



CITY OF EDMONDS

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE, Sec. 306

At 23107 100th Avenue West Building Permit Number 840510

Occupancy established by this certificate:

B - 2

Fire Zone
Type Const. V - N

No. Stories 1
Basement

Floor Load signs _____ in place (per Sec. 2308 U.B.C.) — Capacity signs _____ posted (per Sec. 3301 (i) U.B.C.)

Floor load and room capacity signs, when required, must remain posted at all times.

THE Office Building HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH
PROVISIONS OF THE EDMONDS BUILDING CODE AND WITH UNIFORM BUILDING CODES.

Issued this Twenty - Second day of August 19 85

CHIEF BUILDING OFFICIAL By Harold M. Rover

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy requires a new certificate.

CITY OF EDMONDS

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE, Sec. 306

At 23103 100th Avenue West Building Permit Number 860141

Occupancy established by this certificate:

B-2	Fire Zone	No. Stories
	Type Const. V-N	1
		Basement

Floor Load signs _____ in place (per Sec. 2308 U.B.C.) — Capacity signs _____ posted (per Sec. 3301 (i) U.B.C.)

Floor load and room capacity signs, when required, must remain posted at all times.

THE Landau Building HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH
PROVISIONS OF THE EDMONDS BUILDING CODE AND WITH UNIFORM BUILDING CODES.

Issued this 21st day of July 19 87

CHIEF BUILDING OFFICIAL By Harold M. Reever

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy requires a new certificate.

CITY OF EDMONDS

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE, Sec. 306

At 23105 100th Avenue West Building Permit Number 860140

Occupancy established by this certificate:

B-2

Fire Zone	No. Stories
Type Const. V-N	1
Basement	

Floor Load signs in place (per Sec. 2308 U.B.C.) — Capacity signs posted (per Sec. 3301 (i) U.B.C.)
Floor load and room capacity signs, when required, must remain posted at all times.

THE Landau Building HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH
PROVISIONS OF THE EDMONDS BUILDING CODE AND WITH UNIFORM BUILDING CODES.

Issued this 21st day of July 1987

CHIEF BUILDING OFFICIAL By Harold M. Davis

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy requires a new certificate.

City of Edmonds

TEMPORARY

Certificate of Occupancy

Pursuant to Section 307(d) of the Uniform Building Code as adopted by the City of Edmonds, the Building Official finds that no substantial hazard will result from the occupancy of the structure (or portion thereof) listed below before the same is completed. The Building Official therefore does issue this Temporary Certificate of Occupancy for a limited time period as set forth herein in which time the conditions listed below must be satisfied. Failure to complete the conditions listed herein before the expiration of this temporary certificate will cause the owner/occupant to be in violation of Uniform Building Code Section 307(a) in that the Structure will be considered occupied without the required Certificate of Occupancy.

This Temporary Occupancy is issued for the following: Office Addition at 23107 100th Avenue West

Type of Use B2 Construction Type V-N Occupant Load Building Permit # 900770

Owner/Tenant Name Landau Associates Address 23107 100th Ave W Edmonds

With the following conditions:

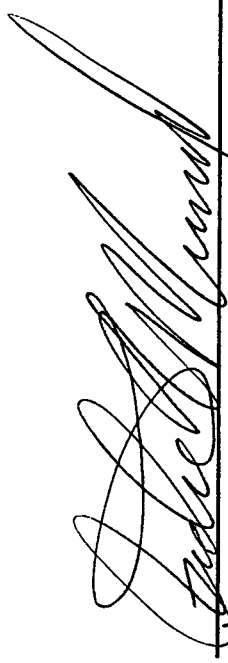
1. Final Engineering Department inspection and occupancy approval.
2. Final Planning Department inspection and approval of landscaping.
3. Combustion air for furnace required.

Building Official

Date

Expiration Date

April 18, 1991


January 18, 1991

CITY OF EDMONDS

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE, Sec. 306

At 23105 100th Avenue West Building Permit Number 860140

Occupancy established by this certificate:

B-2	Fire Zone	No. Stories
	Type Const.	Basement
	V-N	1

Floor Load signs in place (per Sec. 2308 U.B.C.) Capacity signs posted (per Sec. 3301 (i) U.B.C.)
Floor load and room capacity signs, when required, must remain posted at all times.

THE Landau Building HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH
PROVISIONS OF THE EDMONDS BUILDING CODE AND WITH UNIFORM BUILDING CODES.

Issued this 21st day of July 1987

CHIEF BUILDING OFFICIAL By Harold M. Power

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy requires a new certificate.

CITY OF EDMONDS

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

UNIFORM BUILDING CODE SECTION 307

At 23107 100th Avenue West Building Permit Number 900770

Occupancy established by this certificate:

B2	No. Units	-	No. Stories	1
	Type Const.	V-N	Basement	-

Floor Load signs in place (per Sec. 2308 U.B.C.) — Capacity signs 29 posted (per Sec. 3302(c) U.B.C.)

Floor load and room capacity signs, when required, must remain posted at all times.

Owner of Building Hank and Joyce Landau Address 23107 100th Avenue W., Edmonds

THE OFFICE ADDITION TO THE LANDAU BUILDING HAS BEEN INSPECTED AND APPROVED AS COMPLYING WITH THE REQUIREMENTS OF THE UNIFORM BUILDING CODE AS ADOPTED BY THE CITY 1988 EDITION, FOR THE GROUP AND DIVISION OF OCCUPANCY AND THE USE FOR WHICH THE PROPOSED OCCUPANCY IS CLASSIFIED.

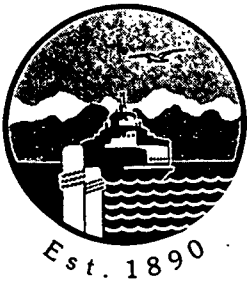
Issued this 20th day of October 19 94

CHIEF BUILDING OFFICIAL

By

James J. [Signature]

This certificate shall be posted in a conspicuous public area and shall not be removed, mutilated or obscured and shall be maintained in legible condition at all times. Any change of occupancy requires a new certificate.



CITY OF EDMONDS

250 5TH AVENUE NORTH • EDMONDS, WA 98020 • (206) 771-0220 • FAX (206) 771-0221

COMMUNITY SERVICES DEPARTMENT

Public Works • Planning • Parks and Recreation • Engineering

BARBARA FAHEY
MAYOR

September 30 1996

Attn: Nancy, Operations Manager
Washington Mutual Bank
424 5th Ave South
Edmonds, WA 98020

Re: Hank & Joyce Landau
23115 100th Avenue West
Edmonds, WA 98020
Permit #930166
Frozen Fund Account #107-1301343-2

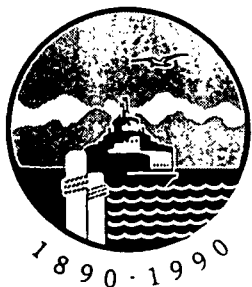
The City of Edmonds hereby authorizes the release of the above referenced Maintenance Frozen Fund account in the amount of \$1,350. All interested City departments have approved this release.

If there are any questions contact the Building Division at 771-0220.

Thank you,

Sharon Nolan
Permit Coordinator

cc: H. & J. Landau
Landau Associates
23115 100th Avenue W.
Edmonds, WA 98020



CITY OF EDMONDS

250 - 5TH AVE. N. • EDMONDS, WA 98020 • (206) 771-0220 • FAX (206) 771-0221

COMMUNITY SERVICES DEPARTMENT

Public Works • Planning • Parks and Recreation • Engineering

LAURA M. HALL
MAYOR

October 20, 1994

Attn: Nancy, Operations Manager
Washington Mutual
424 5th Avenue South
Edmonds, WA 98020

Re: Hank & Joyce Landau
23115 100th Avenue West
Edmonds, WA 98020
Permit # 930166
Frozen Fund Account #107-1301343-2

The City of Edmonds hereby authorizes the release of the above referenced Performance Bond Frozen Fund account in the amount of \$7,650. All interested City departments have inspected the site and approved release of the bond.

The balance of \$1,350 must be held until further notice from the City to satisfy Maintenance Bond requirements.

If there are any questions, contact the Building Division at 771-0220.

Thank you,


Sharon Nolan
Permit Coordinator

cc: Landau

DATE POSTED: 4-28-89
DATE EXPIRES: 4-28-91



CITY OF EDMONDS

250 - 5th AVE N. • EDMONDS, WA 98020 • (206) 771-3202

COMMUNITY SERVICES:

Public Works • Planning • Parks and Recreation • Engineering

LARRY S. NAUGHTEN
MAYOR

PETER E. HAHN
DIRECTOR

PERFORMANCE BOND - FROZEN FUND ACCOUNT

Edmonds Subdivision/Plat/Permit No.: B90139
Owner/Developer/Contractor: Hank Landau and Joyce Landau
Project Address: 23115 100th Ave W
Edmonds, Wa 98020

With reference to the above-identified matter, this will certify that this institution has a savings account (or loan) for the above-referenced developer for the project so identified. In consideration of the permitted development of the property, and in lieu of a performance bond, this institution hereby agrees that it will freeze the following sums of money for the indicated site improvements pending written authorization for release of said funds by the City of Edmonds in the amount of \$ 4500.00 + 4500 (1990) ROCKERY BOND

The total sum indicated will be withheld by this institution from any disbursements of any kind until written authorization has been received by the institution for the City of Edmonds to release the sum of money indicated by the written authorization from the City.

The design, location, materials and other specifications for the indicated site improvements are those required by the City of Edmonds as appear in the above-referenced Edmonds file and in compliance with Chapter 17.10 ECDC of said City.

In the event the owner/developer/contractor fails to complete the indicated improvements within 24 mos. (weeks/months), the City of Edmonds may demand, and the institution shall make, payment to the City of said funds so that the improvements can be installed or completed immediately to City standards. The institution shall not be liable to the owner for any disbursement of said funds to the City of Edmonds.

It is hereby specifically agreed by and between the parties hereto that in the event that any legal action must be taken to enforce the provisions of this bond or to collect said bond, that the prevailing party shall be entitled to collect its cost and reasonable attorneys' fees as a part of the reasonable costs of securing the obligation hereunder. In the event of settlement or resolution of these issues, prior to the filing of any suit, the actual costs incurred by the City, including reasonable attorneys' fees, shall be considered a part of the obligation hereunder secured. Said costs and reasonable legal fees shall be recoverable by the prevailing party, not only from the proceeds of this bond, but also over and above said body as a part of any recovery in any judicial proceeding, in addition to recovery on the bond.

PERF RE 10/20/94
MAINT EX 10/20/94
RE 9/30/96

Washington Mutual 775-5545
NAME OF BANK/PHONE NO.

~~Michele Harper, Operations Manager~~
OFFICER/TITLE

424 5th Ave. S. , Edmonds, Wa. 98020

BANK ADDRESS

107-1301343-2

ACCOUNT NUMBER

APPROVED: Joyuk. Sandau
OWNER/DEVELOPER/CONTRACTOR

ACCEPTED: *Simon L. Say*
CITY OF EDMONDS
PERMIT COORDINATOR

DATE: 5/5/89

STATE OF WASHINGTON)
) ss
COUNTY OF)

On this 5th day of MAY, 1989, before me, the undersigned, a Notary Public in and fore the State of Washington, duly commissioned and sworn, personally appeared Joyce K. Landau, TO ME KNOWN TO BE THE of _____, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that She was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Doreen H. Taylor
NOTARY PUBLIC in and for the State
of Washington, residing at EDmonds,
Washington

PROPOSAL



Asphalt Paving - Commercial - Residential

Harm's Paving Co., Inc.

P.O. BOX 75 BOTHELL, WA 98041

485-6443

James London

PROPOSAL SUBMITTED TO <i>28107-1007 Ave W</i>	DATE <i>4-7-89</i>
ADDRESS <i>Edmonds</i>	PHONE <i>722-0707</i>
CONTRACTOR'S LICENSE #	DATE OF PLANS
JOB NAME & LOCATION	ARCHITECT
	JOB PHONE

**BUILDING
APR 17 1989**

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES SUBJECT TO ALL TERMS & CONDITIONS AS SET FORTH ON BOTH SIDES, AS FOLLOWS.

Five Broadway
2" crushed rock
2" asphalt
77 x 65 = 556 sq yds 7' deep. 3947.60

Plus tax

TERMS: Net Cash upon completion of job. Jobs in excess of 30 days duration - Terms: Net Cash upon receipt of Progress Billing.

CONDITIONS:

1. This agreement is subject to HARM'S PAVING CO., INC., approval of purchaser's credit within ten days of date of acceptance.
2. HARM'S PAVING CO., INC., shall not be liable for damage to or breakage of septic tanks, underground pipes and/or conduits not visible from the surface of the ground nor for any damage to approaches (including sidewalks) from the street to property line.
3. It is agreed that in case suit is instituted to collect amount due on this contract or any portion thereof, reasonable attorney's fees and court costs may be added to this contract.
4. Soil sterilization (weed killer), if included in contract, will be applied at rates specified by manufacturer. HARM'S PAVING CO., INC., will not be responsible for any subsequent growths of horsetail weed, morning glory, deep rooted ferns or perennials which have not reached maturity prior to application.
5. A FINANCE CHARGE of 1 1/2% per month, will be charged on past due accounts.
6. Quotations subject to change or cancellation after 30 days.
7. All agreements are contingent on strikes, accidents, delays of carriers and other delays unavoidable or beyond our control.
8. HARM'S PAVING CO., INC. shall not be responsible for subgrade failures.
9. Any and all state, county or municipal permits required for the above-mentioned improvements will be obtained by purchaser unless otherwise stipulated.
10. Customer will be liable for any collection costs.

Authorized
Signature

HARM'S PAVING CO., INC.

[Signature]

Accepted: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date _____ Signature _____

See Reverse Side for Customer Information

Terra Insurance Company
Two Fifer Avenue, Suite 100
Corte Madera CA 94925

BUILDING
DEC 17 1993



A RISK RETENTION GROUP

CERTIFICATE OF INSURANCE

12/14/93

DATE

NAME AND ADDRESS OF INSURED

Landau Associates, Inc.
P. O. Box 1029
Edmonds, WA 98020-9129

This certifies that the insurance policy (described below by a policy number) written on forms in use by the Company has been issued. This certificate is not a policy or a binder of insurance and does not alter, amend or extend the coverage afforded by that policy.

Notwithstanding any requirement, term or condition of any contract or other document to which this certificate may pertain, the insurance afforded by the policy is subject to all of its terms, exclusions and conditions.

TYPE OF INSURANCE

Professional Liability

POLICY NUMBER

EFFECTIVE DATE

EXPIRATION DATE

930116

1/1/93

12/31/93

LIMITS OF LIABILITY

\$1,000,000.

Each Claim/Annual Aggregate

PROJECT DESCRIPTION

CANCELLATION If the described policy is cancelled, materially altered or changed by the Company before its expiration date, the Company will mail written notice to the certificate holder thirty (30) days in advance. If the described policy is cancelled by the insured before its expiration date, the Company will mail written notice to the certificate holder within thirty (30) days of the notice to the Company from the insured.

CERTIFICATE HOLDER

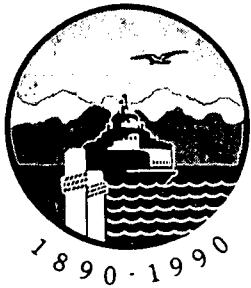
City of Edmonds
Community Service Department
250 5th Avenue North
Edmonds, WA 98020

ISSUING COMPANY:

TERRA INSURANCE COMPANY
(A Risk Retention Group)

A handwritten signature in black ink, appearing to read "Walter B. Bledsoe", written over a horizontal line.

President



CITY OF EDMONDS

250 - 5TH AVE. N. • EDMONDS, WA 98020 • (206) 771-0220 • FAX (206) 771-0221

COMMUNITY SERVICES DEPARTMENT
Public Works • Planning • Parks and Recreation • Engineering

LAURA M. HALL
MAYOR

April 9, 1993

Attn: Devon Drake
Finance Department

From: Sharon Nolan
Permit Coordinator

Re: Henry & Joyce Landau
Landau Associates
Cash Bond with City of Edmonds
Bank Account #7525-545-5

The City of Edmonds hereby authorizes the release of the above referenced Maintenance Cash Bond account in the amount of \$1,050 plus any accrued interest.

All interested City departments have inspected the site and approved this release.

Please prepare a check and send to:

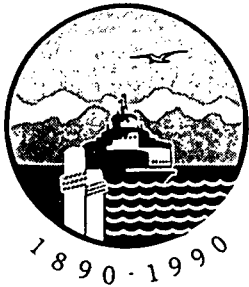
Henry & Joyce Landau
Landau Associates
23105 100th Avenue West
Edmonds, WA 98020

If there are any questions, contact the Building Division at 771-0220.

Thank you,

Sharon F. Nolan
Permit Coordinator

cc: Henry & Joyce Landau



CITY OF EDMONDS

250 - 5TH AVE. N. • EDMONDS, WA 98020 • (206) 771-0220 • FAX (206) 771-0221

COMMUNITY SERVICES DEPARTMENT

Public Works • Planning • Parks and Recreation • Engineering

LAURA M. HALL
MAYOR

PETER E. HAHN
DIRECTOR

February 25, 1992

Landau
23105 100th Ave W
Edmonds, WA 98020

Dear Sirs:

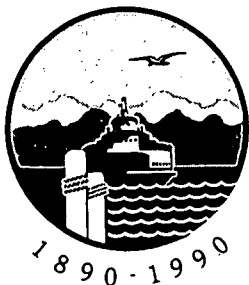
I would like to commend you on a beautiful complex and a very thoughtful and sensitive design and installation.

At the present time, the City of Edmonds-Planning Division is holding a maintenance bond to ensure proper installation and care of the landscaping on your project. Everything is looking very good and easily within our standards except for the embankment on the east side of the property. According to the plans approved by the Architectural Design Board that embankment should be a rock retaining wall.

Please look into this matter and get back in touch with me. I'll count on hearing your plans for proceeding by March 9, 1992. If you have any questions please feel free to contact me at 771-0220.

Sincerely,

Stephen F. Bullock
Planning Division



CITY OF EDMONDS

250 - 5TH AVE. N. • EDMONDS, WA 98020 • (206) 771-3202

COMMUNITY SERVICES:

Public Works • Planning • Parks and Recreation • Engineering

LARRY S. NAUGHTEN
MAYOR

PETER E. HAHN
DIRECTOR

December 2, 1991

Landau Associates
23107 100th Ave. W.
Edmonds, Wash 98020

Re: Release of performance and maintenance bond for ADB 132-89,
property located at 23107 100th Ave. W.

Dear Sir,

The City of Edmonds is holding two performance bonds for \$7,888.00, and \$4,500.00, and a maintenance bond for \$1,050.00 for landscaping and site construction around the Landau Associates offices at 23107 100th Ave. W. in Edmonds. The rockery at the rear of the site, and paving of the parking lots and driveways has not been completed, and needs to be completed before the bonds can be released.

I will await your notification that the rockery construction and paving has been completed before I reinspect the site and then release the bond. You may contact me at 771-3202 if you have questions about this matter.

Sincerely,

Ed Somers
Associate City Planner



CITY OF EDMONDS

250 5th AVE. N. • EDMONDS, WASHINGTON 98020 • (206) 771-3202

COMMUNITY SERVICES

LARRY S. NAUGHTEN
MAYOR

PETER E. HAHN
DIRECTOR

July 15, 1987

Mr. & Mrs. Henry Landau
P.O. Box 694
Edmonds, WA 98020

RE: Landau & Associates
23103-5 100th Avenue West
Performance Bond

The City of Edmonds hereby authorizes the release of \$950 for the landscape portion of the performance bond for the subject property. Please note that \$1,050 will be held as the two year maintenance bond. If you wish the maintenance bond held in another form or banking please inform the building division.

The following is the bond breakdown:

Performance Bond Paving	\$5,000	Released 4/17/87
Performance Bond Landscape	950	Released 7/14/87
Maintenance Bond	1,050	Date of Certificate of Occupancy

Please call the building division for a final inspection so the Certificate of Occupancy can be issued.

Thank you.

Diane M. Cunningham
Asst. Permit Coordinator

July 14, 1987

MEMO TO: Devon Drake
City Treasurer

VIA: Mary Lou Block *MLB*
Planning Manager

FROM: Diane Cunningham *DC*
Asst. Permit Coordinator

RE: Landau Associates Performance Bond
23105 100th Avenue West Acct. #7525-545-5
Beg. Balance \$7,000 Posted 3/4/86
Released 5,000 4/17/87
Release 950 7/14/87
Held for Maint. Bond \$1,050

Please prepare a release of \$950.00 to Henry and Joyce Landau for the performance landscaping at 23105 100th Avenue West. The Planning Department has approved the work and bond release. The City will retain the 15% two year maintenance bond on the work. Call me if you have any questions.

CONTRACTOR'S BOND
BANK ACCOUNT WITHDRAWAL AUTHORIZATION

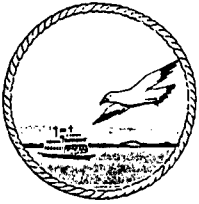
We, Mary Lou Block, City of Edmonds Planning Manager, and
Charles D. Day, City of Edmonds Accounting Supervisor, hereby
authorize (partial)/final withdrawal in the amount of \$ 950-
(circle one)
from Account # 7525-545-5 on this day 7/14/87.

Please prepare a cashier's check in such amount and send it to:

Landau Associates
23105 100th Avenue W
Edmonds, WA 98020

MLB
Mary Lou Block
Planning Manager

Charles D. Day
Accounting Supervisor



CITY OF EDMONDS

250 5th AVE. N. • EDMONDS, WASHINGTON 98020 • (206) 771-3202

COMMUNITY SERVICES

LARRY S. NAUGHTEN
MAYOR

PETER E. HAHN
DIRECTOR

April 17, 1987

Mr. Mrs. Henry Landau
Post Office Box 694
Edmonds, Washington 98020

RE: Landau & Associates
23103-5 100th Avenue West
Permit #860140-1
Performance Paving Bond Release

Per your request the performance bond for paving is prepared to be released. The amount of \$5,000.00 covers the total bond amount for paving, please note Section 17.10.000 (B) of the Edmonds Community Development Code requires that a two year 15% maintenance bond be posted for the paving and landscaping for your project. The required maintenance amount is \$1,050.00 and will be held two years from the date you receive your certificate of occupancy.

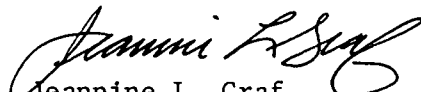
The following is the bonding breakdown:

Performance Bond Paving \$5,000 Released 4/17/87

Performance Bond Landscape 2,000 Holding

Total Maintenance Amount	\$1,050	Date of Certificate
Required Section 17		Of Occupancy (Not yet issued)

If you have any questions please feel free to call on me at 771-3202.


Jeannine L. Graf
Permit Coordinator

MEMO TO: Devon Drake

VIA: Duane Bowman

FROM: Jeannine L. Graf *XL*

DATE: April 17, 1987

RE: Landau & Associates
23105 100th Avenue West
Performance Bond Account #7525-545-5

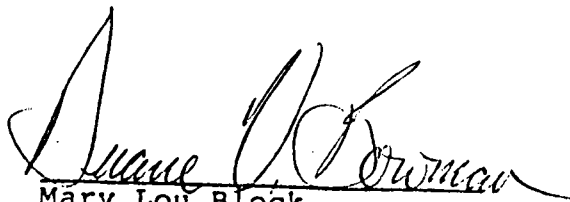
Please prepare a release of \$5,000.00 to Henry & Joyce Landau for the performance paving work at 23105 100th Avenue West. The Engineering department has approved the work and bond release. The City will retain a 15% two year maintenance bond on the work. Call me if you have any questions.

CONTRACTOR'S BOND
BANK ACCOUNT WITHDRAWAL AUTHORIZATION

We, Mary Lou Block, City of Edmonds Planning Manager, and
Charles D. Day, City of Edmonds Accounting Supervisor, hereby
authorize partial final withdrawal in the amount of \$ 5000.
(circle one)
from Account # 7525-545-5 on this day 4/14/87.

Please prepare a cashier's check in such amount and send it to:

Landau Associates
23105 100th Avenue W
Edmonds, WA 98020


Mary Lou Block
Planning Manager
RYANE BOWMAN

Charles D. Day
Accounting Supervisor

COMMUNITY SERVICES DEPARTMENT CITY OF EDMONDS

BUILDING DIVISION

DATE: 9/5/86

TO: FIRE DEPARTMENT

ENGINEERING DIVISION -DAN

PLANNING DIVISION

SUBJECT: LANDALL ASSOCIATES 23105 100th Ave W

PERMIT: 860140, 860141

23107 100th Ave W

ADB # 115-85

Please review and advise any outstanding requirements on the above permit, in order that they may be given final approval and a Certificate of Occupancy issued.

Approved for Final
[Signature]

BUILDING

SEP 5 1986

Hal Reeves
Building Official

HR:jlg

POSTED 3-4-86
EXPIRES 3-4-87

WSS/naa
08/12/85
R:10/1/85

CITY OF EDMONDS
RECEIPT FOR CASH BOND - PERFORMANCE AGREEMENT

The City of Edmonds hereby acknowledges receipt from Henry and Joyce Landau (Depositor) of the amount of \$ 7000.00, which shall be held by the City in an interest bearing account for the purpose of guaranteeing that the improvements to be made in connection with construction of the project known as Westgate Professional Center, located at 23103 - 23105 - 23107 100th Ave W. Edmonds, shall be completed in accordance with approved plans and conditions filed with the City of Edmonds, contract governing the work (if City project) and applicable City standards no later than 1 year.

If, in the sole determination of the Community Services Director or a designee of same (hereafter "the Director"), the above-referenced improvements are not completed as required by the approved plans, conditions and applicable City standards at the above location and within the aforementioned time period, all rights to reimbursement of this cash bond shall be forfeited, and all said cash plus accrued interest shall remain the sole property of the City of Edmonds. Otherwise, at the time of satisfactory completion, as determined by the Director, said cash shall be returned to the entity or individual posting said cash bond, together with any interest accrued, after deduction of all fees and costs associated with said account.

REL 4/8/83

4/17/87
7/17/87
Rel: 5000
950
1050 - Mount

Depositor hereby elects to have its deposit placed in the following investment format and agrees to pay all fees associated therewith and to abide by any restrictions or conditions of withdrawal.

Investment Format Selected: Bus. Money Market Account.

Authorized by Depositor: By Joyce K. Landon

Title: Owner

Date: 4 Mar 86 Tax I.D. or Social Sec. # 070-34-0119

If the Depositor fails to select an alternative form of deposit with the depository financial institution, the City will place the funds in a comingled investment fund providing individual statements of account.

The depositor agrees to give reasonable demand for the release of the funds and to abide by all restrictions of deposit or withdrawal imposed by the financial institution on either the alternative or standard investment fund.

If, by mutual agreement of the parties, an Exhibit A providing for the phased release of specified percentages of the funds held in accordance with a specified level of project completion is attached hereto, funds may be released in accordance with said agreement. In the absence of such an agreement, the funds held hereunder shall be released only upon satisfactory completion of all bonded improvements and conditions.

Forfeiture of the cash bond as herein provided shall be in addition to all other rights and remedies granted by law or contract to the City of Edmonds to seek reimbursement of damages incurred or to enforce the provision of any such contract as referenced herein.

In the event either party shall initiate a lawsuit to enforce this Agreement, the prevailing party shall be entitled to its costs incurred, including attorneys fees.

DATED this 4 day of March, 1986.

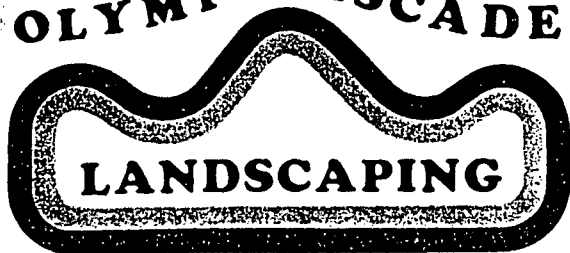
Joyce K. Tandon
Signature of Depositor

Accepted by:

Deann L. Draf 3/4/86
City of Edmonds

Bank Account # 7525-545-5

OLYMPICASCADE



6628 - 212th S.W., Lynnwood, Washington 98036
Phone 546-2847

PROPOSAL AND CONTRACT

Date Feb 28, 19 86

TO 6 Bud Merrill ph 776-6561
5026 196th SW LYNNWOOD

Dear Sir:

_____ propose to furnish all materials and perform all labor necessary to complete the following:

INSTALLATION OF PLANT MATERIAL LISTED

- 5 WILTON Juniper 1 gal
- 1 STYRAX Japonica 7'
- 5 Davidi Viburnum 2 gal
- 6 Western Red Cedar 4'
- 2 Vine Maple 6'
- 10 OTTO Leyland Laurel 1 gal

~~INSTALLATION OF PLANT MATERIAL
719th SW ST~~

All of the above work to be completed in a substantial and workmanlike manner according to standard practices for the sum of _____ Dollars (\$ 2,000.00)

Payments to be made 2,000.00

_____ as the work progresses
to the value of _____ per cent (_____ %) of all work completed. The entire
amount of contract to be paid within _____ days after completion.

Any alteration or deviation from the above specifications involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be made in writing.

Respectfully submitted,

By [Signature]

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work mentioned in the above proposal, for which _____ agree to pay the amount mentioned in said proposal, and according to the terms thereof.

ACCEPTED _____

Date _____, 19 _____

OLDS OLYMPIC INC.

JAN 29 1986

LYNNWOOD OFFICE
P.O. BOX 180
6016 204TH S.W.
LYNNWOOD, WA 98036
778-3124

OPERATING OLYMPIC PAVING
HEATING OILS • ASPHALT PAVING
HEATING & AIR CONDITIONING

SEATTLE OFFICE
3400 STONE WAY N.
SEATTLE, WA 98103
632-0450

PROPOSAL SUBMITTED TO	Landau Associates	PHONE	778 0907	DATE	24 Jan 85
STREET ADDRESS:	Attn: Joyce Landau P.O.Box 694	JOB LOCATION	23107 100th Ave West, Edmonds		
CITY, STATE, ZIP	Edmonds, Wash 98020	asphalt paving.			

*OK for bond estimate
Done 2/25/86*

TO INCLUDE =

FINE GRADE — CRUSHED ROCK SUB BASE —
SOIL STERILIZER — AND A 2 INCH ASPHALT MAT ON
ALL NEW AREAS — AND AN AVERAGE OF 1 1/2 INCHES
ON OVERLAY OF EXISTING ASPHALT DRIVEWAY —

APPROX: 844 SQ. YARDS \$4,935.00

BID BASED ON SUB GRADE TO BE 1/2 OF AN INCH ON GRADE — — — CITY PERMIT 30.00

EXCLUSIONS — —

NO SOD REMOVAL

JOB TO BE MEASURED ON COMPLETION

NO FILL MATERIAL

AND BILLED FOR ACTUAL SQ. YARDS

NO LOADING OUT OR HAULING AWAY

OF ASPHALT PAVING.

ALL PRICES PLUS TAX

A late payment charge may be made on any past due balance, which the law calls a "FINANCE CHARGE", and it is computed at a monthly rate of 1 1/2% (ANNUAL PERCENTAGE RATE OF EIGHTEEN PERCENT). It is agreed that in case suit is instituted to collect amount due on this contract or any portion thereof, reasonable attorneys fees and court costs may be added to this contract.

AUTHORIZED
SIGNATURE

Tom Cron

THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED
WITHIN 30 DAYS

Permits, if required, will be the owner's responsibility.

We shall not be liable for damage to or breakage of septic tanks, underground pipes, and or conduits not visible from the surface of the ground nor for any damage to approaches (including sidewalks) from the street to the property line.

We cannot be responsible for sub grade failures or settling of subgrade material which was not installed under the above agreement.

Oil sterilization (weed killer), if included in contract, will be applied at rates specified by manufacturer. Olds Olympic Inc. will not be responsible for any subsequent growths of horsetail weed, morning glory, deep rooted ferns, or perennials, which have not reached maturity prior to application.

All material is guaranteed as specified. All work to be completed in a workman-like manner according to standard practices.

Olds Olympic Inc. accepts no responsibility for any work other than that specifically described above. Any additions to or alterations of the above work will be executed only upon written orders and may become an additional charge.

All agreements are contingent on strikes, accidents, delays of carriers, and other delays unavoidable or beyond our control.

ACCEPTANCE—YOUR SIGNATURE ON ONE COPY, RETURNED TO US:
WILL MAKE THIS A LEGAL CONTRACT PENDING ACCEPTABLE
CREDIT APPROVAL.

ACCEPTANCE BY

DATE

City of Edmonds/

Account Name (City/Contractor Last Name)

Account Number

4 Mar 86

Effective Date

The City of Edmonds, Finance Department hereby authorizes Old National Bank, Edmonds Branch at 110 W. Dayton, Edmonds, Washington 98020 to open a:

Savings Account bearing an annual interest rate of 5.25%

X

Business Insured Money Market Account bearing an annual interest rate of 5.25% for monthly balance dropping below \$2,500 OR an annual interest rate which is variable for monthly balances maintained over \$2,500

in the name of The City of Edmonds.

This account is in reference to contractor:

Name: Henry + Joyce Landau

Address: 23829 115th Pl. W.

Edmonds.

Tax Identification Number: 070-34-0119.

The interest earned on the account will be reported to Internal Revenue Service under the contractor's tax identification number provided above. Statements on the account will be sent to the City of Edmonds, Finance Department. FUNDS WILL BE DISBURSED ONLY BY ORDER OF THE CITY OF EDMONDS. Old National Bank is only providing a bookkeeping service for the City and is not responsible for any disputes which arise between the City and the Contractor.

The account set up fee is \$20.00 A charge of \$10 will be assessed against the account for each disbursement with the exception of the final disbursement which shall be free of charge. All other standard service charges associated with the account will be assessed against the account.

I have read the instructions set forth above and agree to the terms of the account agreement.

Sammy L. Day 3/4/86
City of Edmonds Date

Joyce K. Landau 4 Mar '86
Contractor Date

HENRY G. LANDAU
OR JOYCE K. LANDAU
23829 115TH PL. W. #546-2093
EDMONDS, WASHINGTON 98020

1991

4 Mar 1986 19-7095/3250

PAY TO THE
ORDER OF

City of Edmonds

Seven thousand and 00/100

\$ 7000.00

DOLLARS



**SHORELINE
SAVINGS BANK**

EDMONDS OFFICE: 424 - 5th Avenue S.
Edmonds, Washington 98020

FOR Frozen Fund -

Office copy

Joyce K. Landau

1991

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Rocky Mountain Bank Note B-2

Floral Suite

American Design Ltd. Denver, Co

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