

King County has obtained title reports for notice purposes as required by Washington State law. We have furnished these title reports for viewing purposes ONLY. These documents are a public record, but should not be relied upon for personal use or as a basis for determining whether or not to bid on a parcel. King County makes no guarantee or warranty, expressed or implied that the information contained in the title reports is accurate or complete in scope or substance. They are restricted to the use of King County Treasury for the purpose of determining necessary parties defendant in an action concerning matters to be disclosed at a later date. **POTENTIAL BUYERS SHOULD NOT RELY ON THE INFORMATION PROVIDED IN SAID TITLE REPORTS, AND DO SO AT THEIR OWN RISK.**



**First American**

*First American Title Insurance Company*

818 Stewart St, Ste 800

Seattle, WA 98101

Phn - (206)728-0400 (800)826-7718

Fax -

**King County Title Team**

818 Stewart St, Ste. 800, Seattle, WA 98101

Fax No. (866) 904-2177

Fax No. (866) 561-3729

**EMAIL: TITLEKINGWA@firstam.com**

Pat Fullerton (206) 615-3055

Kelly Cornwall (206) 336-0725

Jennifer Salas (206) 615-3011

Peter Child (206) 336-0726

Kathy J. Turner (206) 336-0724

Curtis Goodman (206) 615-3069

Municipality Title Officer

**TAX FORECLOSURE  
LITIGATION GUARANTEE**

LIABILITY Pursuant to  
Contract Bid No.  
1073-11

ORDER NO.: TFK2015359

FEE \$ 405.00

TAX \$38.88

YOUR REF.: 982870-0630-04

**First American Title Insurance Company**

a Corporation, herein called the Company

**GUARANTEES**

**King County**

herein called the Assured, against loss not exceeding the liability amount stated above which the Assured shall sustain by reason of any incorrectness in the assurance which the Company hereby gives that, according to the public records, on the date stated below,

1. The title to the herein described land was vested in the vestee named, subject to the matters shown as exceptions herein, which exceptions are not necessarily shown in the order of their priority;

**All subject, however, to the exclusions from coverage, the limits of liability and other provisions of the conditions and stipulations hereto annexed and made a part of this Guarantee.**

Dated: July 20, 2015 at 7:30 A.M.

Title to said estate or interest at the date hereof is vested in:

THE HEIRS AT LAW OF EDDIE L. TATE AND GENEIVA G. TATE, DECEASED

Recording Number(s) of document(s) by which title was acquired: 5608515, copy(ies) attached.

The estate or interest in the land hereinafter described or referred to covered by this Guarantee is:

Fee Simple Estate

The land referred to in this Guarantee is situated in the State of Washington, County of King, and is described as follows:

LOTS 19 AND 20, BLOCK 33, YESLER'S SECOND ADDITION TO THE CITY OF SEATTLE, (SUPPLEMENTAL), ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 249, IN KING COUNTY, WASHINGTON;  
EXCEPT THE NORTH 4 FEET OF SAID LOT 19.

APN: 982870-0630-04

**EXCEPTIONS:**

1. This report is not to be used as a basis for closing any transaction affecting title to said property. It is restricted to use of the addressee for the purpose of determining necessary parties defendant in an action concerning matters to be disclosed at a later date.

2. Agreements, Conditions, Covenants, Reservations and Restrictions, and Easements created of record prior to January 1, 2012, if any.

3. General taxes payable in current and/or prior years and assessments or special levies, if any.

4. Complaint/Notice of Violation/Non-Compliance regarding dangerous or sub-standard building and the lien of any assessment arising therefrom.

By: Department of Planning & Development Code Compliance Division

Complaint No.: 1026483

Dated: December 2, 2011

Recorded: January 06, 2012

Recording Information: 20120106000970

5. Complaint/Notice of Violation/Non-Compliance regarding dangerous or sub-standard building and the lien of any assessment arising therefrom.

By: DPD Code Compliance Division

Complaint No.: 1026932

Dated: February 21, 2012

Recorded: March 30, 2012

Recording Information: 20120330001045

6. Complaint/Notice of Violation/Non-Compliance regarding dangerous or sub-standard building and the lien of any assessment arising therefrom.  
By: Department of Planning & Development Code Compliance Division  
Complaint No.: 1026483  
Dated: July 06, 2012  
Recorded: July 20, 2012  
Recording Information: 20120720001526
7. Judgment.  
In Favor of: Ross Radley  
Against: Eddie Tate  
Amount: \$2,278.00 , together with interest, costs and attorneys' fees, if any  
Dated: March 22, 2013  
Filed: March 22, 2013  
Judgment No. (if applicable) : 13-9-13158-2  
Case/Cause No.: 13-2-05868-5  
Attorney for Judgment Creditor: Ross A Radley
8. Complaint/Notice of Violation/Non-Compliance regarding dangerous or sub-standard building and the lien of any assessment arising therefrom.  
By: Department of Planning & Development Code Compliance Division  
Complaint No.: 1029758  
Dated: June 10, 2013  
Recorded: July 05, 2013  
Recording Information: 20130705000240
9. Pendency of action in King County Circuit Court/Superior Court.  
Plaintiff: Briar Box II  
Defendant: Eddie Tate and Genevia Tate  
Case No.: 13-2-25942-7  
Recorded/Filed: July 12, 2013  
Action For: Specific Performance of Real Estate Purchase and Sale Agreement  
Attorney for Plaintiff: Douglas Edward Schwed and Todd W Wilson
- Lis Pendens was recorded on July 29, 2013 under 20130729002075.
10. Complaint/Notice of Violation/Non-Compliance regarding dangerous or sub-standard building and the lien of any assessment arising therefrom.  
By: Department of Planning & Development Code Compliance Division  
Complaint No.: 1031894  
Dated: May 6, 2014  
Recorded: May 9, 2014  
Recording Information: 20140509000098

11. Geneva Tate died intestate.

Probate Case No.: 15-4-03620-1, King County  
Personal Representative: Azani Tate  
Attorney for Estate: Keith D. Armstrong

Said probate discloses that Eddie L. Tate is also deceased.

12. Right title and interest of Donnie Brooks Tate, Marcia Tate Arunga, Monica Tate, and Azani Tate as disclosed in Superior Court Cause No. 15-4-03620-1, and in addition any unnamed heirs. The following matters may attach to said premises:

13. Judgment.

In Favor of: Washington State Department of Employment Security  
Against: Monica L. Tate  
Amount: \$576.63 , together with interest, costs and attorneys' fees, if any  
Dated: August 14, 2012  
Filed: August 14, 2012  
Judgment No. (if applicable) : 12-9-19353-9  
Case/Cause No.: 12-2-27001-5  
Attorney for Judgment Creditor:

14. Judgment.

In Favor of: Caroline Kline Galland Home  
Against: Monica Tate  
Amount: \$3,669.01 , together with interest, costs and attorneys' fees, if any  
Dated: September 25, 2012  
Filed: September 25, 2012  
Judgment No. (if applicable) : 12-9-25876-2  
Case/Cause No.: 09-4-05766-1  
Attorney for Judgment Creditor: Michelle Lynn Graunke

15. Judgment.

In Favor of: Aiken St. Louis & Siljeg PS  
Against: Monica Tate  
Amount: \$2,222.00 , together with interest, costs and attorneys' fees, if any  
Dated: October 16, 2012  
Filed: October 16, 2012  
Judgment No. (if applicable) : 12-9-28208-6  
Case/Cause No.: 09-4-05766-1  
Attorney for Judgment Creditor: Richard L. Furman, Jr.

<b>INFORMATIONAL NOTES</b>
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A. Any sketch attached hereto is done so as a courtesy only and is not part of any title commitment or policy. It is furnished solely for the purpose of assisting in locating the premises and First American expressly disclaims any liability which may result from reliance made upon it.

- B. The Schedule of Exclusions from Coverage of this Guarantee and the Guarantee Conditions and Stipulations Form No. 1282 (Rev. 12/15/95) have been accepted by the Assured and are incorporated herein by reference. Said form has been delivered to the Assured as a master form rather than attached to each report individually, at the request of the Assured.
- C. We note the following discrepancy(ies) between the tax assessor's legal description and the legal description of record:  
Record legal reads "Lot 19, except the South 4 feet", while Assessor's Legal reads "the south 36 feet of Lot 19". Both legals adequately describe the property herein described.

APN: 982870-0630-04





5608515

Statutory Warranty Deed

RECORDED  
VOL. \_\_\_\_\_  
PAGE \_\_\_\_\_ REQUEST OF

1963 JUL 11 PM 4 07

ROBERT F. MORRIS AVENUE  
KING COUNTY WASH.  
DEPUTY

WASHINGTON  
TITLE INSURANCE  
COMPANY

SEATTLE, WASHINGTON

Mail to CENTRAL BONDING & SURETY, INC.  
Suite 206, 170 - 2nd Ave. E.  
Seattle, Wash. 98101

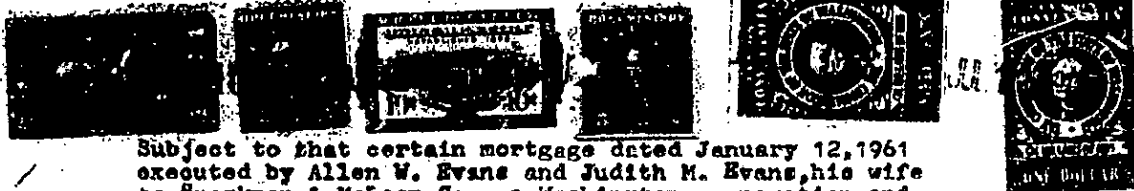
ADDITIONAL INFORMATION TO

FORM 159

### Statutory Warranty Deed

THE GRANTOR Allen W. Evans and Judith M. Evans, husband and wife  
for and in consideration of Ten Dollars and other valuable consideration  
in hand paid, conveys and warrants to Eddie L. Tate and Geneva Tate, his wife  
the following described real estate, situated in the County of King, State of  
Washington:

Lots 19 and 20, block 33, Yealer's Second Addition to the  
City of Seattle, (Supplemental) according to plat recorded  
in Volume 1 of plate, page 249, in King County, Washington,  
except the north 4 feet of said lot 19.



165  
1.50

Subject to that certain mortgage dated January 12, 1961  
executed by Allen W. Evans and Judith M. Evans, his wife  
to Sparkman & McLean Co., a Washington corporation, and  
recorded under auditor's file no. 5241328, which the GRANTOR  
herein agrees to assume and pay the principal balance in  
the approximate amount of \$12,400.00 according to its terms  
and conditions.

### SALES TAX LIEN PAID

Dated this ELEVENTH day of July, 1963

A. A. TREMPER  
KING COUNTY TREASURER  
E519890  
Allen W. Evans (REAL)  
Judith M. Evans (REAL)

STATE OF WASHINGTON,  
County of KING

On this day personally appeared before me Allen W. Evans and Judith M. Evans  
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  
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 11th day of July, 1963

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

JUL 11 1963





## City of Seattle

Department of Planning & Development  
Property Owner and Tenant Assistance  
Code Compliance Division  
700 Fifth Avenue, Suite #2000  
PO Box 34019  
Seattle Washington 98124-4019  
(206) 615-0808 or (206) 233-7156 (TTY)  
[www.seattle.gov/dpd](http://www.seattle.gov/dpd)



**20120106000970**

CITY OF SEATTLE C  
PAGE-001 OF 003  
01/06/2012 14:03  
KING COUNTY, WA

64.00

Document Title: **JUST CAUSE EVICTION ORDINANCE  
HOUSING CODE NOTICE OF VIOLATION**

City of Seattle: Department of Planning & Development  
Code Compliance Division

Property Owner: **EDDIE L. & GENEIVA TATE**

Date: December 2, 2011  
Case No. 1026483

Address: 6017 51<sup>st</sup> Avenue South  
Seattle, Washington 98118-2867

Subject: Premises known as **3016 East Howell Street**  
APN: 9828700630  
PORTION OF LOT 19, ALL OF LOT 20, BLOCK 33, YESLERS SECOND  
ADDITION TO THE CITY OF SEATTLE SUPPLEMENTAL, AS  
RECORDED IN VOLUME 1 OF PLATS, PAGE 249, RECORDS OF  
KING COUNTY, WASHINGTON.

This office has conducted an investigation of a complaint concerning the requirements of the City of Seattle Just Cause Eviction Ordinance (Seattle Municipal Code Section 22.206.160(C)) at the above address and found the following item(s) to be in violation of the Ordinance.

### **VIOLATION**

"owners of housing units shall not evict or attempt to evict any tenant, or otherwise terminate or attempt to terminate the tenancy of any tenant unless the owner can prove in court that just cause exists. The reasons for termination of tenancy listed below, and no others, shall constitute just cause under this section."

**THE "DATE OF NOTICE TO VACATE OCTOBER 29, 2011" DATED OCTOBER 29, 2011 AND SERVED TO YOUR TENANT, ADRIENNE BAILEY, ON OR ABOUT THAT DATE, FAILED TO STATE JUST CAUSE IN VIOLATION OF SEATTLE MUNICIPAL CODE SECTION (22.206.160.C.1).**

**CORRECTION**

**RESCIND IN WRITING THE "DATE OF NOTICE TO VACATE OCTOBER 29, 2011".**

**CORRECTIVE ACTION IS DUE BY**

**DELIVER THE ABOVE PAYMENT TO THE UNDERSIGNED ENFORCEMENT OFFICER BY  
2:00 P.M. ON THURSDAY, DECEMBER 15, 2011**

**PENALTIES**

Failure to take corrective action within the specified time period will result in legal action on the part of the City as required by the City of Seattle Housing and Building Maintenance Code (Seattle Municipal Code Chapter 22.200). In addition to any other sanction or remedial procedure that may be available, any person violating or failing to comply with any requirement of this Code shall be subject to a cumulative civil penalty in the amount of one hundred and fifty dollars (\$150.00) per day for each housing unit in violation and one hundred and fifty dollars (\$150.00) per day for violations in the common areas or on the premises surrounding the building or structure for the first ten (10) days of noncompliance, and five hundred dollars (\$500.00) per day for each housing unit in violation, and five hundred dollars (\$500.00) per day for each violation in the common areas and premises thereafter until the person complies with the requirements of this Code.

**In any court proceeding to collect a penalty, the City has the burden of proving, by a preponderance of the evidence that the code violation exists/existed.**

Any person violating or failing to comply with any provision of Chapter 22.206 of the Housing and Building Maintenance Code and who has had a judgment entered against him/her pursuant to Title 22 or Title 23 of the Seattle Municipal Code or its predecessors within the past seven (7) years shall be subject to criminal prosecution.

**A copy of this Notice of Violation may be filed with the Department of Records and Elections of King County.**

**DIRECTOR'S REVIEW**

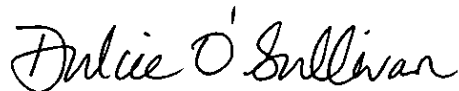
The Housing and Building Maintenance Code (Seattle Municipal Code Chapter 22.200) provides that anyone affected by a Notice of Violation may request a review of this Notice before a Department Review Officer. A request for Review by the Director must be made in writing and must be received by the Director no later than ten (10) days following service of this Notice, and must contain the following:

1. A brief statement as to how the appellant is significantly affected by or interested in the reconsideration.
2. A brief statement containing explicit exceptions and objections with regard to the Notice of Violation.
3. The signature, mailing address and telephone number of the appellant. In the event there are numerous appellants, the request for reconsideration shall designate the single representative to be contacted.

The undersigned enforcement officer will be pleased to meet with you or your appointed agent to discuss the corrections necessary to comply with the Just Cause Eviction Ordinance. You must notify the undersigned enforcement officer when the corrections have been made so that we may certify compliance.

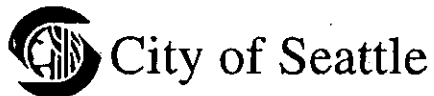
If you require any further information please contact the undersigned enforcement officer at (206) 615-0808. Please call between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Sincerely,

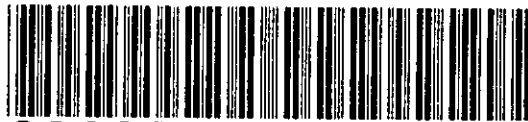


Dulcie O'Sullivan  
Housing Ordinance Specialist  
Property Owner and Tenant Assistance  
Code Compliance Division

DO'S/do's



Department of Planning and Development  
Code Compliance Division  
700 5th Avenue Suite 2000  
PO Box 34019  
Seattle WA 98124-4019  
206-615-0808 / 206-233-7156 (TTY)  
www.seattle.gov/dpd



**20120330001045**

CITY OF SEATTLE  
PAGE-001 OF 006  
03/30/2012 13:44  
KING COUNTY, WA

67.00

DOCUMENT TITLE: **HOUSING CODE NOTICE OF VIOLATION**  
CITY OF SEATTLE: **DPD CODE COMPLIANCE DIVISION**  
PROPERTY OWNER: **EDDIE L. TATE & GENEIVA G. TATE**

February 21, 2012  
FILE NO. 1026932

EDDIE L TATE  
GENEIVA G TATE  
6017 51<sup>ST</sup> AVE S  
SEATTLE WA 98118-2867

SUBJECT: Premises known as **3016 East Howell Street**

APN: 982870-0630  
THE SOUTH 36 FT OF LOT 19 AND ALL OF LOT 20, BLOCK 33,  
YESLER'S SECOND ADDITION TO THE CITY OF SEATTLE,  
SUPPLEMENTAL, AS RECORDED IN VOLUME 1 OF PLATS, PAGE  
249, RECORDS OF KING COUNTY, WASHINGTON.

As a result of an inspection by a Housing and Zoning Inspector, the above property was found to be in violation of the City of Seattle Housing and Building Maintenance Code, Chapter 22.206 of the Seattle Municipal Code.

**CORRECTIVE ACTION IS DUE BY MARCH 23, 2012.**

The specific violation(s) and correction(s) are as follows:

**UNIT 3016**  
**MAIN FLOOR**  
**LIVING ROOM**

1. Repair or replace the broken window glazing in an approved manner. 22.206.070, 22.206.080, 22.206.160

2. Repair or replace the defective electrical receptacle outlet located on the west wall and install cover plate in an approved manner. 22.206.110, 22.206.120, 22.206.160
3. Repair cracks on ceiling in an approved manner. 22.206.080, 22.206.160

#### KITCHEN

4. Repair or replace the defective electrical receptacle outlet located on the west wall in an approved manner. 22.206.110, 22.206.120, 22.206.160
5. Repair or replace the broken window glazing in an approved manner. 22.206.070, 22.206.080, 22.206.160
6. Repair or replace the defective ceiling light fixture in an approved manner. 22.206.110, 22.206.120, 22.206.160
7. Repair the hot water supply to dispense at a temperature of not more than 120° F and not less than 100° F at fixture outlet in an approved manner. 22.206.050, 22.206.160
8. In an approved manner, enclose hole in wall covering around plumbing drain under the sink. 22.206.080, 22.206.160

#### STAIRS TO BASEMENT

9. Install the required handrail for stairs to the basement in an approved manner. 22.206.080, 22.206.130, 22.206.160 SEE NOTES 23 AND 24

#### BASEMENT

##### LAUNDRY AREA

10. Install the missing cover plate for the electrical receptacle outlet located by laundry machine. 22.206.120, 22.206.160
11. Repair all open ground electrical receptacle outlets with permit or replace with ungrounded two-prong outlets in an approved manner. 22.206.110, 22.206.120, 22.206.160 (PERMIT REQUIRED TO GROUND) SEE NOTE 54

##### EAST ROOM

12. Repair or replace the broken window glazing in an approved manner. 22.206.070, 22.206.080, 22.206.160
13. Discontinue the use of the east room as a sleeping room or otherwise as habitable space or install window(s) that meet current egress requirements per code. 22.206.070, 22.206.080, 22.206.130, 22.206.160 SEE NOTES 36 AND 53
14. Discontinue the use of the east room as sleeping room or otherwise as habitable space or install window(s) that meet current natural light requirements. 22.206.040, 22.206.070, 22.206.080, 22.206.160 (PERMIT REQUIRED) SEE NOTES 6, 7, 10 AND 53

##### WEST ROOM

15. Discontinue the use of the west room as a sleeping room or otherwise as habitable space or install window(s) that meet current egress requirements per code. 22.206.070, 22.206.080, 22.206.130, 22.206.160 SEE NOTES 36 AND 53
16. Discontinue the use of the west room as sleeping room or otherwise as habitable space or install window(s) that meet current natural light requirements. 22.206.040, 22.206.070, 22.206.080, 22.206.160 (PERMIT REQUIRED) SEE NOTES 6, 7, 10 AND 53

## **REAR DOOR**

17. Repair or replace the deteriorated weather stripping around the rear entry door in an approved manner. 22.206.080, 22.206.160

## **EXTERIOR**

18. Repair or replace the missing, peeling, and deteriorated protective covering for the exterior siding in an approved manner. Exterior wood surfaces (other than decay resistant wood) must be painted or have an approved protective covering. 22.206.080, 22.206.160
19. Repair or remove the dilapidated storage structure in an approved manner. 22.206.080, 22.206.160

## **NOTE 6**

Every habitable room in a housing unit shall have a window or windows with an area of not less than 8% of the floor area of the room, but in no event shall such area be less than 10 square feet. An approved system of artificial light may be used in lieu of the window or windows required in kitchens.

## **NOTE 7**

Every habitable room in a housing unit and every laundry room shall have natural ventilation from an exterior opening with an area not less than 2.5% of the floor area of the room but in no event less than two and one-half (2 1/2) square feet. In lieu of the required exterior openings, for natural ventilation, a mechanical ventilating system may be provided. Such system shall comply with the requirements of the Seattle Energy Code in effect on the date of installation and applicable requirements of the Mechanical Code. If a mechanical ventilation system is provided, it shall be connected to the outside.

## **NOTE 10**

Required exterior openings for natural light or natural ventilation shall open directly onto a street or public alley, or a yard or court adjacent to the required exterior opening.

## **NOTE 23**

Every stairway having more than 3 risers, except stairs to inaccessible service areas shall have at least 1 handrail mounted at least 34 inches but no more than 38 inches above the tread nose.

## **NOTE 24**

The handgrip portion of handrails shall be of such design as to be easily grasped by the hand and shall not be less than one and one-quarter (1 1/4) inches nor more than 2 inches in cross-sectional dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners.

Handrails projecting from a wall shall have a space of not less than one and one-half (1 1/2) inches between the wall and the handrail.

## **NOTE 36**

All emergency windows shall have a minimum net clear opening of 5.7 square feet. The minimum net clear opening height dimension shall be 24 inches. The minimum net clear

opening width dimension shall be 20 inches. The window shall have a finished sill height of not more than 44 inches above the floor.

**NOTE 53**

Building permit and final acceptance inspection by the Building Inspector required for correction of this item.

**NOTE 54**

Electrical permit and final acceptance inspection by the Electrical Inspector required for correction of this item.

**YOU MUST NOTIFY THE UNDERSIGNED INSPECTOR WHEN THE CORRECTIONS HAVE BEEN COMPLETED SO THAT A RE-INSPECTION MAY BE CONDUCTED.**

These violations do not constitute a just cause for eviction of any tenants under the Housing and Building Maintenance Code.

**PENALTIES**

Failure to take corrective action within the specified time period may result in legal action on the part of the City as required by the Housing and Building Maintenance Code. In addition to any other sanction or remedial procedure that may be available, any person violating or failing to comply with any requirement of this Code shall be subject to a cumulative civil penalty in the amount of One Hundred Fifty Dollars (\$150.00) per day for each housing unit in violation and One Hundred Fifty Dollars (\$150.00) per day for violations in the common areas or on the premises surrounding the building or structure for the first ten (10) days of noncompliance and Five Hundred Dollars (\$500.00) per day for each housing unit in violation, and Five Hundred Dollars (\$500.00) per day for each violation in the common areas and premises thereafter until the person complies with the requirements of this Code.

In addition, a violation compliance inspection charge of One Hundred and Seventy-seven Dollars (\$177.00) will be charged for the third inspection and for all subsequent inspections in this case, until compliance is achieved. This inspection charge is in addition to any per-day or other penalty imposed by the Housing and Building Maintenance Code, and is charged for each inspection beyond the first two inspections in the case.

In any court proceeding to collect a penalty, the City has the burden of proving, by a preponderance of the evidence, that the code violation exists/existed.

Any person violating or failing to comply with any provision of Chapter 22.206 of the Housing and Building Maintenance Code and who has had a judgment entered against him/her pursuant to Title 22 or Title 23 or its predecessors within the past seven (7) years shall be subject to criminal prosecution.

A copy of this Notice of Violation may be filed with the Department of Records and Elections of King County.

**DIRECTOR'S REVIEW**

The Housing and Building Maintenance Code provides that anyone affected by a Notice of Violation may request a review of this Notice by a Department Review Officer. The Review



Officer has the authority to review the facts of the case and determine whether or not there is a violation of the Housing and Building Maintenance Code. Although the Review Officer can extend the compliance date for a short period of time, the Review Officer cannot authorize a violation to continue.

The Request for Review by the Director must be in writing, received by the Director no later than ten (10) days following service of this Notice, and must contain the signature, mailing address and telephone number of the appellant. In the event there are numerous appellants, the request for Review by the Director shall designate the single representative to be contacted. The request should also include a brief statement containing explicit exceptions and objections with regard to the Notice of Violation and how the appellant is significantly affected by, or interested in, the Review by the Director.

#### **REQUESTS FOR EXTENSION**

A request for an extension of time of the compliance date does not require a review by the director. A written request for an extension with applicable reasons for the extension must be addressed to the housing/zoning inspector. Extensions will only be granted if substantial progress toward compliance has been made.

#### **OBTAINING PERMITS**

Any actions involving construction, demolition, change or establishment of use are regulated by City Codes and Ordinances, and must be authorized by the proper permits. Information on permits may be obtained at the Applicant Services Center, 700 5th Avenue, Suite 2000, 20th Floor, Seattle Municipal Tower, or by calling 206-684-8850. **PLEASE BRING THIS DOCUMENT WITH YOU WHEN APPLYING FOR ANY PERMITS.**

The date set for compliance with a Notice of Violation or Order of the Director takes precedence over work completion dates specified in any permit(s) and will be subordinate only to written extensions of the Notice or Order.

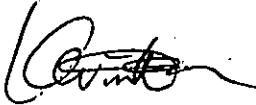
#### **REQUEST FOR VARIANCE**

A variance from the standards and requirements of the code may be granted under certain specific conditions. The current owner or tenant of a building may request a variance from the Housing and Building Maintenance Code on a form provided by the Department. The request must describe the standards or requirements of SMC Sections 22.206.010 through 22.206.140 or of SMC Section 22.206.200 from which a variance is requested and explain how the requested variance complies with subsections A1 through A5 of SMC Section 22.202.217. A variance request must contain the address of the property, the name and address of all persons having an interest in the property, and the names and addresses of all parties affected by the condition or conditions for which a variance is requested, including all property owners and occupants.

The undersigned Housing and Zoning Inspector will be pleased to meet with you or your appointed agent on the site to discuss the corrections necessary to bring the property into compliance with the Housing and Building Maintenance Code.

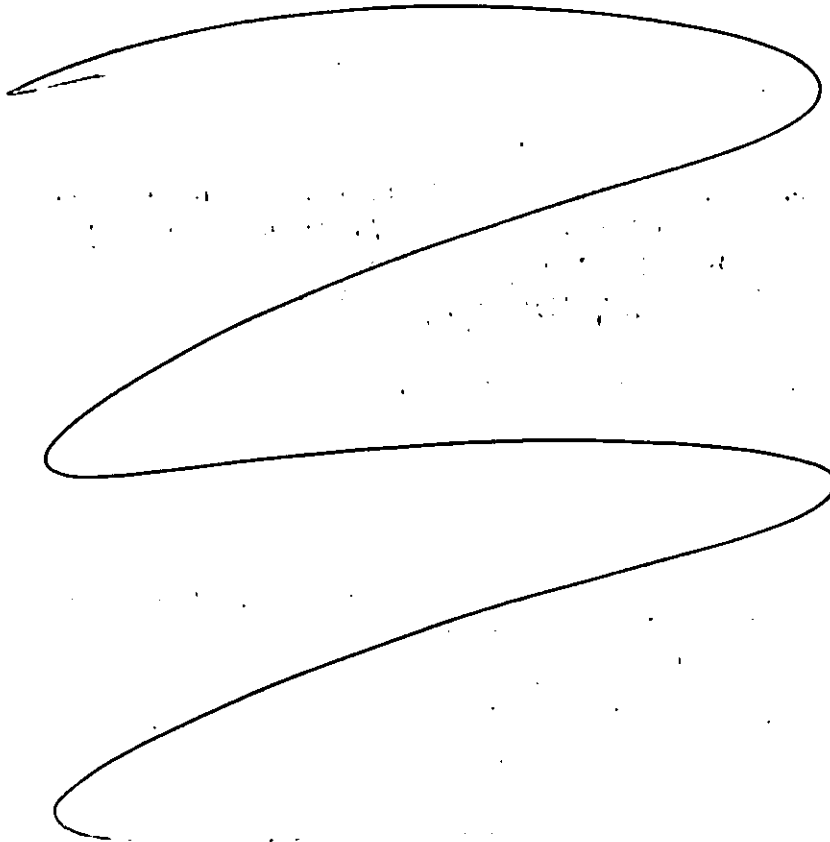
If you require further information, please contact the undersigned inspector. The inspector can be contacted at 206-615-1613 or [kevin.hou@seattle.gov](mailto:kevin.hou@seattle.gov). Thank you for your attention to this matter.

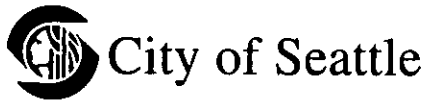
Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Hou", with a stylized flourish at the end.

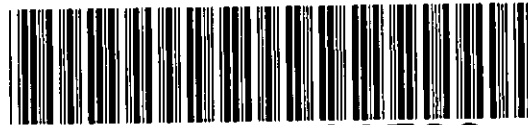
KEVIN HOU  
Housing and Zoning Inspector

KH/ag

A large, stylized handwritten flourish or signature in black ink, consisting of three large, sweeping loops.



Department of Planning & Development  
Property Owner and Tenant Assistance  
Code Compliance Division  
700 Fifth Avenue, Suite #2000  
PO Box 34019  
Seattle Washington 98124-4019  
(206) 615-0808 or (206) 233-7156 (TTY)  
[www.seattle.gov/dpd](http://www.seattle.gov/dpd)



**20120720001526**

CITY OF SEATTLE C  
PAGE-001 OF 003  
07/20/2012 15:06  
KING COUNTY, WA

64.00

Document Title: **JUST CAUSE EVICTION ORDINANCE  
HOUSING CODE NOTICE OF VIOLATION**

City of Seattle: Department of Planning & Development  
Code Compliance Division

Property Owner: Eddie L. Tate and Geneva Tate

Date: July 6, 2012  
Case No. 1027764

Address: 6017 51<sup>st</sup> Avenue South  
Seattle, Washington 98118-2867

Subject: Premises known as 3016 East Howell Street

APN: 9828700630

A portion of Lot 19 and all of Lot 20, Block 33, Yesler's Second Addition to the City of Seattle Supplemental, as recorded in Volume 1 of Plats, page 249, records of King County, Washington.

This office has conducted an investigation of a complaint concerning the requirements of the City of Seattle Just Cause Eviction Ordinance (Seattle Municipal Code Section 22.206.160(C)) at the above address and found the following items to be in violation of the Ordinance.

#### **VIOLATION**

The "Notice to Pay Rent or Vacate" dated June 21, 2012 and the "Notice to Pay Rent or Vacate" dated June 28, 2012 both of which were served on the tenant residing at the above described address violate Seattle Municipal Code Sections 22.206.160(C)(1) and (C)(1)(a). Both notices fail to give the tenant three (3) days to either pay rent or vacate as required by Chapter 59.12.030(3) RCW.

### **CORRECTION**

Rescind the "Notice to Pay Rent or Vacate" dated June 21, 2012 and the "Notice to Pay Rent or Vacate" dated June 28, 2012 in writing and deliver said rescission to the tenant residing at the above described property and provide a copy to the undersigned enforcement officer.

### **CORRECTIVE ACTION IS DUE BY**

**Tuesday, July 17, 2012**

### **PENALTIES**

Failure to take corrective action within the specified time period will result in legal action on the part of the City as required by the City of Seattle Housing and Building Maintenance Code (Seattle Municipal Code Chapter 22.200). In addition to any other sanction or remedial procedure that may be available, any person violating or failing to comply with any requirement of this Code shall be subject to a cumulative civil penalty in the amount of one hundred and fifty dollars (\$150.00) per day for each housing unit in violation and one hundred and fifty dollars (\$150.00) per day for violations in the common areas or on the premises surrounding the building or structure for the first ten (10) days of noncompliance, and five hundred dollars (\$500.00) per day for each housing unit in violation, and five hundred dollars (\$500.00) per day for each violation in the common areas and premises thereafter until the person complies with the requirements of this Code.

**In any court proceeding to collect a penalty, the City has the burden of proving, by a preponderance of the evidence, that the code violation exists/existed.**

Any person violating or failing to comply with any provision of Chapter 22.206 of the Housing and Building Maintenance Code and who has had a judgment entered against him/her pursuant to Title 22 or Title 23 of the Seattle Municipal Code or its predecessors within the past seven (7) years shall be subject to criminal prosecution.

**A copy of this Notice of Violation may be filed with the Department of Records and Elections of King County.**

### **DIRECTOR'S REVIEW**

The Housing and Building Maintenance Code (Seattle Municipal Code Chapter 22.200) provides that anyone affected by a Notice of Violation may request a review of this Notice before a Department Review Officer. A request for Review by the Director must be made in writing and must be received by the Director no later than ten (10) days following service of this Notice, and must contain the following:

1. A brief statement as to how the appellant is significantly affected by or interested in the reconsideration;
2. A brief statement containing explicit exceptions and objections with regard to the Notice of Violation; and

3. The signature, mailing address, and telephone number of the appellant. In the event there are numerous appellants, the request for reconsideration shall designate a single representative to be contacted.

The undersigned enforcement officer will be pleased to meet with you or your appointed agent to discuss the corrections necessary to comply with the Just Cause Eviction Ordinance. You must notify the undersigned enforcement officer when the corrections have been made so that we may certify compliance.

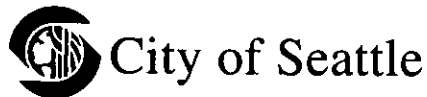
If you require any further information, please contact the undersigned enforcement officer at (206) 615-0808. Please call between 8:00 a.m. and 5:00 p.m., Monday through Friday.

Sincerely,

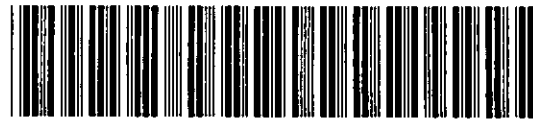
A handwritten signature in black ink, appearing to read "Jim Metz", written in a cursive style.

Jim Metz  
Housing Ordinance Supervisor  
Property Owner and Tenant Assistance  
Code Compliance Division

JLM/jlm



Department of Planning & Development  
Property Owner and Tenant Assistance  
Code Compliance Division  
700 Fifth Avenue, Suite #2000  
P.O. Box 34019  
Seattle, Washington 98124-4019  
(206) 615-0808 or (206) 233-7156 (TTY)  
[www.seattle.gov/dpd](http://www.seattle.gov/dpd)



**20130705000240**

CITY OF SEATTLE C  
PAGE-001 OF 003  
07/05/2013 08:34  
KING COUNTY, WA

74.00

**Document Title: TENANT RELOCATION ASSISTANCE ORDINANCE  
NOTICE OF VIOLATION**

**City of Seattle:** Department of Planning & Development  
Code Compliance Division

**Property Owner:** Eddie L. Tate and Geneive Tate

**Date:** June 10, 2013

**Case No.** 1029758

**Address:** 6017 51<sup>st</sup> Avenue South  
Seattle, Washington 98118-2867

**Property Owner:** Briarbox, LLC

**Address:** Advocates Law Group PLLC  
Registered Agent  
375 NW Gilman Boulevard  
Suite B-204  
Issaquah, Washington 98027-2459

**Property Owner:** Influx Development LLC

**Address:** Christopher Masaniai  
Registered Agent  
12213 NE 64<sup>th</sup> Street  
Kirkland, Washington 98033

**SUBJECT:** Premises known as 3014 East Howell Street

**APN:** 9828700630

A portion of Lot 19 and all of Lot 20, Block 33, Yesler's Second Addition  
to the City of Seattle Supplemental, as recorded in Volume 1 of Plats,  
page 249, records of King County, Washington.

This office has conducted an investigation of a complaint concerning the requirements of the Tenant Relocation Assistance Ordinance (Seattle Municipal Code Chapter 22.210) at the above described address and found the following item to be in violation of the Ordinance.

### **BACKGROUND**

On February 27, 2013, a representative of the owner of the above described property applied for a permit to establish use as and construct a new single family residence and attached garage with the demolition of an existing duplex structure located at 3014 East Howell Street under a separate permit (Project No. 6343712).

By letter dated May 8, 2013, the applicant was requested to contact the Department to determine if a Tenant Relocation License was needed for Project No. 6343712 pursuant to the Tenant Relocation Assistance Ordinance (Seattle Municipal Code Chapter 22.210). There was no response to this letter.

By letter dated May 28, 2013, the applicant was required to apply for a Tenant Relocation License for Project No. 6343712 or demonstrate that a Tenant Relocation License was not required for the subject project. There was no response to this letter.

### **VIOLATION**

The owner of the above described property has failed to apply for a Tenant Relocation License pursuant to Seattle Municipal Code Sections 22.210.050 and 070.

### **CORRECTION**

Apply for a Tenant Relocation License pursuant to Seattle Municipal Code Sections 22.210.050 and 070 for Project No. 6343712 or demonstrate that a Tenant Relocation License is not required for the subject project.

### **CORRECTIVE ACTION IS DUE BY**

**5:00 p.m. on June 17, 2013.**

Failure to make corrections within the time period specified in this Notice will result in legal action on the part of the City as required by the Tenant Relocation Assistance Ordinance. A cumulative civil penalty not to exceed one thousand dollars (\$1,000.00) per day may be imposed. The civil penalty will continue to accrue until compliance is confirmed.

**In any court proceeding to collect a penalty, the City has the burden of proving, by a preponderance of the evidence, that the code violation exists/existed.**

The undersigned enforcement officer will be pleased to meet with you or your appointed agent to discuss the corrections necessary to comply with the Tenant Relocation Assistance Ordinance. You must notify the undersigned enforcement officer when corrections have been made so that we may certify compliance.



CW TITLE  
RM - M13200018  
4/75<sup>2</sup>



20130729002075

CW TITLE CO LP-RER 75.00  
PAGE-001 OF 004  
07/29/2013 15:55  
KING COUNTY, WA

Return Address:

TODD WILSON, ESQ  
ADVOCATES LAW GROUP, PLLC  
375 NW GILMAN BLVD., STE B-204  
ISSAQUAH, WA 98027

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

1. LIS PENDENS
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:  
(on Page of documents(s))

Grantor(s)

1. BRIAR BOX, LLC
- 2.
- 3.
- 4.

Additional names on page of document.

Grantees(s)

1. EDDIE TATE
2. GENEVIA TATE
- 3.
- 4.

Additional names on page of document

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

LOTS 19 & 20, BLOCK 33 YESLER'S SECOND ADDITIOBN TO THE CITY OF SEATTLE

Additional legal is on pages 4 of document

Assessor's Property Tax Parcel/Account Number  
9828700630

Additional parcels are 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 provided herein.

Washington State County Auditor/Recorder's  
Indexing Form (Cover Sheet)

CW TITLE

Rm-m13200018

3/8/74.

WHEN RECORDED RETURN TO:

Todd Wilson, Esq.  
Advocates Law Group, PLLC  
375 NW Gilman Blvd., Ste. B-204  
Issaquah, WA 98027

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON  
FOR THE COUNTY OF KING

Briar Box II, LLC, a Washington limited  
liability company,

Plaintiff,

vs.

Eddie Tate and Genevia, Tate, and their  
marital community,

Defendant.

No. 13-2-25942-7 SEA


LIS PENDENS

NOTICE IS HEREBY GIVEN:

1. Action: An action has been commenced in the above-entitled court by the Plaintiff above named against the Defendant named above.
2. Object of Action: Complaint for specific performance of real estate purchase and sale agreement.
3. Title: The action affects the title to the real estate legally described on Exhibit "A" attached hereto.

DATED this 12th day of July, 2012.

ADVOCATES LAW GROUP, PLLC

By 

Douglas E. Schwed, (WSBA #11176) and Todd  
W. Wilson (WSBA #33206)

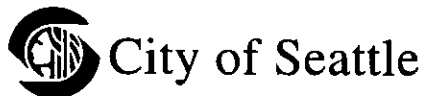
Attorneys for Plaintiff

**EXHIBIT A**

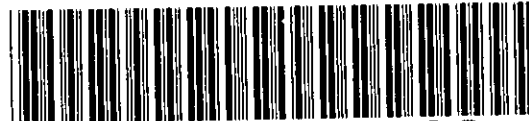
LOT 19 & 20, BLOCK 33, YESLER'S SECOND ADDITION TO THE CITY  
OF SEATTLE, (SUPPLEMENTAL) ACOORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 249, IN KING  
COUNTY, WASHINGTON.

EXCEPT THE NORTH 4 FEET OF SAID LOT 19.

Tax Parcel ID no.982870-0630-04



Department of Planning & Development  
 Property Owner and Tenant Assistance  
 Code Compliance Division  
 700 Fifth Avenue, Suite #2000  
 P.O. Box 34019  
 Seattle, Washington 98124-4019  
 (206) 615-0808 or (206) 233-7156 (TTY)  
[www.seattle.gov/dpd](http://www.seattle.gov/dpd)



**20140509000098**

CITY OF SEATTLE MISC-RER 73.00  
 PAGE-001 OF 002  
 05/09/2014 10:00  
 KING COUNTY, WA

Document Title: **EMERGENCY ORDER OF THE DIRECTOR  
 EMERGENCY CLOSURE RELOCATION ASSISTANCE**

City of Seattle: Department of Planning & Development  
 Code Compliance Division

Property Owner: Eddie L. Tate and Geneiva G. Tate

Date: May 6, 2014  
 Case No. 1031894

Address: 6017 51<sup>st</sup> Avenue South  
 Seattle, Washington 98118-2867

SUBJECT: Premises known as 3014 East Howell Street

which location is described as follows:

APN: 982870-0630

The South 36 feet of Lot 19 and all of Lot 20, Block 33, Yesler's Second Addition to the City of Seattle, Supplemental, as recorded in Volume 1 of Plats, page 249, records of King County, Washington.

An Emergency Order of the Director to Vacate and Close the property described above was issued on April 21, 2014 (Case No. 1031794) and accompanied by a Notice to Pay Relocation Assistance. That Order required the payment of relocation assistance to tenants displaced by the required vacation and closure of their units.

Further, you were notified by letter dated April 25, 2014 that the amount to be deposited with The City of Seattle for your tenant was \$3,321.00 and that the deadline for making said deposit was May 2, 2014.

The tenant displaced from the above address, 3014 East Howell Street, vacated the property described above as a result of the Emergency Order and you have not deposited the required relocation assistance with The City of Seattle. Failure to pay the relocation assistance is a

CASE NO.  
Page 2 of 2 pages

violation of Sections 22.206.260(F) and (G) of the Seattle Housing and Building Maintenance Code (Seattle Municipal Code Chapter 22.200).

**Notice is hereby given, in accordance with paragraphs F and G of Section 22.206.260 of the Code, that relocation assistance in the amount of \$3,321.00 must be deposited with The City of Seattle on behalf of the tenant household displaced from the above-described property by the Emergency Order of the Director to Vacate and Close dated**

**YOU ARE REQUIRED TO CORRECT THIS VIOLATION NO LATER THAN:**

**4:00 p.m. May 14, 2014**

Failure to comply with this Order is a violation of Seattle Municipal Code Section 22.206.270.

Failure to comply within the specified time period will result in legal action on the part of The City as required by the Housing and Building Maintenance Code. You shall be subject to either a cumulative civil penalty of \$3,300.00 plus \$100.00 per day or a cumulative civil penalty of \$100.00 per day, as required by the Code. Each day that the violation continues shall be considered a separate offense.

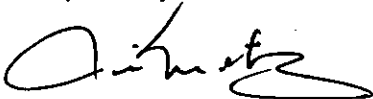
**In any court proceeding to collect a penalty, the City has the burden of proving, by the preponderance of the evidence that the code violation exists/existed.**

Any person violating or failing to comply with any provision of Chapter 22.206 of the Housing and Building Maintenance Code and who has had a judgment entered against him/her pursuant to Title 22 or Title 23 of the Seattle Municipal Code or its predecessors within the past seven (7) years shall be subject to criminal prosecution.

A copy of this Emergency Order will be filed with the Department of Records and Elections of King County

If you need additional information about this notice or how to tender payment to the City, please contact me at (206) 615-0808.

Respectfully,



Jim Metz  
Housing Ordinance Supervisor  
Property Owner and Tenant Assistance  
Code Compliance Division