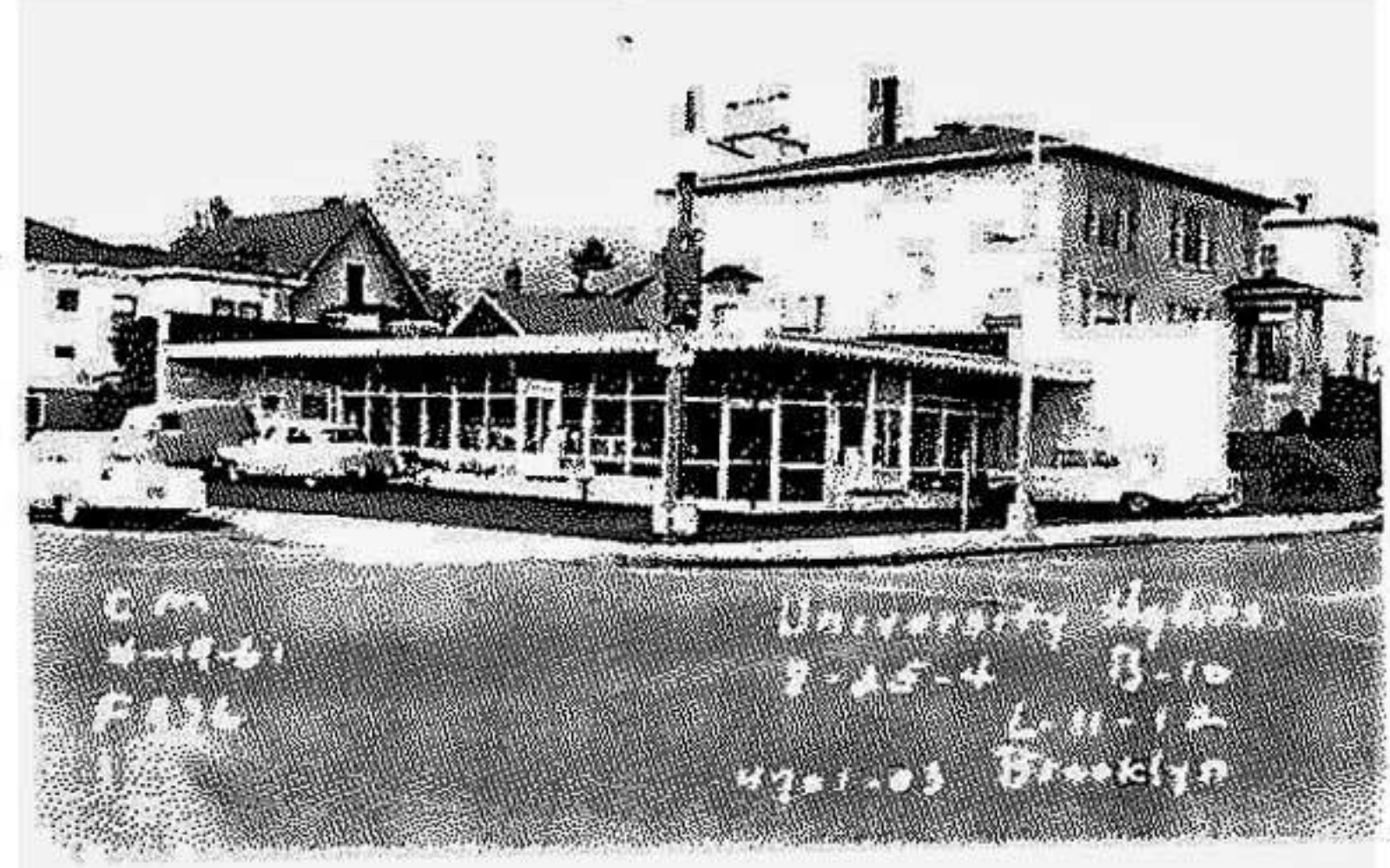
Tile Lino.  
Baths Fl. Walls  
Sq. Ft. Floors  
Sq. Ft. Walls  
Lin. Ft. Dr. Bds.  
Sq. Ft. Floors  
Sq. Ft. Walls  
Lin. Ft. Dr. Bds.  
Kit's Fl. Walls

PLUMBING  
6 No. Fixtures (6)  
Toilets  
Tub, Leg or Peto.  
Basins, Ped.  
Sinks  
Urinals  
Showers (Tub) Stall  
Laundry Trays  
H. W. Tank Fl. Drains  
Sprink. Sys. No. Hds.

TYPE OF CONSTRUCTION  
50% Fram  
Single Double  
50% Ordinary Masonry  
Mill Construction  
Class A Rein. Con.  
Strn. Steel and Con.  
50% Tile Brick  
Rein. Con.  
Med. Cheap

ROOFING MATERIAL  
Tar and Gravel  
Or. BU

Date Built 1960-61 Finished Unfinished Remodeled  
Effective Age 10 Years Future Life Years  
Dep. for Cond. Dep. for Ob. Dep. for Es. Total



UNIVERSITY HEIGHTS  
2-25-4 B-10  
L-11-12  
4201-03 Brooklyn

HEATING NO  
Score FROM POINT  
Pipeless Furnace  
Gravity H. A.  
Air Cond. Fan  
Suspended Gas, Hot Water  
Steam Heat  
Hot Water  
Oil Burner

FOUNDATION  
Med. Sills  
Post and Pier  
Brick  
X Concrete  
Pile

BASEMENT NO  
Full No. Cars  
Finished  
Living Rooms  
Sleeping Rooms

100' FT X 7' CANOPY C-3  
504' EXT MTL STR FOOT  
1900' ASPH. PAU

Untreated Treated Piles only Average Length Paved  
Six Cable Conduct Power Wiring Range Wiring No Other

EXTERIOR WALL CONST.  
50% Single Double  
2" x 4" Stud Walls  
2" x 6" Stud Walls  
Brick Walls  
Brick with Pilasters  
50% Concrete Walls 2 walls  
Con. with Pilasters  
Tile Walls  
Rein. Con. Skel.  
3" x 3" PILE COLS.  
Laminated Walls

INTERIOR WALLS  
Stud and Plaster  
Lam. Plastered  
Plywood  
X Ceiled CLG. 1" x 6" CEDAR  
X Plaster Board F.V.M.D  
X Painted  
Stain Varnish  
Kalsomine  
Whitewashed  
Unfinished

C. H. GROUND FLOOR AREA 1936  
TOTAL FLOOR AREA  
FOR PLAN

1											
2											
3											
4											
5											
6											
7											
8											
9											
10											
11											
12											
13											
14											
15											
16											
17											
18											
19											
20											
21											
22											

EXTERIOR PACING  
Siding Shingles  
Shakes Stucco  
250' STONE  
Rem Cont  
stone Cast S.  
Terra Cotta  
X Stone Glass 50%  
Trim

INTERIOR TRIM  
Fir  
Mah. Oak  
Metal  
ALUM. & WD Doors  
WD Windows  
Stained  
Varnished  
X Painted  
Unfinished  
X RUBBER BS. BD

FLOOR CONSTRUCTION  
Joist Con. Size  
O.C. In Bridg.  
Mill Construction  
2" ON V.B.  
Rein. Con. 4" GRAVEL

Other Buildings	Construction	Floor	Roof	Stories	Dimensions	S. F. Area	Factor	Value	% Dep.	Deprec.	Net Value
Garage											



## BUSINESS INFORMATION

---

Business Name:

**TAHN ASSOCIATES, L.L.C.**

UBI Number:

**601 781 520**

Business Type:

**WA LIMITED LIABILITY COMPANY**

Business Status:

**ACTIVE**

Principal Office Street Address:

**644 164TH PL NE, BELLEVUE, WA, 98008-4013, UNITED STATES**

Principal Office Mailing Address:

Expiration Date:

**04/30/2019**

Jurisdiction:

**UNITED STATES, WASHINGTON**

Formation/ Registration Date:

**04/04/1997**

Period of Duration:

**PERPETUAL**

Inactive Date:

Nature of Business:

## REGISTERED AGENT INFORMATION

---

Registered Agent Name:

**CLARA CHEN**

Street Address:

**644-164 PL NE, BELLEVUE, WA, 98008-4013, UNITED STATES**

Mailing Address:

## GOVERNORS

---

<b>Title</b>	<b>Governors Type</b>	<b>Entity Name</b>	<b>First Name</b>	<b>Last Name</b>
GOVERNOR	INDIVIDUAL		DAVID	CHEN
GOVERNOR	INDIVIDUAL		HUBERT	CHEN
GOVERNOR	INDIVIDUAL		TIMOTHY	CHEN
GOVERNOR	INDIVIDUAL		CLARA	CHEN
GOVERNOR	INDIVIDUAL		CLARA	CHEN



Filed  
Secretary of State  
State of Washington  
Date Filed: 03/16/2018  
Effective Date: 03/16/2018  
UBI #: 601 781 520

## EXPRESS ANNUAL REPORT WITH CHANGES

### BUSINESS INFORMATION

---

Business Name:

**TAHN ASSOCIATES, L.L.C.**

UBI Number:

**601 781 520**

Business Type:

**WA LIMITED LIABILITY COMPANY**

Business Status:

**ACTIVE**

Principal Office Street Address:

**644 164TH PL NE, BELLEVUE, WA, 98008-4013, USA**

Principal Office Mailing Address:

Expiration Date:

**04/29/2019**

Jurisdiction:

**UNITED STATES, WASHINGTON**

Formation/Registration Date:

**04/04/1997**

Period of Duration:

**PERPETUAL**

Inactive Date:

Nature of Business:

### REGISTERED AGENT [RCW 23.95.410](#)

---

Registered Agent Name	Street Address	Mailing Address
CLARA CHEN	644-164 PL NE, BELLEVUE, WA, 98008-4013, UNITED STATES	

### PRINCIPAL OFFICE

---

Phone:

**206-244-3210**

Email:

**CLARALCHEN@GMAIL.COM**

Street Address:

**644 164TH PL NE, BELLEVUE, WA, 98008-4013, USA**

Mailing Address:

## GOVERNORS

---

<b>Title</b>	<b>Type</b>	<b>Entity Name</b>	<b>First Name</b>	<b>Last Name</b>
GOVERNOR	INDIVIDUAL		DAVID	CHEN
GOVERNOR	INDIVIDUAL		HUBERT	CHEN
GOVERNOR	INDIVIDUAL		TIMOTHY	CHEN
GOVERNOR	INDIVIDUAL		CLARA	CHEN
GOVERNOR	INDIVIDUAL		CLARA	CHEN

## NATURE OF BUSINESS

---

REAL PROPERTY INVESTMENT

## EFFECTIVE DATE

---

Effective Date:

**03/16/2018**

## CONTROLLING INTEREST

---

Does your company own real property (including leasehold interests) in Washington?

**YES**

1. Has there been a transfer of stock, other financial interest change, or an option agreement exercised during the last 12 months that resulted in a transfer of controlling interest?

**NO**

2. Has an option agreement been executed in the last 12 months allowing for the future purchase or acquisition of the entity, that, if exercised would result in a transfer of controlling interest?

**NO**

3. Unanswered, or Blank?

**NO**

You must contact the Washington State Department of Revenue to report a Controlling Interest Transfer **IF**:

\* This company owns land, buildings or other real estate in Washington State,

**AND**

\* You answered "YES" to question 1 above.

Failure to report a Controlling Interest Transfer is subject to penalty provisions of RCW 82.45.220.

For more information on **Controlling Interest**, please call the Department of Revenue at (360) 534-1503, option 1, or visit [www.dor.wa.gov/REET](http://www.dor.wa.gov/REET)

Business Licensing Service, PO Box 9034, Olympia, WA 98507-9034

For assistance or to request this document in an alternate format, visit [business.wa.gov/BLS](http://business.wa.gov/BLS) or call 360-705-6744. Teletype users may call 711.

Fax 360-705-6699

## RETURN ADDRESS FOR THIS FILING

---

Attention:

**CLARA CHEN**

Email:

**CLARALCHEN@GMAIL.COM**

Address:

---

This document is a public record. For more information visit [www.sos.wa.gov/corps](http://www.sos.wa.gov/corps)

644 164TH PL NE, BELLEVUE, WA, 98008-4013, USA

## AUTHORIZED PERSON

---

Person Type:

**INDIVIDUAL**

First Name:

**CLARA**

Last Name:

**CHEN**

Title:

**MANAGER**

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

RENEW YOUR  
**Corporation or LLC**

**Print**

**TAHN ASSOCIATES, L.L.C.**  
**UBI: 601 781 520**

**Thank you for renewing online**

Your annual report has been completed and submitted. Please print this receipt for your records and allow 14 days to receive your license document in the mail.

Completed date and time: Mar 23 2016 3:52PM Pacific Time  
 Transaction number: 2016 083 4948  
 Payment type: E-Check

Your company	
Company name:	TAHN ASSOCIATES, L.L.C.
Unified business ID:	601 781 520
State of formation:	Washington
Date of formation:	04/04/1997
Expiration date:	04/30/2017

Your fees	
Domestic Limited Liability Company:	\$ 60.00
Processing fee:	\$ 11.00
Total fees:	\$ 71.00
Previous payment:	\$ 0.00
Total amount charged:	\$ 71.00

Business information	
Principal place of business:	644-164 Place NE Bellevue, Washington 98008 United States
Company telephone number:	(206) 244 3210
Company email address:	Claralchen@gmail.com
My company is managed by:	LLC members (owners)
Does your company own real property (including leasehold interests) in Washington?	Yes
Has there been a transfer of stock, other financial interest change, or an option agreement exercised during the last 12 months that resulted in a transfer of controlling interest?	No
Has an option agreement been executed in the last 12 months allowing for the future purchase or acquisition of the entity, that, if exercised would result in a transfer of controlling interest?	No  If your company owns real property (including improvements on leased land) in Washington State, you must contact the Washington State Department of Revenue to report a transfer of a controlling interest. Failure to report the transfer is subject to the penalty provisions of RCW 82.45.220.  "Real property" means land or anything affixed to land, including standing timber or crops. Examples: Buildings, condominiums, used park model trailers, used floating homes, underground irrigation systems or utilities, and other types of property that are permanently affixed such as leasehold improvements not required to be removed at the end of your lease. See WAC 458-61A-102 & WAC 458-61A-106 for additional information.
For more information please call the Dept. of Revenue at (360) 534-1503, option 1, or visit <a href="http://www.dor.wa.gov/REET">www.dor.wa.gov/REET</a> .	



**Nature of business**

Type:	Real Estate
-------	-------------

**Governing people**

DAVID CHEN	Member	9609 BULLS RUN PARKWAY BETHESDA, Maryland 20817 United States
TIMOTHY CHEN	Member	12 BUCKMINSTER LANE MANHASSET, New York 11030 United States
CLARA CHEN	Manager	644-164 place ne Bellevue, Washington 98008 United States
HUBERT CHEN	Manager	6670 IVY LANE SAN JOSE, California 95129 United States

**Registered agent**

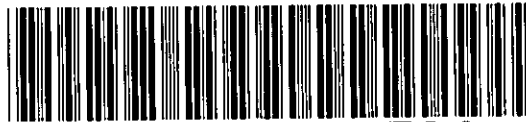
Agent type on file:	Individual
Agent on file:	CLARA LIU CHEN
Agent's office street address on file:	18528 BRITTANY DR SW NORMANDY PARK, Washington 981663812 United States
Agent's mailing address on file:	Same as registered office address.
Request agent office street address change to:	644-164 place ne Bellevue, Washington 98008 United States

**Person completing this renewal**

Submitted By:	CLARA CHEN
Title:	Manager
Renewal certification:	I am the person listed above and I certify under penalty of perjury that the renewal information submitted is true and correct to the best of my knowledge. I understand that deliberately submitting false information may be punishable as a gross misdemeanor. RCW 43.07.210

**Return Address:**

Gary Rickert  
2115 NW 199th St.  
Shoreline, WA 98177



**20130115000591**

SCHWENSEN, JOYC MEMO-RER 74.00  
PAGE-001 OF 002  
01/15/2013 09:27  
KING COUNTY, WA

Document Title(s): MEMORANDUM OF ENVIRONMENTAL INDEMNITY AGREEMENT
Reference Number(s) of Related Documents: not applicable
Grantor: TAHN ASSOCIATES, LLC
Grantees: 1. RICKERT, GARY W. 2. RICKERT, MEDLEY 3. THE WAYNE A. RICKERT TESTAMENTARY TRUST
Legal description (Abbreviated): Ptn. Lot 11 and all Lot 12, Block 10, Assessor's Plat of University Heights, Vol. 16, P. 70, King County (see p. 1 for full legal description)
Assessor's Property Tax Parcel/Account Number: 881740-0125-08

**MEMORANDUM OF ENVIRONMENTAL INDEMNITY AGREEMENT**

This Memorandum of Environmental Indemnity Agreement is prepared for the purpose of recordation and to give notice to third parties dealing in any way with the real property described herein that TAHN Associates, LLC, a Washington limited liability company, ("Indemnitor") has entered into an Environmental Indemnity Agreement dated November 26, 2012, for the benefit of Gary W. Rickert, Medley Rickert, and the Wayne A. Rickert Testamentary Trust (collectively "Indemnitee"), which includes provisions that may impact title to the real property. The terms of the Environmental Indemnity Agreement are hereby incorporated herein by this reference. This Memorandum of Environmental Indemnity Agreement in no way modifies the Environmental Indemnity Agreement itself.

1. Real Property. The real property that is the subject of the Environmental Indemnity Agreement including all buildings, structures and other improvements located thereon (herein the "Property") is commonly known as 4701 Brooklyn Avenue NE, Seattle, WA, and is legally described as:

Lot 12 and the South five (5) feet of Lot 11, Block 10, Assessor's Plat of University Heights, according to the plat thereof recorded in Volume 16 of Plats, Page 70, Records of King County, Washington.

2. Provisions. The Environmental Indemnity Agreement provides, among other matters, that Indemnitor or an affiliate of Indemnitor will clean up hazardous substances affecting the Property, including removal, containment or other remedial action required by applicable law, or cause the Property to be in compliance with any



## BUSINESS INFORMATION

---

Business Name:

**CARSON CLEANERS, INC.**

UBI Number:

**600 068 512**

Business Type:

**WA PROFIT CORPORATION**

Business Status:

**ADMINISTRATIVELY DISSOLVED**

Principal Office Street Address:

Principal Office Mailing Address:

Expiration Date:

**03/31/2015**

Jurisdiction:

**UNITED STATES, WASHINGTON**

Formation/ Registration Date:

**03/24/1972**

Period of Duration:

**PERPETUAL**

Inactive Date:

**07/01/2015**

Nature of Business:

## REGISTERED AGENT INFORMATION

---

Registered Agent Name:

**ROGER E LAGESCHULTE**

Street Address:

**320 DAYTON ST #127, EDMONDS, WA, 98020, UNITED STATES**

Mailing Address:

## GOVERNORS

---

<b>Title</b>	<b>Governors Type</b>	<b>Entity Name</b>	<b>First Name</b>	<b>Last Name</b>
GOVERNOR	INDIVIDUAL		JANICE	CARSON
GOVERNOR	INDIVIDUAL		ROBERT	CARSON

STATE of WASHINGTON



SECRETARY of STATE

Entity Name:

CARSON CLEANERS, INC.  
c/o ROGER E LAGESCHULTE  
320 DAYTON ST #127  
EDMONDS WA 98020

U.B.I. Number:  
600 068 512

## CERTIFICATE OF ADMINISTRATIVE DISSOLUTION

In accordance with the Revised Code of Washington (RCW) the above entity is hereby administratively dissolved as of July 01, 2015.

This action was taken due to the failure of the entity to file an annual list of officers/license renewal within the time set forth by law.

A copy of this certificate is on file in this office:

Corporations Division  
Office of the Secretary of State  
PO Box 40234  
Olympia, Washington 98504-0234  
(360) 725-0377

Given under my hand and the seal of the State  
of Washington at Olympia, the State Capital.

Kim Wyman, Secretary of State



D-219572

FILE NUMBER



DOMESTIC

# STATE OF WASHINGTON | DEPARTMENT OF STATE

I, **A. LUDLOW KRAMER**, Secretary of State of the State of Washington and custodian of its seal, hereby certify that

## ARTICLES OF INCORPORATION

of CARSON CLEANERS, INC.  
a domestic corporation of Seattle, Washington,

was filed for record in this office on this date, and I further certify that such Articles remain on file in this office.

Filed at request of \_\_\_\_\_  
Lindell and Carr  
1500 IBM Building  
Seattle, Washington 98101  
Attn: Roger E. Lageschulte

Filing and recording fee . . . \$ 50.00

License to June 30, 19 72 \$ 30.00

Excess pages @ 25¢ \$ \_\_\_\_\_

Microfilmed, Roll No. 1237

Page 245

In witness whereof I have signed and have affixed the seal of the State of Washington to this certificate at Olympia, the State Capitol, March 24, 1972

A. LUDLOW KRAMER  
SECRETARY OF STATE

ARTICLES OF INCORPORATION

FILED

OF

MAR 24 1972

CARSON CLEANERS, INC.A. LUDLOW KRAMER  
SECRETARY OF STATE

I, Roger E. Lageschulte, being over the age of twenty-one years, for the purpose of forming a corporation under the Washington Business Corporation Act, hereby certifies and adopts in triplicate the following Articles of Incorporation.

ARTICLE I. NAME AND DURATION

The name of this corporation shall be Carson Cleaners, Inc. and its existence shall be perpetual.

ARTICLE II. PURPOSE

The purposes for which this corporation is formed are to operate a dry cleaning business and related activities, to own assets necessary to the conduct of its business and to transact and conduct all business of every kind and character not repugnant to law.

ARTICLE III. REGISTERED OFFICE AND AGENT

The location and post office address of the registered office of the corporation shall be 1500 IBM Building, Seattle, Washington 98101, and the registered agent of the corporation at that address shall be Roger E. Lageschulte.

ARTICLE IV. AUTHORIZED CAPITAL

The authorized capital of this corporation shall consist of fifty thousand (50,000) shares having no par value. Subscriptions for shares thereof shall be made payable with consideration of the character and value determined by the Board of Directors. Consideration to be received for the issuance of shares shall not exceed \$50,000.

ARTICLE V. PRE-EMPTIVE RIGHTS

No holder of shares of any class of capital stock of the corporation shall have any pre-emptive right to subscribe to any additional issues of capital stock of the corporation or to any issues of securities of the corporation convertible into capital



stock unless the Board of Directors shall in its sole discretion otherwise determine, and then only in such amount and at such price as the Board of Directors may fix; and any shares of capital stock of the corporation or any securities of the corporation convertible into capital stock which the Board may offer for subscription or which are issued as a dividend may be offered or issued to holders of any class or classes of capital stock at the time existing to the exclusion of holders of shares of any other class or classes of capital stock at the time existing.

ARTICLE VI. PAID-IN CAPITAL

The amount of paid-in capital with which the corporation shall commence business is the sum of Five Hundred Dollars (\$500).

ARTICLE VII. BOARD OF DIRECTORS

There shall be three (3) Directors at the commencement of business, but the Board of Directors may at any time be increased to a number not exceeding nine (9) or decreased to a number not less than three (3).

In furtherance of and not in limitation of the powers conferred by the laws of the State of Washington, the Board of Directors is expressly authorized to make, alter and repeal the Bylaws of the corporation, subject to the power of the stockholders of the corporation to change or repeal such Bylaws.

The names and addresses of the first Directors of the corporation, who shall serve until the annual meeting of shareholders or until their successors are elected, are as follows:

<u>Name</u>	<u>Address</u>
Roy L. Carson	1500 IBM Building Seattle, Wash. 98101
Doris L. Carson	1500 IBM Building Seattle, Wash. 98101
Robert R. Carson	1500 IBM Building Seattle, Wash. 98101

ARTICLE VIII. SPECIAL TRANSACTIONS

A majority of the voting power of all shareholders may authorize the following:

- (1) A voluntary sale, lease or exchange of all assets of this corporation;
- (2) Amendment of these Articles of Incorporation;
- (3) Reduction of the capital stock of this corporation.

#### ARTICLE IX. CONFLICT OF INTEREST; DISCLOSURE

The corporation may enter into contracts and otherwise transact business as vendor, purchaser or otherwise with its Directors, officers and shareholders and with corporations, associations, firms and entities in which they are or may be or become interested as Directors, officers, shareholders, members or otherwise, as freely as though such adverse interests did not exist, even though the vote, action or presence of such Director, officer or shareholder may be necessary to obligate the corporation upon such contracts or transactions; and in the absence of fraud no such contract or transaction shall be voided and no such Director, officer or shareholder shall be held liable to account to the corporation by reason of such adverse interests or by reason of any fiduciary relationship to the corporation arising out of such office or stock ownership, for any profit or benefit realized by him through any such contract or transaction; provided, that in the case of Directors and officers of the corporation (but not in the case of shareholders who are not Directors or officers), the nature of the interest of such Director or officer, though not necessarily the details or the extent thereof, be disclosed or known to the Board of Directors of the corporation at the meeting thereof at which such contract or transaction is authorized or confirmed. A general notice that a Director or officer of the corporation is interested in any corporation, association, firm or entity shall be sufficient disclosure as to such Director or officer with respect to all contracts and transactions with that corporation, association, firm or entity.

#### ARTICLE X. CORPORATION DISTRIBUTIONS; CORPORATE DEALINGS IN OWN SHARES

The corporation shall have the right to make distributions, in cash or property, and to purchase, take, receive or otherwise acquire, hold own, pledge, transfer or dispose of its own shares, from capital surplus available therefor to the extent that such surplus is not reserved or restricted for some other purpose.

ARTICLE XI. INDEMNIFICATION OF DIRECTORS AND OFFICERS

Each Director or officer now or hereafter serving the corporation and each person who at the request of or on behalf of the corporation is now serving or hereafter serves as a Director or officer of any other corporation, and the respective heirs, executors and administrators of each of them, shall be indemnified by the corporation against all costs, expenses, judgments and liabilities, including attorneys' fees, reasonably incurred by or imposed upon him in connection with or resulting from any action, suit or proceeding, civil or criminal, in which he is or may be made a party by reason of his being or having been such Director or officer or by reason of any action alleged to have been taken or omitted by him as such Director or officer, whether or not he is a Director or officer at the time of incurring such costs, expenses, judgments and liabilities, except in relation to matters as to which he shall be finally adjudged, without right of further appeal in such action, suit or proceeding, to have been liable for willful misconduct in the performance of his duty as such Director or officer. Such indemnification shall be made with respect to adjudications other than on the merits and shall extend to settlements and compromises. The foregoing right of indemnification shall not be exclusive of other rights to which such Director or officer may be entitled as a matter of law.

ARTICLE XII. INCORPORATOR

The name and address of the incorporator are as follows:

Roger E. Lageschulte  
1500 IBM Building  
Seattle, Washington 98101

IN WITNESS WHEREOF, I, the undersigned incorporator, have hereunto set my hand in triplicate this 23rd day of March, 1972.

  
\_\_\_\_\_  
Roger E. Lageschulte