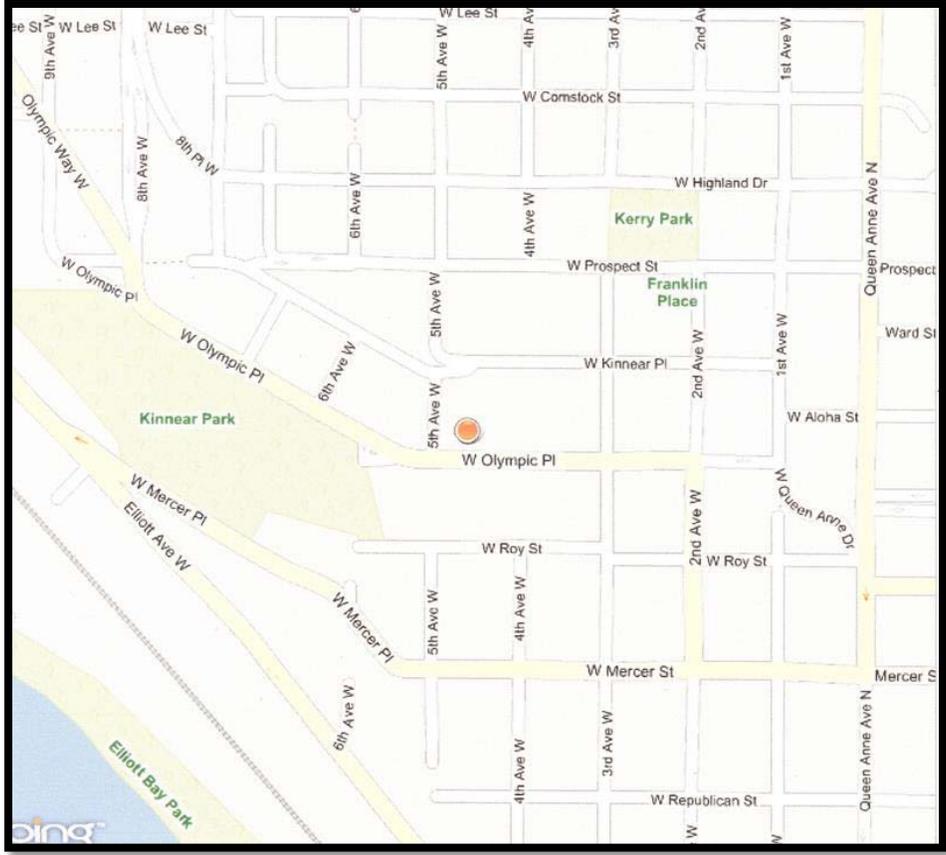


ATTACHMENT A

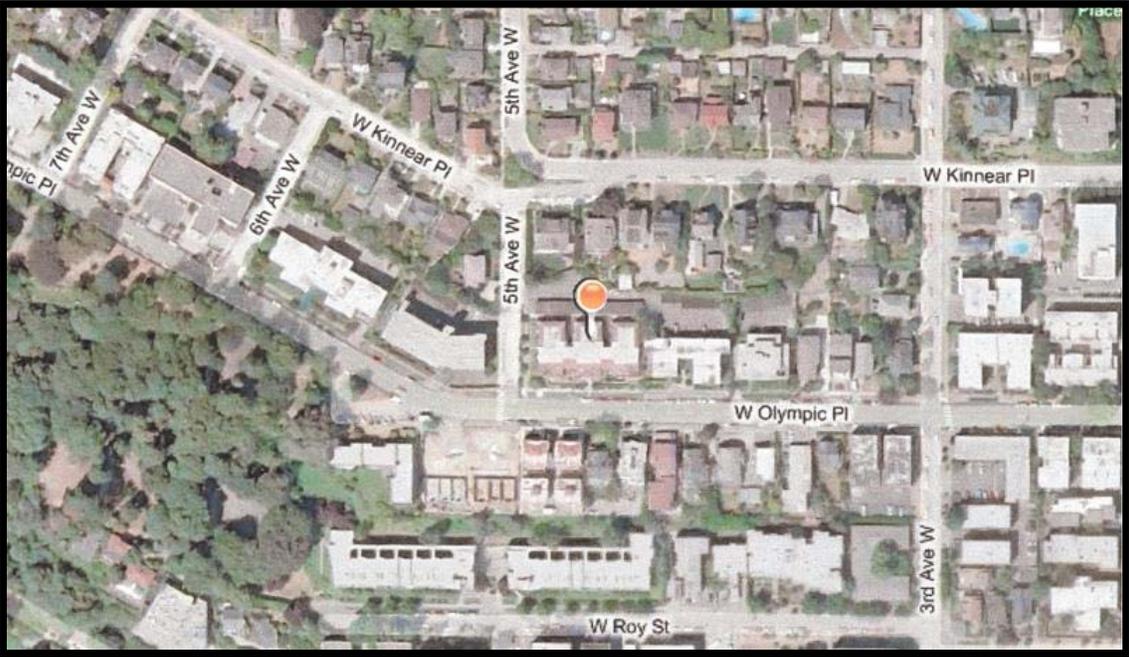
Location Map

Aerial Photo

Site Plan

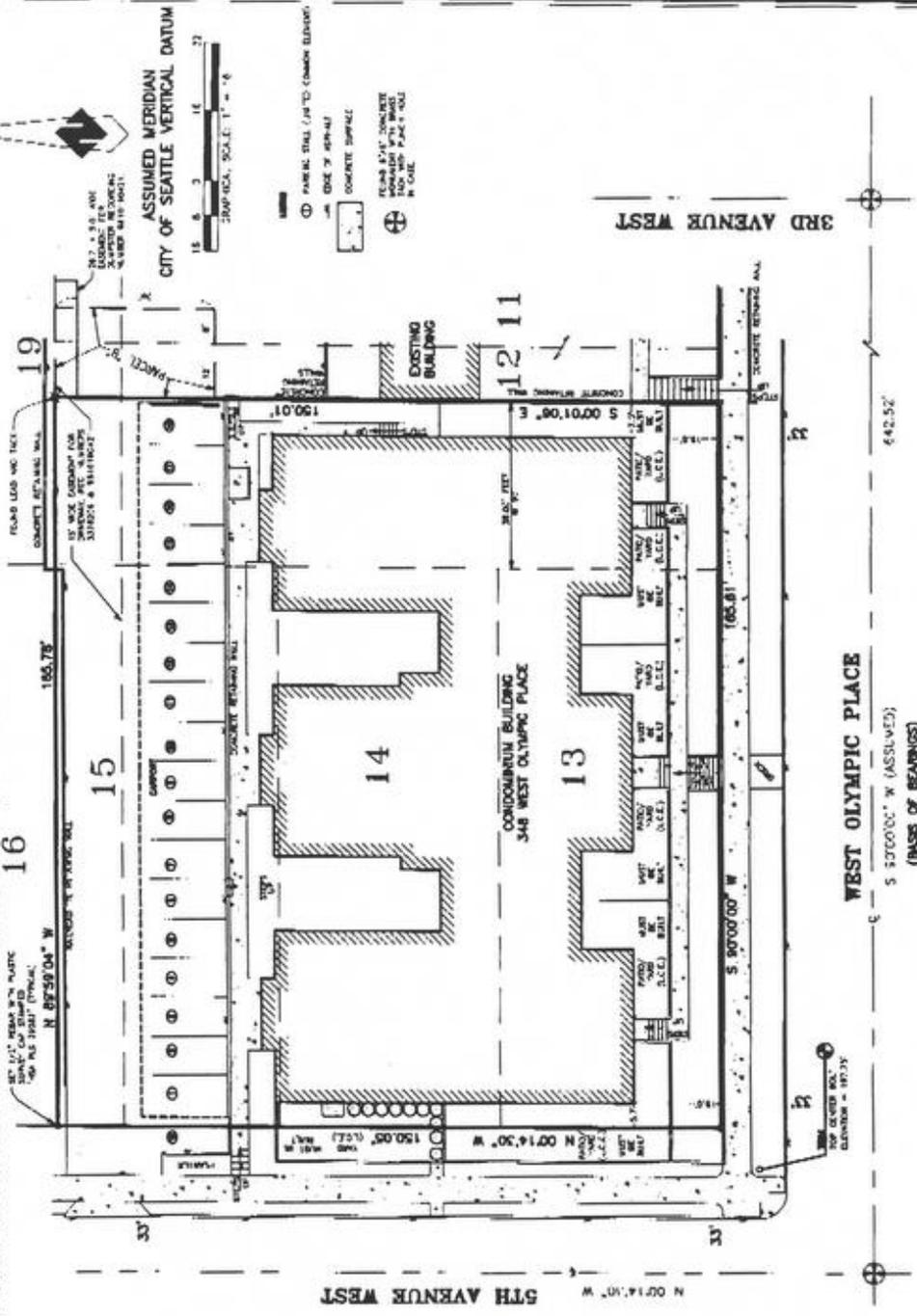


Villa Costella is located on the southwest slope of Queen Anne, just east of Kinneer Park.



VILLA COSTELA CONDOMINIUM

SW 1/4, NE 1/4, SEC. 25, TWP. 25 N., RGE. 3 E, W.M., KING COUNTY, WASHINGTON
 16



RECORDING NO. _____

INDEX

ISSUES & ACTION SUPERSEDED BY

DATE 6 APR 2016

REVISED 3 NOV 15

DRAWN BY P.H.H.

MAP C-4276 DWS

BLK & LOT 1-15

TWP. 25 N. R. 3 E. W. 16

98040.00

SHEET 2 OF 5



CONDOMINIUM SURVEY MAP & PLANS

HEBRANK, STEADMAN & ASSOCIATES, P.S.
 PROFESSIONAL LAND SURVEYORS
 6556 FIFTH AVENUE SOUTH, SEATTLE, WASHINGTON 98148 (206) 752-6942

ATTACHMENT B

King County Tax Assessor, Property Record Card, 1937

Photo, 1937

DISTRICT 11
 SECTION TWP. N. RANGE EWM. BLOCK B TRACT OR LOT NO. 24
 DESCRIPTION W 30' of Lot 12 & All Lots 13 & 14 incl.
 NAME 21878 49
 2 ADDITION G. KINNERS' SUP'L REPLAT G OF BLK 20
 3 ADDRESS-PROPERTY 348 Olympic Place
 4 FEE OWNER BEARDSLEY INV CO (CONT. W S McKEAN) 5-9-28 10-9-28
 5 ARCHITECT

ORIG. COST
 BUILDING stucco-frame apts.
 77 rooms - 3 sty
 20 apts
 2 2-rm
 3 2-rm
 2 3-rm
 5 4-rm
 8 5-rm
 INTERIOR
 77 plaster
 77 fir
 BASEMENT none
 STORE FRONTS none
 EXTERIOR frame stucco on metal lath
 FOUNDATION concrete
 ROOF tar & Gravel
 10% clay tile
 EXTRA FEATURES 16 ktn fans - 20 mail boxes
 marble treads on front stairs-tile risers-frame balconies
 CONSTRUCTION special good
 REFRIGERATION 19 central Norge
 7 CONDITION: EXTERIOR good INTERIOR good FOUND. good
 8 MAIN SUPPORT COLUMN X FOOTING SPAN FT.
 9 FIRST FLOOR JOIST INCH CENTERS BRIDGED
 10 finished BUILDING
 11 GROSS INCOME \$ EXPENSE \$ NET INCOME \$
 12 DEPRECIATION: COND. 18% % OBSO. % ECON. SUIT. % TOTAL %
 YEAR BUILT 1929 REMODELED
 EFFECTIVE AGE 7 YEARS FUTURE LIFE 33 YEARS
 DIMENSIONS see remarks SQUARE FT. 8186 AREA CURB FT. 2556

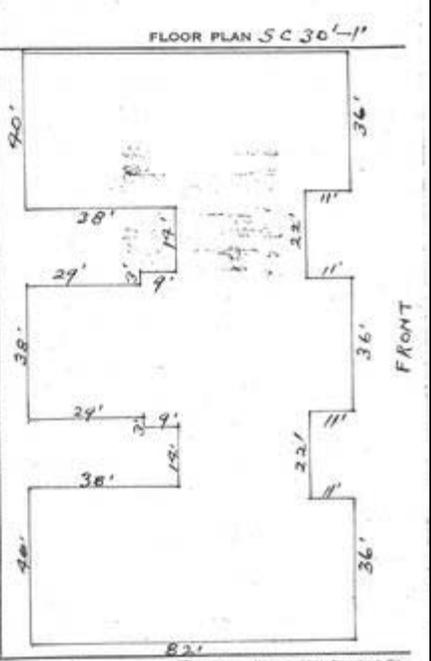
FLOORS
 30 fir - 32 oak - 15 Terrazzo
 FIRE PLACE 18
 stucco face - 18 Electric
 PLUMBING 21 fixtures
 20 tubs pm. 19 sinks
 20 toilets 2 trays
 20 basins
 TILE WORK 19 ktn dr. bd 6'x back
 20 fr-wall bath 125 sq.' each
 WIRING
 HEATING
 hot water - 1-2horse force-oil burner Ray pump
 ELEVATORS
 none
 LOBBY
 CEILING-HEIGHT
 1st floor 8'
 2nd floor 8' & 9'
 3rd floor 8' & 12'



IMPROVEMENT VALUE
 MAIN BUILDING \$ 50,000
 OTHER BUILDINGS \$ 2,500
 TOTAL \$ 52,500
 ASSESSOR VALUE \$ 266.30
 DATE 7/9/37
 LAND INFORMATION
 1. SIZE X sloping above 8'
 2. STREET-ROAD graded-brick-no alley
 3. SIDEWALK
 COND.-SEWER 27x40
 4. LANDSCAPING none
 lawn-shrubs-good
 5. TREND VALUE 68900
 static
 6. USE residential
 7. DISTRICT medium old
 Zoned: 2nd floor

C	OWNER OR CONTRACT PURCHASER	DATE	FILE NO.	PRICE	MTGE.	STAMP
	Elizabeth M. Schuyt	9-22-43	3329232	67,250		
O	"	3-44	3376307			1170
D	Handy High	4-1-44	3280425			4345
	Sheldon Dev Corp	10-6-48	3851688	60,000		6423
	C. Joseph D. Anderson, et al	10-1-49	6086612	727,000		

REMARKS 3 story por. 8186
 1 story por. 2556
 ALSO 10-11-FIRE-13-14-15 OF KINNERS' G
 B B B B B
 SUPPL. REPLAT BLK 20
 ALSO Garage
 formerly 2nd floor
 REPLAT BLK 20





The 1937 Tax Assessor's photo shows that the building has been changed little since that time.

ATTACHMENT C
Current Photographs



Photo C-1: Looking east from Villa Costella toward downtown Seattle; the De la Mar Apartments, a Seattle landmark, is on left of center in the distance. (May 2, 2010)

Photo C-2: Looking north on 5th Avenue West on the west side of Villa Costella, toward a single-family neighborhood (May 2, 2010)





Photos C-3, 4: These townhouses across the street to the south have recently replaced several large single-family homes. Kinnear Park is on the right, above. (May 2, 2010)





Photo C-5: The main facade faces south toward downtown; each of the 20 units has a patio, terrace or balcony. (September 3, 2010)



Photos C-6, 7: These views of the west (above) and east ends of the building show the Spanish Eclectic characteristics--stucco cladding, arched doorways, divided light casement windows and dark wood ornamentation. (May 2, September 3, 2010)





Photo C-8: Looking eastward along the front of the property shows the retaining wall and lush landscaping . (September 3, 2010)

Photo C-9: Looking north toward the entry to the center building; these center stairs are the only access from the sidewalk. (September 3, 2010)





Photos C-10, 11: At the top of the stairs, landscaped pathways lead to the west (above) and east (below) entries. (September 3, 2010)

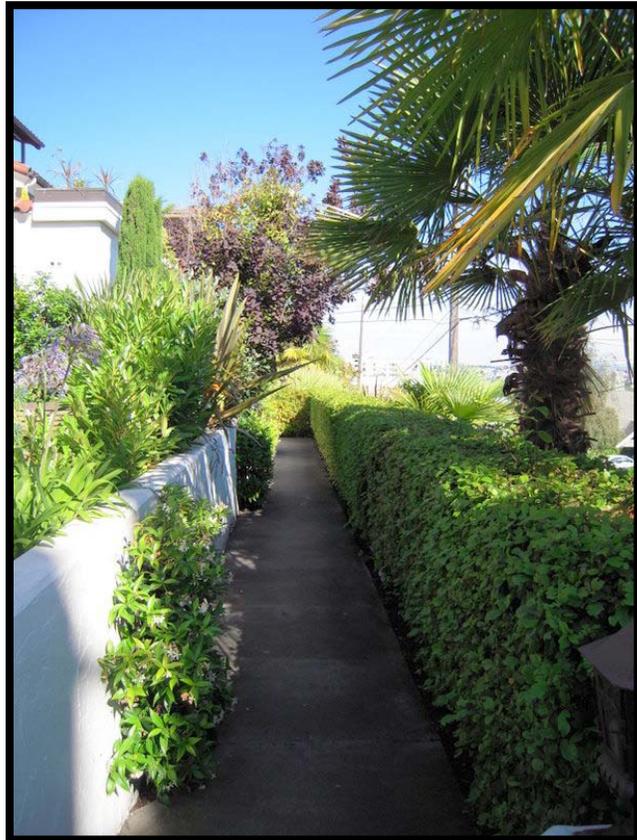




Photo C-12: The individual patios and terraces are heavily landscaped . (Looking west toward the central patio on the first level, May 2, 2010)

Photo C-13: The first level has large arched windows. (Looking west toward the west patio on the first level, May 2, 2010)





Photos C-14, 15: The E-shaped building has two well-landscaped courtyards in the rear to provide light and air to each unit. The photo above looks south into the eastern courtyard; below is the western courtyard. (September 3, 2010)





Photo C-16: At the northwest corner is the entry to a unit formed from the original maids' rooms; it has small lawn and patio. (May 2, 2010)

Photo C-17: The west side of the building has shrubs and a narrow lawn; the retaining wall shows the slope of the site (looking north, September 3, 2010)



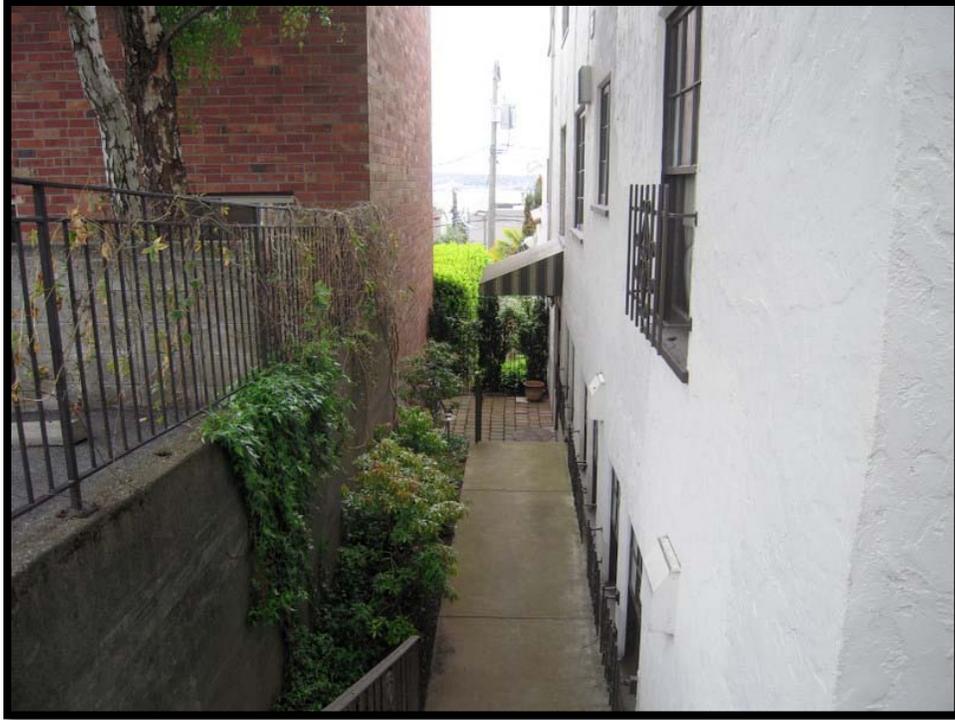


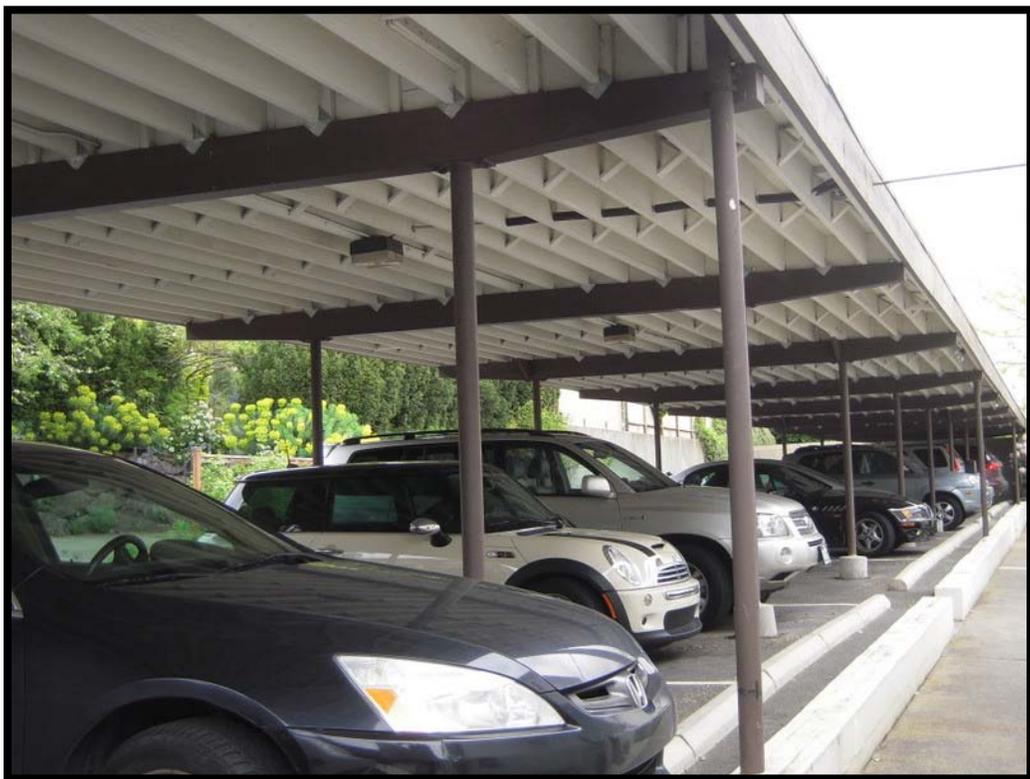
Photo C-18: Another small unit has its entry on the east elevation; this was originally the janitor's apartment. (Looking south along the east side, May 2, 2010)

Photo C-19: The rear of each wing has a shed-roofed entry area; each unit has a back entry from the parking area; the edge of the carport is on the left. (Looking east along the north side, May 2, 2010)





Photos C-20, 21: This covered parking area behind the building replaced the three original garages in 1958; it is constructed of wood on steel posts. Looking southeast (above) and east (May 2, 2010)





Photos C-22, 23: The main (center) entry above is at the top of the stairs and has the sign and address; at each end of the south facade are the entries to the two side sections of the building, as shown below. All the entries have distinctive arched doors with colored bottle glass windows. (May 2, 2010)





Photos C-24, 25, 26: Window details: each of the six first-floor units has a 30-light arched window; most other windows have six-over-six double-hung wood sash, some with decorative security grills.





Photos C-27, 28, 29: Trim details: The trim consists primarily of heavy wood pieces (probably fir), painted dark brown. The third-floor balconies have shed roofs, square posts and narrow balusters with simple cut-outs. Shed roofs above the entries have simple angle brackets.



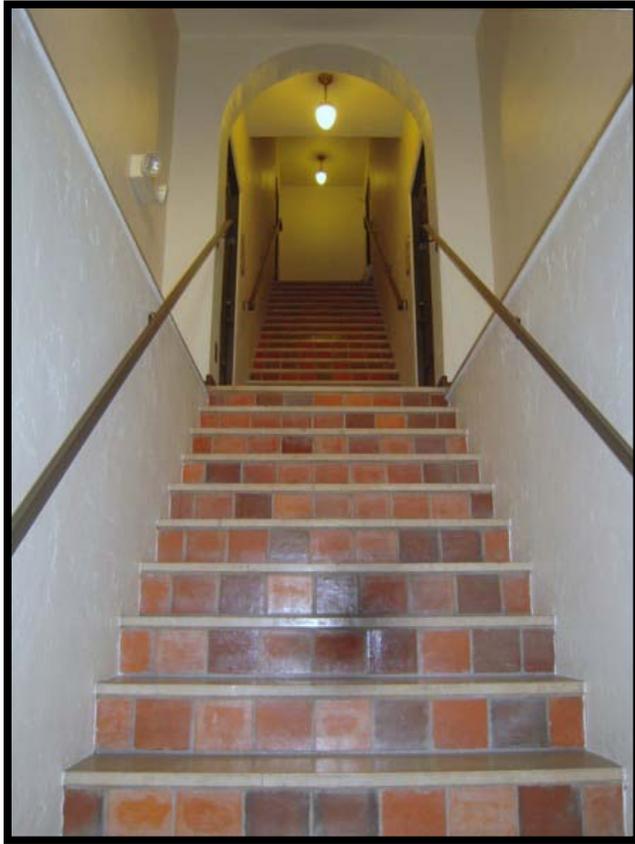


Photo C-30: The only common spaces are the central staircase in each wing; they are clad with terra cotta tile and each serves two units on each floor.

Photo C-31: Colored glass window in the stairwell.





Photo C-32: A typical living room; the main rooms have exposed beams.

Photo C-33: Interior doorways are arched; in some units, the tile floors have several levels, with stairs going from the living room to the dining room.





Photo C-34: Two arched doorways, leading from the living room to the bedroom corridor.

Photo C-35: The arched motif is repeated in the telephone niche near the kitchen.





Photos C-36, 37: The kitchens and bathrooms have been updated, but many retain some of their original tilework.





Photos C-37 to 39: Other buildings by Everett J. Beardsley: El Monterey (above, 1928, 4204 11th Avenue NE); 2345 Franklin Avenue East (below left, 1925) El Cerrito (below right, 608 E. Lynn St., 1931)





Photos C-41-43: Other Spanish Eclectic apartment buildings, all by William Whiteley; Villa Franca (above, 1108 9th Avenue W., 1930); La Quinta (below left, 1710 E. Denny Way, 1927); Barcelona Court (below right, 2205 Bigelow Avenue N., 1927).

